



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: May 1, 2024
SUBJECT: Petition of Coleman Company, Inc. on behalf of Juan Eady to zone approximately 5.776 acres located at 4 ACL Blvd (PIN 10747 05004) from R-1 (Residential-1) to R-1-CO (Residential-1-County) to support the annexation of this parcel into the City of Savannah.
File No. 24-002002-ZA

On February 27, 2024, a zoning petition was received to annex 5.776 acres at 4 ACL Boulevard from the R-1 (Residential-1) zoning designation from Unincorporated Chatham County to the R-1-CO (Residential-1-County) zoning designation of the City of Savannah. It is the intent of the petitioner to build up to 22 single family detached homes on the site.

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 purpose of the R-1 zoning district is to create an environment in which one-family dwellings, and certain nondwelling uses, are permitted in order to promote stability and character of low-density residential development with adequate open space. A maximum density of five dwelling units per acre of net residential land area shall be permitted in this district.

If approved, the County's R-1 and City's R-1-CO will be 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-1-CO district is an adoption of the County zoning standards into a City of Savannah district by reference. The applicant does not intend to pursue a subsequent zoning map amendment for the property.



Future Land Use Map:

The Future Land Use Map (FLUM) is Residential-Suburban Single Family defined as areas identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.

Surrounding Properties:

These zoning districts surround the property.

- North: One property in the County totaling 1.28 acres is zoned R-1.
- East: One property located in the County totaling 4.8 acres is zoned County R-1.
- South: Ten properties in the County totaling 1.51 acres are zoned County R-1.
- West: One property in the County totaling 27.2 acres is zoned County R-3.

Transportation Network: The property has approximately 730 feet of frontage on S Gamble Road on its north side, 738 feet of frontage on Diggs Avenue on its south side, and 290 feet of frontage on ACL Boulevard on its east side. ACL Boulevard provides the only access out of the immediately surrounding area. ACL Boulevard intersects with Liberty Parkway and Westlake Avenue approximately 750 feet to the south of the property and continues south to meet Louis Mill Boulevard.

Public Services and Facilities: City of Savannah water lines are present in ACL Boulevard, S Gamble Road, and Diggs Avenue. A City of Savannah sewer line is present approximately 145 feet south of the southwestern corner of the property. The sewer line runs along the west side of the Lamarville neighborhood, approximately 300 feet west of and parallel to Koneman Avenue. Expansion of these services may be required if the property is rezoned to allow denser development. That determination would be made as part of review of a site development permit. Extensions of sewer service would be required to reach the property. Existing Chatham County drainage right-of-way appears to be in place in the area where sewer extension would likely occur. The extension may be able to be collocated with the drainage right-of-way. 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 located in the Airport, Airfield Overlay District. The property is not within any Height Limitation, Airport Noise, Runway Protection, Accident Potential, Clear Zone, Noise Zone, or Helicopter Transition Route areas for which specific development standards are provided in the overlay district. The property is subject to general restrictions on electrical interference and excessive lighting that apply throughout the overlay and are described in Sec. 7.2.5.d. A representative from the Hunter Army Airfield Master Planning completed its review of the referenced proposed annexation and concluded that no significant impact would take place from this annexation.

Recommendation: Staff recommends approval of the request to zone 5.776 acres located at 4 ACL Boulevard (PIN 10747 05004) from R-1 (Residential-1) to R-1-CO (Residential-1-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.