



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: June 9, 2020
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Waste Management of Georgia, Petitioner
Attorney Harold B. Yellin, Agent
450 Fort Argyle Road
PIN: 21034 01059
Acreage: +/- 80 acres
Aldermanic District: 5 (Shabazz)
County Commission District: 2 (Odell)
File No. 20-002281-ZA

MPC ACTION:

Approval of the petitioner's request to rezone the subject site from the existing I-L (Light Industrial) zoning classification to an I-H (Heavy Industrial) zoning classification based on the findings identified in the staff report.

MPC STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone the subject site from the existing I-L (Light Industrial) zoning classification to an I-H (Heavy Industrial) zoning classification based on the findings identified in the staff report.

MEMBERS PRESENT: 8 + Chairman

Joseph Ervin, Chairman
Travis Coles
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Linder Suthers
Joseph Welch

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-0)

| APPROVAL Votes: 9 | DENIAL Votes: 0 | ABSENT |
|--|----------------------------|---|
| Ervin Coles Jarrett Milton Noha Parker Smith Suthers Welch | | Branch Cook Manigault Monahan Woiwode |

Respectfully submitted



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: June 9, 2020

**SUBJECT: Waste Management of Georgia, Petitioner
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Marcus Lotson, MPC Project Planner

ISSUE: A request to rezone approximately 80 acres from a Light Industrial zoning classification to a Heavy Industrial zoning classification.

BACKGROUND: The subject site is a portion of a larger tract that abuts the existing Waste Management Sanitary Landfill. The property is currently zoned Light Industrial but is undeveloped. The petitioner is proposing to obtain the identified portion for the purpose of using it to serve as a surface mine to provide soil for covering the existing landfill.

FACTS AND FINDINGS:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, notice of the proposed zoning map amendment was mailed to all property owners located within 300 feet of the petitioned site. Also, signs were posted near the subject site along Little Neck Road.

2. **Existing Development Pattern:**

The land uses and zoning districts surrounding the subject property include:

| <u>Location</u> | <u>Land Use</u> | <u>Designation</u> |
|-----------------|-----------------|--------------------|
| North | Landfill | PDR-SL |
| South | Vacant | A-1 |
| East | Vacant | R-A |
| West | Vacant | I-L |

3. **Existing I-L (Light Industrial) Zoning District:**

- a. **Intent of the I-L District:** The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.
- b. **Allowed Uses:** The uses permitted in the I-L district are attached to the agenda item.
- c. **Development Standards:** The development standards for the I-L district are identified in Table 1

4. **Proposed I-H (Heavy Industrial) Zoning District:**

- a. **Intent of the I-H District:** The I-H district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.
- b. **Allowed Uses:** The list of permitted uses for the I-H district appear in the use table included in the staff report.
- c. **Development Standards:** The development standards are identified in Table 1.

5. **Transportation Network:** The subject site will, upon redevelopment, be recombined with the larger landfill site that has access to Little Neck Road. Little Neck Road is a Minor Arterial roadway that connects Ogeechee Road through to the City of Bloomindale.

6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.

7. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Industrial. The proposed I-H zoning district is compatible with this land use designation.

ADDITIONAL REVIEW CRITERIA:

a. Suitability and Community Need

- I. *Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.*

Staff Comment: The list of uses permitted within the existing and proposed zoning districts are very similar.

II. Whether the proposed zoning district addresses a specific need in the county or city.

Staff Comment: The continued operation of the sanitary landfill is necessary to address the refuse disposal needs of the community.

b. Compatibility

I. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Staff Comment: It is unlikely that the uses permitted in the proposed zoning district would adversely impact the nearby uses located within the area. The area is characterized by large undeveloped tracts of land.

II. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

Staff Comment: The proposed district is compatible with the adjacent use.

III. Whether there are other existing or changing conditions affecting the use and property which give supporting grounds for either approval or disapproval of the zoning proposal.

Staff Comment: The need to provide continued use of the landfill site is the primary motivation for the proposed rezoning.

c. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

Staff Comment: The proposed zoning for the subject property is consistent with the Future Land Use Map.

d. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

Staff Comment: The existing zoning of the subject property does provide “reasonable use”. However, the need to provide cover material by mining would not be permitted under the current zoning.

e. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

Staff Comment: Relative to services, the uses permitted in the proposed I-H district could be accommodated.

f. Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.

The subject site is not located within 3,000 feet of a military base or within the other listed zones.

POLICY ANALYSIS:

The subject site is immediately adjacent to an existing sanitary landfill which comprises approximately 700 acres. The proposed rezoning of approximately 80 acres and the recombination of the property would allow the continued operation of a needed facility in the region.

ALTERNATIVES:

1. Recommend approval of the petitioner's request.
2. Recommend denial of the petitioner's request.
3. Recommend approval of an alternative zoning classification.

RECOMMENDATION:

The Planning Commission recommends **Approval** of the petitioner's request to rezone the subject site from the existing I-L (Light Industrial) zoning classification to an I-H (Heavy Industrial) zoning classification based on the findings identified in the staff report.

| Table 1: Comparison of Development Standards for the Existing I-L and Proposed I-H Zoning Districts | | |
|--|--------------------------|--------------------------|
| | Existing District | Proposed District |
| | I-L District | I-H District |
| Minimum Lot Area (each unit unless otherwise specified) | n/a | n/a |
| Minimum Lot Width | n/a | n/a |
| Front Yard Setback | 25 ft | 25 ft |
| Minimum Side Yard Setback | 30 ft | 40 ft |
| Minimum Rear Yard Setback | 20 ft | 25 ft |
| Maximum Height | n/a | n/a |
| Maximum Building Coverage | 80% | 80% |
| Maximum Density | n/a | n/a |

| Light Industrial Uses | | |
|---|---|---|
| Agriculture, personal | ✓ | |
| Agriculture, restricted | ✓ | |
| Community Garden | ✓ | |
| Park, general | ✓ | |
| Post office | ✓ | |
| Police/fire station or substation | ✓ | |
| Emergency Medical Services (EMS) substation/ Ambulance Service | ✓ | Sec. 8.3.5 |
| Shelter, emergency | L | Sec. 8.3.6 |
| Shelter, transitional | L | Sec. 8.3.7 |
| Soup kitchen | L | Sec. 8.3.8 |
| College, university, seminary | ✓ | Sec. 8.3.13 and Sec. 8.7.15 |
| Educational building used by a college, university or seminary | ✓ | Sec. 8.3.13 and Sec. 8.7.15 |
| School, trade, vocational or business | ✓ | |
| All detention and correctional facilities except as listed below: | L | Sec. 8.3.17 |
| Correctional transition facility | S | Sec. 8.3.18 |
| Office, general | ✓ | Sec. 8.4.1 |
| Day labor employment center | L | Sec. 8.4.2 |
| Office, utility/contractor | ✓ | Sec. 8.4.4 |
| Studio/multimedia production facility | ✓ | Sec. 8.4.5 |
| Indoor firearm range | L | Sec. 8.4.6 |
| Consumer Fireworks Retail Sales Facility | L | Sec. 8.4.49 and Sec. 8.8.3(a) |
| Convenience store | L | Sec. 8.4.14 |
| Fuel/gas station | L | Sec. 8.4.14 |
| Garden center | ✓ | Sec. 8.4.22 |
| Plant nursery | ✓ | |
| Truck Stop | ✓ | |
| Warehouse or Office Showroom / Flex Space | ✓ | Sec. 8.4.23 |
| Crematorium | L | Sec. 8.4.27 |
| Event Venue | ✓ | |
| Dry Cleaner/Laundry, Neighborhood | ✓ | |
| Self-service storage facility | L | Sec. 8.4.29 |
| Tour company terminal | ✓ | |
| Distillery, craft, | ✓ | Sec. 7.14 |
| Bar; tavern | L | Sec. 8.4.30 and Sec. 7.14 |
| Nightclub | S | Sec. 8.4.31 and Sec. 7.14 |
| Restaurant | L | Sec. 8.4.32 , Sec. 8.7.24 and Sec. 7.14 |
| Food Truck Park | L | Sec. 8.4.50 |
| Retail consumption dealer (on premise consumption of alcohol) | L | Sec. 8.7.24 and Sec. 7.14 |
| Ancillary retail dealer (off-premise consumption of alcohol) | ✓ | Sec. 8.7.24 and Sec. 7.14 |
| Winery; Meadery; Cidery | ✓ | Sec. 7.14 |
| Brewery, Micro | ✓ | Sec. 7.14 |
| Heavy equipment/Heavy vehicle sales,rentals and leasing | L | Sec. 8.4.38 |
| Vehicle Service, Heavy equipment/Heavy vehicle | L | Sec. 8.4.41 |
| Vehicle service, minor | L | Sec. 8.4.42 |
| Vehicle service, major | L | Sec. 8.4.43 |

| | | |
|--|---|---|
| Vehicle towing and impound facility | L | Sec. 8.4.44 |
| Vehicle wash, full or self-service | L | Sec. 8.4.45 |
| Watercraft sales, repair and service | L | Sec. 8.4.46 |
| All adult-oriented businesses | L | Sec. 8.4.47 |
| Dock, Commercial | ✓ | |
| Boat Yard | L | Sec. 8.4.48 |
| Watercraft Launch/Ramp | ✓ | |
| Container Storage Yard | L | Sec. 8.5.1 |
| Outdoor Storage Yard | L | Sec. 8.5.2 |
| Warehousing | ✓ | |
| Dry cleaning/Laundry plant | ✓ | |
| Salvage yard/Recycling facility | S | Sec. 8.5.3 |
| Manufacturing, Artisan/Craft | L | Sec. 8.5.4 |
| Manufacturing, Limited/Light | L | Sec. 8.5.5 |
| Manufacturing, General | L | Sec. 8.5.6 |
| Research, testing and development laboratory | L | Sec. 8.5.8 |
| Mulch or compost processing, Class 2 | S | Sec. 8.5.10 |
| Mulch or compost processing, Class 6 | L | Sec. 8.5.10 |
| Recycling collection facility | ✓ | Sec. 8.5.11 |
| Solid waste transfer station | S | Sec. 8.5.13 |
| Airport, airfield; Heliport | S | Sec. 8.6.1 , Sec. 8.7.10 , and Sec. 7.2 |
| Intermodal freight yard | ✓ | |
| Passenger terminal | ✓ | |
| Railyard | ✓ | |
| Transportation dispatch and storage | ✓ | Sec. 8.6.3 |
| Vehicle and freight terminal | ✓ | |
| Broadcast transmission tower | S | |
| Utilities, major | ✓ | |
| Utilities, minor | ✓ | |

Heavy Industrial Uses

| | | |
|--|---|---|
| Agriculture, personal | ✓ | |
| Park, general | ✓ | |
| Police/fire station or substation | ✓ | |
| Emergency Medical Services (EMS) substation/ Ambulance Service | ✓ | Sec. 8.3.5 |
| College, university, seminary | ✓ | Sec. 8.3.13 and Sec. 8.7.15 |
| Educational building used by a college, university or seminary | ✓ | Sec. 8.3.13 and Sec. 8.7.15 |
| School, trade, vocational or business | ✓ | |
| Office, general | ✓ | Sec. 8.4.1 |
| Consumer Fireworks Retail Sales Facility | L | Sec. 8.4.49 and Sec. 8.8.3(a) |
| Fuel/gas station | L | Sec. 8.4.14 |
| Warehouse or Office Showroom / Flex Space | ✓ | Sec. 8.4.23 |
| Crematorium | L | Sec. 8.4.27 |
| Event Venue | ✓ | |

| | | |
|---|---|---|
| Dry Cleaner/Laundry, Neighborhood | ✓ | |
| Distillery, craft, | ✓ | Sec. 7.14 |
| Bar; tavern | L | Sec. 8.4.30 and Sec. 7.14 |
| Nightclub | L | Sec. 8.4.31 and Sec. 7.14 |
| Restaurant | L | Sec. 8.4.32 , Sec. 8.7.24 and Sec. 7.14 |
| Food Truck Park | L | Sec. 8.4.50 |
| Retail consumption dealer (on premise consumption of alcohol) | L | Sec. 8.7.24 and Sec. 7.14 |
| Winery; Meadery; Cidery | ✓ | Sec. 7.14 |
| Brewery, Micro | ✓ | Sec. 7.14 |
| Vehicle Service, Heavy equipment/Heavy vehicle | L | Sec. 8.4.41 |
| Vehicle towing and impound facility | L | Sec. 8.4.44 |
| Watercraft sales, repair and service | L | Sec. 8.4.46 |
| All adult-oriented businesses | L | Sec. 8.4.47 |
| Dock, Commercial | ✓ | |
| Boat Yard | L | Sec. 8.4.48 |
| Watercraft Launch/Ramp | ✓ | |
| Container Storage Yard | L | Sec. 8.5.1 |
| Outdoor Storage Yard | L | Sec. 8.5.2 |
| Warehousing | ✓ | |
| Dry cleaning/Laundry plant | ✓ | |
| Salvage yard/Recycling facility | S | Sec. 8.5.3 |
| Manufacturing, Limited/Light | L | Sec. 8.5.5 |
| Manufacturing, General | L | Sec. 8.5.6 |
| Manufacturing, Intensive | L | Sec. 8.5.7 |
| Research, testing and development laboratory | L | Sec. 8.5.8 |
| Solid waste and industrial landfill facility | ✓ | Sec. 8.5.9 |
| Mulch or compost processing, Class 2 | S | Sec. 8.5.10 |
| Mulch or compost processing, Class 3, 4 or 5 | S | Sec. 8.5.10 |
| Mulch or compost processing, Class 6 | L | Sec. 8.5.10 |
| Recycling collection facility | ✓ | Sec. 8.5.11 |
| Waste incinerator | S | Sec. 8.5.12 |
| Solid waste transfer station | S | Sec. 8.5.13 |
| Airport, airfield; Heliport | S | Sec. 8.6.1 , Sec. 8.7.10 , and Sec. 7.2 |
| Intermodal freight yard | ✓ | |
| Passenger terminal | ✓ | |
| Railyard | ✓ | |
| Transportation dispatch and storage | ✓ | Sec. 8.6.3 |
| Vehicle and freight terminal | ✓ | |
| Broadcast transmission tower | S | |
| Utilities, major | ✓ | |
| Utilities, minor | ✓ | |