



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: April 27, 2023
SUBJECT: Petition of Robert McCorkle on behalf of Speir Property, LLC, to zone approximately 667.9 acres located at 302 Bush Rd (PIN 11026 01017) and 420 Bush Rd (PIN 11026 01002C) from R-A (Residential Agriculture) to R-A-CO (Residential Agriculture-County) and) and PDR-SM (Planned Development Reclamation-Surface Mining) to PDR-SM-CO (Planned Development Reclamation-Surface Mining-County) to support the annexation of this parcel into the City of Savannah. File No. 23-001208-ZA

On March 31, 2023, a zoning petition was received to support the annexation of 667.9 acres at 302 and 420 Bush Drive from the R-A (Residential-Agriculture) zoning designation from Unincorporated Chatham County to the R-A-CO (Residential Agriculture-County) zoning designation of the City of Savannah and from the PDR-SM (Planned Development Reclamation-Surface Mining) zoning classification of Chatham County to the PDR-SM-CO (Planned Development Reclamation-Surface Mining-County) zoning classification of the City of Savannah. If approved, the petition will be consistent with the City's Zoning Ordinance.

Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning district applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning district shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning district to show that the County's zoning district shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning district shall not be deemed nonconforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning district in conformity with this zoning ordinance."*

Zoning Districts: The County's R-A and City's R-A-CO are effectively the same zoning. The zoning action taken for this annexation is required to allow the subject property to be annexed to the City of Savannah. The City may not annex property unless it is also zoned with City zoning. The R-A-CO district is an adoption of the County zoning standards into a City of Savannah district by reference. The applicant intends to pursue a subsequent zoning map amendment for the property to replace the R-A-CO with a zoning district from the City of Savannah zoning ordinance.

The County's PDR-SM and City's PDR-SM are effectively the same zoning. The zoning action taken for this annexation is required to allow the subject property to be annexed to the City of Savannah. The City may not annex property unless it is also zoned with City zoning. The PDR-SM-CO district is an adoption of the County zoning standards into a City of Savannah district by reference. The



applicant intends to pursue a subsequent zoning map amendment for the property to replace the PDR-SM-CO with a zoning district from the City of Savannah zoning ordinance.

Surrounding Properties:

These zoning districts surround the property.

- North:
 - Five properties in the City of Savannah totaling 1,038 acres are zoned New Hampstead PD.
 - One property partially located in the County and partially located in the City of Pooler totaling 169 acres is zoned Savannah R-A and Pooler PUD.
- East:
 - One property partially located in the County and partially located in the City of Pooler totaling 217 acres is zoned Savannah R-A and Pooler PUD.
 - Five properties in the City of Pooler totaling 129 acres are zoned R-A.
- South: Eight properties in the County totaling 15 acres are zoned R-A.
- West:
 - Two properties in the City of Savannah totaling 178 acres are zoned New Hampstead PD.
 - One property in the City of Savannah totaling 66 acres is zoned RSF-6.

Transportation Network: Little Neck Road passes between the two parcels that make up the property. The property has access to Little Neck Road from the east and west. The property at 420 Bush Road has frontage on the north side of Bush Road. 302 Bush Road does not have access to Bush Road and is solely accessible from Little Neck Road.

Public Services and Facilities: The property has access to City of Savannah water service in its northeast corner. A water line extending towards the northeast from the current northern terminus of Walden Pond Road crosses the eastern edge of 420 Bush Road. A sewer line is collocated with the water line. Another sewer line is available in Little Neck Road. After annexation, the assemblage will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

Military Base, Installation or Airport: The property is not located in the Airport, Airfield Overlay.

Recommendation: Staff recommends approval of the request to zone ~668 acres located at 302 Bush Rd (PIN 11026 01017) and 420 Bush Rd (PIN 11026 01002C) from R-A (Residential Agriculture) to (Residential Agriculture-County) and PDR-SM (Planned Development Reclamation-Surface Mining) to PDR-SM-CO (Planned Development Reclamation-Surface Mining-County) to support the annexation of this parcel into the City of Savannah.

Note: This recommendation was determined from the information contained in the petitioner's application and other information available to staff at the time. This recommendation may be subject to change based on information provided at the public hearing.