



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: September 21, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Harold Yellin for Vista Realty Partners

Owner: PHRM Holdings, LLC

Aldermanic District: 1, Lanier

County Commission District: 8, Adams

Neighborhood/Subdivision: Chatham Center

Current Zoning District: B-C (Community Business)

Future Land Use (FLU) Category: Commercial Suburban

File No. 21-004876-ZA

Location: 1000 Chatham Center Drive

PIN: 20739-01013 **Acreage:** 15.75

MPC ACTION:

Approval of the request to rezone the subject property from B-C to RMF-2-25.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from B-C to RMF-2-25.

MEMBERS PRESENT: 12 w/ -Chairman

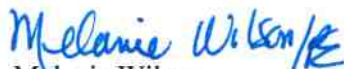
Joseph Welch, - Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Ruel Joyner
Jay Melder
Wayne Noha
Eula Parker

Dwayne Stephens
Maliak Watkins

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Ervin Jarrett Joyner Melder Noha Parker Stephens Watkins		Smith Woiwode

Respectfully submitted,



Melanie Wilson
Executive Director

/sh

Enclosure

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





CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

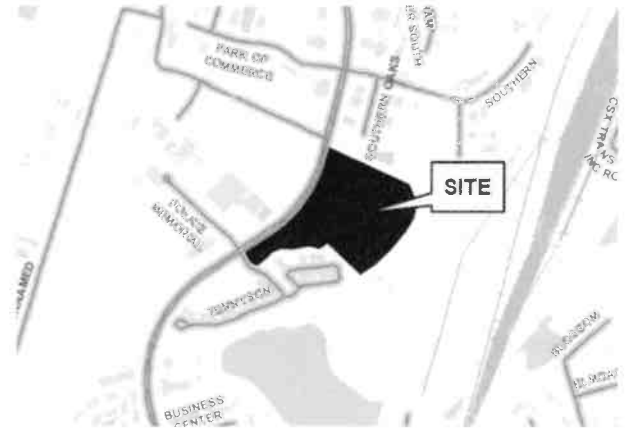


Figure 1 Location Map

File No. 21-004875-ZA

Location: 1380 Chatham Parkway

PIN: 20834 01021 Acreage: 29.90

Prepared by Marcus Lotson, Director

Petitioner: Harold Yellin for Americas Second Harvest of Coastal Georgia

Owner: PHRM Holdings, LLC

Aldermanic District: 1, Lanier

County Commission District: 8, Adams

Neighborhood/Subdivision: Chatham Center

Current Zoning District: B-C (Community Business)

Future Land Use (FLU) Category: Commercial Suburban

Background

The petitioner is requesting to rezone the subject property from the B-C (Community Business) zoning district to I-L-T (Light Industrial - Transition). The property is an undeveloped parcel at the southeast corner of the intersection of Carl Griffin Drive and Chatham Parkway. The current zoning was established in 2019 with the adoption of the new zoning ordinance. The previous zoning was Regional Business which permitted large scale commercial development. A portion of the subject property abuts a multifamily residential development and to the east, a heavy industrial mining operation.

Public Notice

As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was posted on site. There are no neighborhood associations in the vicinity of the subject property.

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	Warehouse Park	B-C
East	Surface Mining Operation	I-H
South	Multifamily	B-C
West	Convenience Retail / Hotel	B-C

The subject property is undeveloped and has frontage along both Chatham Parkway and Carl Griffin Drive. Chatham Parkway is a 4-lane divided highway but the portion of Carl Griffin Drive that abuts the subject property is an unimproved right of way. The primary land uses on the east side of Chatham Parkway include Auto Dealers, Offices, Warehousing and Light Manufacturing. The subject property is currently zoned commercial and the proposed I-L-T zoning does permit warehousing, the applicant intended use. The district does also, however, still allow a number of retail, office and services related uses. If rezoned, the property will not be limited to warehousing only. Other permitted uses would include vehicle sales, restaurants, and hotels, just like the current zoning.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems.

Transportation and transit

Transit is available at Park of Commerce Drive, north of the subject property. The existing road network is adequate to accommodate the proposed zoning and continue to accommodate the existing uses in the general vicinity. Access to the subject property will be determined during development review.

Community Development

The proposed zoning will allow a development similar to other development in the immediate vicinity, including Southern Oaks warehouse park immediately north of the property.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Suburban Commercial. Since the current Comprehensive Plan was adopted, the Chatham Parkway corridor

has built out primarily as a mix of multifamily residential, office, and commercial uses. The various designations will continue to be reviewed during the Comp Plan process.

Existing Community Business (B-C) District

- ***Intent of the B-C District:*** “The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.”
- ***Allowed Uses:*** Allowed uses in the B-C district are listed in the table below.
- ***Development Standards:*** The development standards are listed in the table below.

Proposed Residential Multifamily I-L-T District:

- ***Intent of the I-L-T District:*** The IL-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.”
- ***Allowed Uses:*** Allowed uses in the I-L-T district are listed in the table below.
- ***Development Standards:*** The development standards are listed in the table below.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

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.

MPC Comment: The range of uses permitted under the current and proposed zoning are similar in many instances and both are suitable based on the existing development pattern, street network and available services.

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

MPC Comment: The proposed zoning allows moderately sized warehousing facilities that can be compatible with a commercial mixed-use area.

b. Compatibility

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

MPC Comment: The proposed zoning is not likely to affect the use or usability of adjacent or nearby properties.

- 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.

MPC Comment: The zoning proposal is compatible with the present zoning pattern. Similar and more intense uses exist throughout the area.

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

MPC Comment: The development pattern in the area and the adjacency to major transportation corridors, suggests that the property is appropriate for the uses allowed in the proposed district.

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.

MPC Comment: The current Comprehensive Plan designation conforms with the existing zoning. The corridor, however, is under review from a land use designation standpoint for the purpose of updating 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.

MPC Comment: The property has reasonable use under the current zoning. Many of the allowed uses under the current zoning are similar to the current zoning, however, the applicant's proposed use is not permitted.

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.

MPC Comment: Adequate services are available.

Analysis

The subject property is within an area which is developed with a wide array of commercial uses. The proposed zoning fits into the development pattern in the general vicinity and the property can accommodate development within the proposed zoning. With access to arterial roadways, the development of the property should not negatively impact traffic or congestion in the area and should complement the Chatham Parkway corridor.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria, The Planning Commission recommends **approval** of the request to rezone the subject property from B-C to I-L-T.

**Table 1: Comparison of Development Standards for the
Existing B-C and Proposed I-L-T Zoning Districts**

	Existing District	Proposed District
	B-C District	I-L-T District
Minimum Lot Area (each unit unless otherwise specified)	Non-residential: n/a	n/a
Minimum Lot Width	n/a	n/a
Front Yard Setback	n/a	25 ft
Minimum Side Yard Setback	15 ft adjacent to street Interior: n/a	5 ft
Minimum Rear Yard Setback	n/a	15 ft
Maximum Height	50 ft	60 ft
Maximum Building Coverage	50%	80 %
Maximum Density	n/a	n/a

B-C
Upper story residential
Child caring institution
Single room occupancy
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care center
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
Correctional transition facility
Hospice
Hospital
Intermediate care facility
Nursing home
Assisted living facility
Personal care home, registered
Personal care home, family
Substance recovery facility
Office, general
Call center
Day labor employment center
Office, medical
Office, utility/contractor
Studio/multimedia production facility
Arena; convention center
Indoor amusement
Indoor firearm range

Indoor sports facility
Indoor archery range/paintball facility
Teen Club
Theater/cinema/
Drive-in theater
Golf course
Outdoor amusement
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex
Retail, general
Art/photo studio; gallery
Consumer Fireworks Retail Sales Facility
Convenience store
Fuel/gas station
Flea market; Farmer's market; Open air market
Food-oriented retail
Garden center
Manufactured/modular home sales
Outdoor sales
Pawnshop
Pharmacy
Truck Stop
Warehouse or Office Showroom / Flex Space
Services, general
Animal services, indoor
Animal services, outdoor
Bank
Body art services
Business support services
Catering establishment
Check Cashing; Title Pawn;
Crematorium
Funeral home; mortuary (not including crematorium)
Hall, banquet or reception
Event Venue
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood
Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services
Self-service storage facility

Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Food Truck Park
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Bed and Breakfast Homestay
Inn
Hotel/motel, 16-74 rooms
Hotel/motel, 75 or more rooms
Short-term vacation rental
Heavy equipment/Heavy vehicle sales,rentals and leasing
Vehicle sales,rentals and leasing
Moped/motor scooter sales, rentals and leasing
Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle wash, full or self-service
Watercraft sales, repair and service
Artisan/Craft
Parking facility
Passenger terminal
Transportation dispatch and storage
Broadcast transmission tower
Utilities, major
Utilities, minor

IL-T
Agriculture, personal
Community Garden
Park, general
Library/community center
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care center
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
All detention and correctional facilities except as listed below:
Substance recovery facility
Office, general
Call center
Day labor employment center
Office, utility/contractor
Studio/multimedia production facility
Arena; convention center
Indoor amusement
Indoor firearm range
Indoor sports facility
Indoor archery range/paintball facility
Teen Club
Theater/cinema/
Outdoor amusement
Riding academy; Equestrian center; Horse stable, commercial
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex
Retail, general
Art/photo studio; gallery
Consumer Fireworks Retail Sales Facility
Convenience store

Fuel/gas station
Flea market; Farmer's market; Open air market
Food-oriented retail
Manufactured/modular home sales
Outdoor sales
Pawnshop
Pharmacy
Truck Stop
Warehouse or Office Showroom / Flex Space
Services, general
Animal services, indoor
Animal services, outdoor
Bank
Body art services
Business support services
Catering establishment
Check Cashing; Title Pawn;
Crematorium
Funeral home; mortuary (not including crematorium)
Hall, banquet or reception
Event Venue
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood
Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services
Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Hotel/motel, 16-74 rooms
Hotel/motel, 75 or more rooms
Heavy equipment/Heavy vehicle sales,rentals and leasing

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM A BC
(COMMUNITY BUSINESS) ZONING CLASSIFICATION TO AN I-L-T
(LIGHT INDUSTRIAL TRANSITION) ZONING CLASSIFICATION; TO
REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND
FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present BC zoning classification to an I-L-T zoning classification:

PIN: 20834 01021

Commencing from a point [X: 967859.212312 & Y: 751033.045449], located at the approximate intersection of the right-of-way centerline of Chatham Parkway & the roadway centerline of Carl Griffin Drive,

Thence proceeding in a SW direction [S 14-51-46 W] along the approximate right-of-way centerline of Chatham Parkway for an estimated distance of 49.0 ft. to a point, [X: 967846.619672 & Y: 750985.595102], said point being, THE POINT OF BEGINNING

Thence proceeding in a SE direction [S 65-46-43 E] along a line for an estimated distance of 1,060.7 ft. to a point,

Thence proceeding in a SE direction [S 23-10-49 E] along a line for an estimated distance of 191.4 ft. to a point,

Thence proceeding in a SE direction [S 5-43-22 E] along a line for an estimated distance of 110.4 ft. to a point,

Thence proceeding in a SW direction [S 10-49-38 W] along a line for an estimated distance of 129.1 ft. to a point,

Thence proceeding in a SW direction [S 31-10-38 W] along a line for an estimated distance of 187.2 ft. to a point,

Thence proceeding in a SW direction [S 39-49-38 W] along a line for an estimated distance of 285.4 ft. to a point,

Thence proceeding in a SW direction [S 46-53-53 W] along a line for an estimated distance of 222.2 ft. to a point,

Thence proceeding in a SW direction [S 56-31-55 W] along a line for an estimated distance of 197.6 ft. to a point,

Thence proceeding in a NW direction [N 46-53-14 W] along a line for an estimated distance of 607.6 ft. to a point,

Thence proceeding in a SW direction [S 43-6-46 W] along a line for an estimated distance of 48.4 ft. to a point,

Thence proceeding in a SW direction [S 57-41-33 W] along a line for an estimated distance of 59.9 ft. to a point,

Thence proceeding in a NW direction [N 77-8-12 W] along a line for an estimated distance of 112.9 ft. to a point,

Thence proceeding in a SW direction [S 81-3-11 W] along a line for an estimated distance of 197.6 ft. to a point,

Thence proceeding in a NW direction [N 89-32-47 W] along a line for an estimated distance of 141.7 ft. to a point,

Thence proceeding in a SW direction [S 66-17-27 W] along a line for an estimated distance of 100.8 ft. to a point,

Thence proceeding in a SWAA direction [S 43-8-30 W] along a line for an estimated distance of 80.7 ft. to a point,

Thence proceeding in a SW direction [S 51-12-44 W] along a line for an estimated distance of 198.1 ft. to a point,

Thence proceeding in a NW direction [N 58-54-15 W] along a line for an estimated distance of 58.1 ft. to a point,

Thence proceeding in a NW direction [N 32-47-2 W] along a line for an estimated distance of 211.7 ft. to a point, said point being located along the approximate right-of-way centerline of Chatham Parkway,

Thence proceeding in a NE direction along the approximate right-of-way centerline of Chatham Parkway, for an estimated distance of 1,605.4 ft. to a point, [X: 967846.619672 & Y: 750985.595102], said point being, THE POINT OF BEGINNING

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the ____ day of _____, 2021, and the ____ day of _____, 2021, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

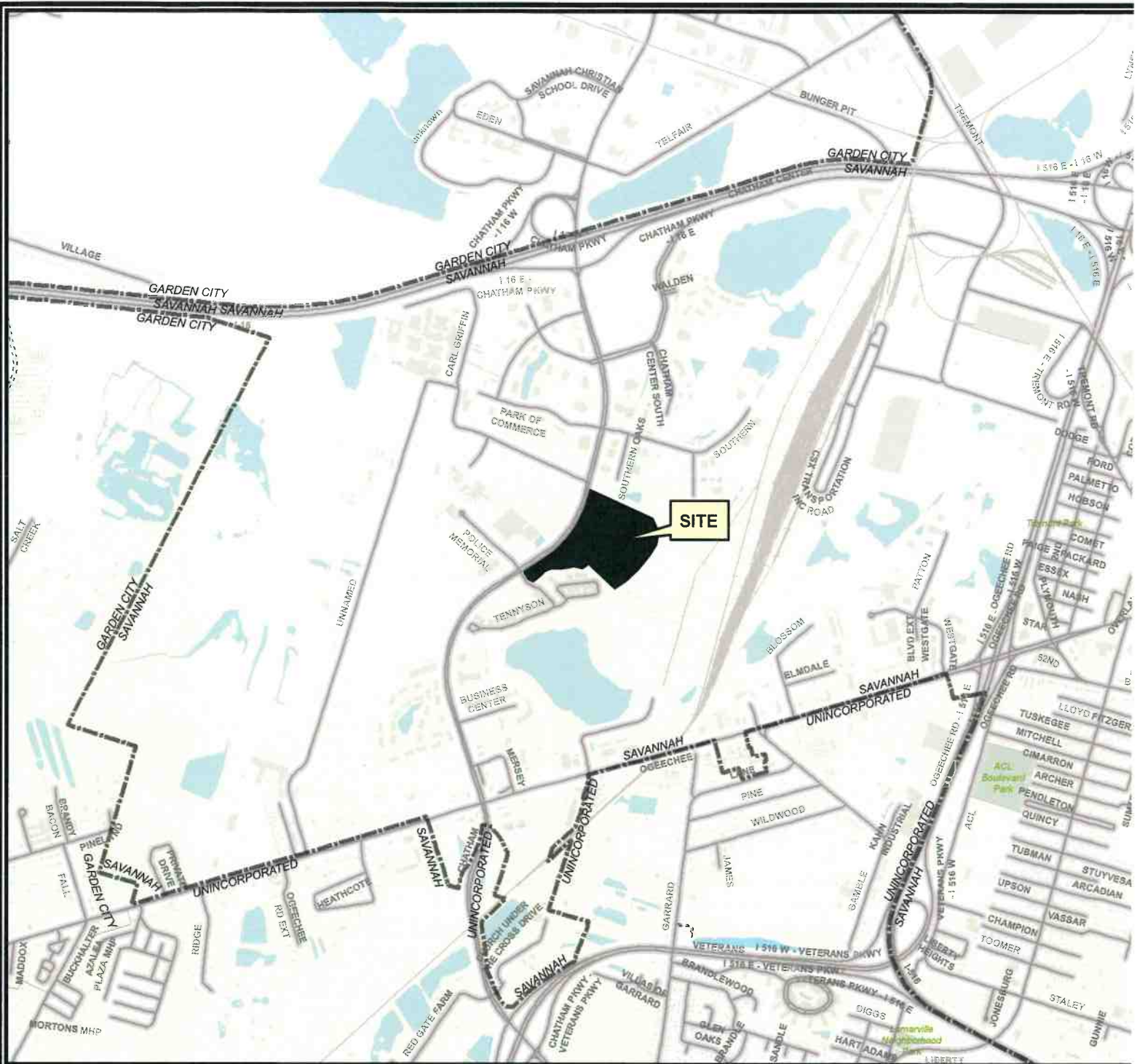
EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ 2021.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: FILE # 21-004875-ZA



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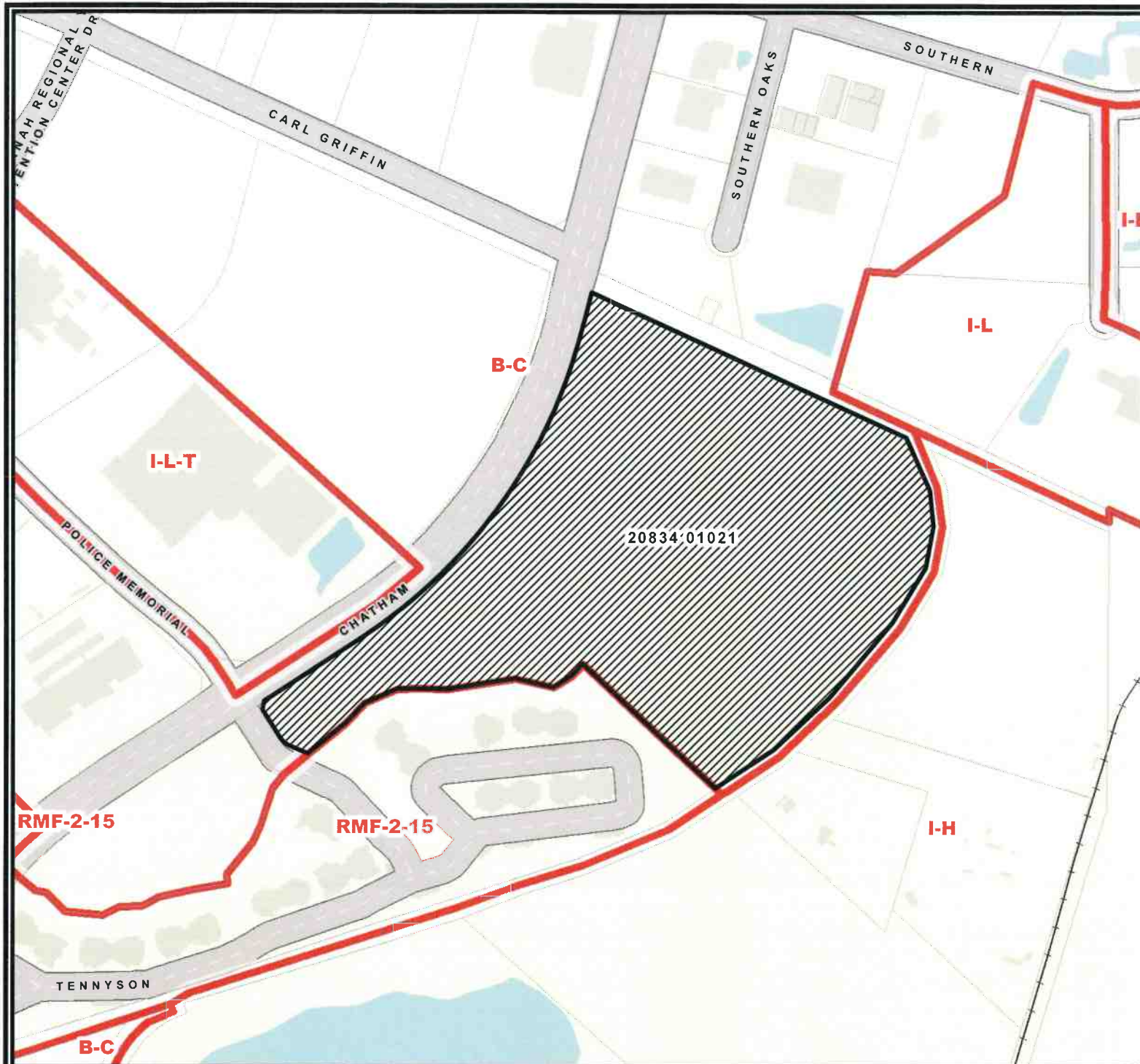
1 inch = 2,000 feet



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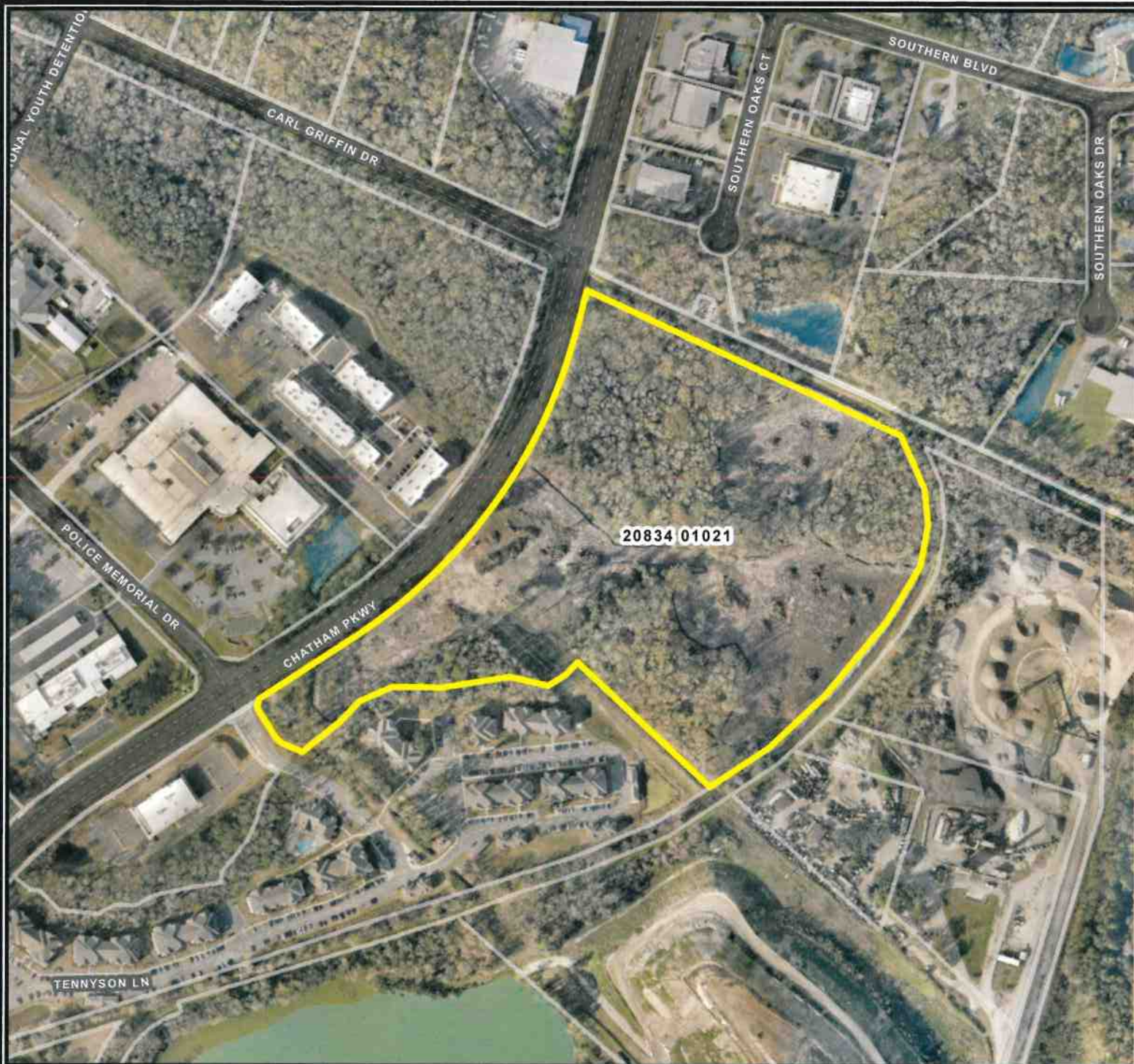
1 inch = 400 feet



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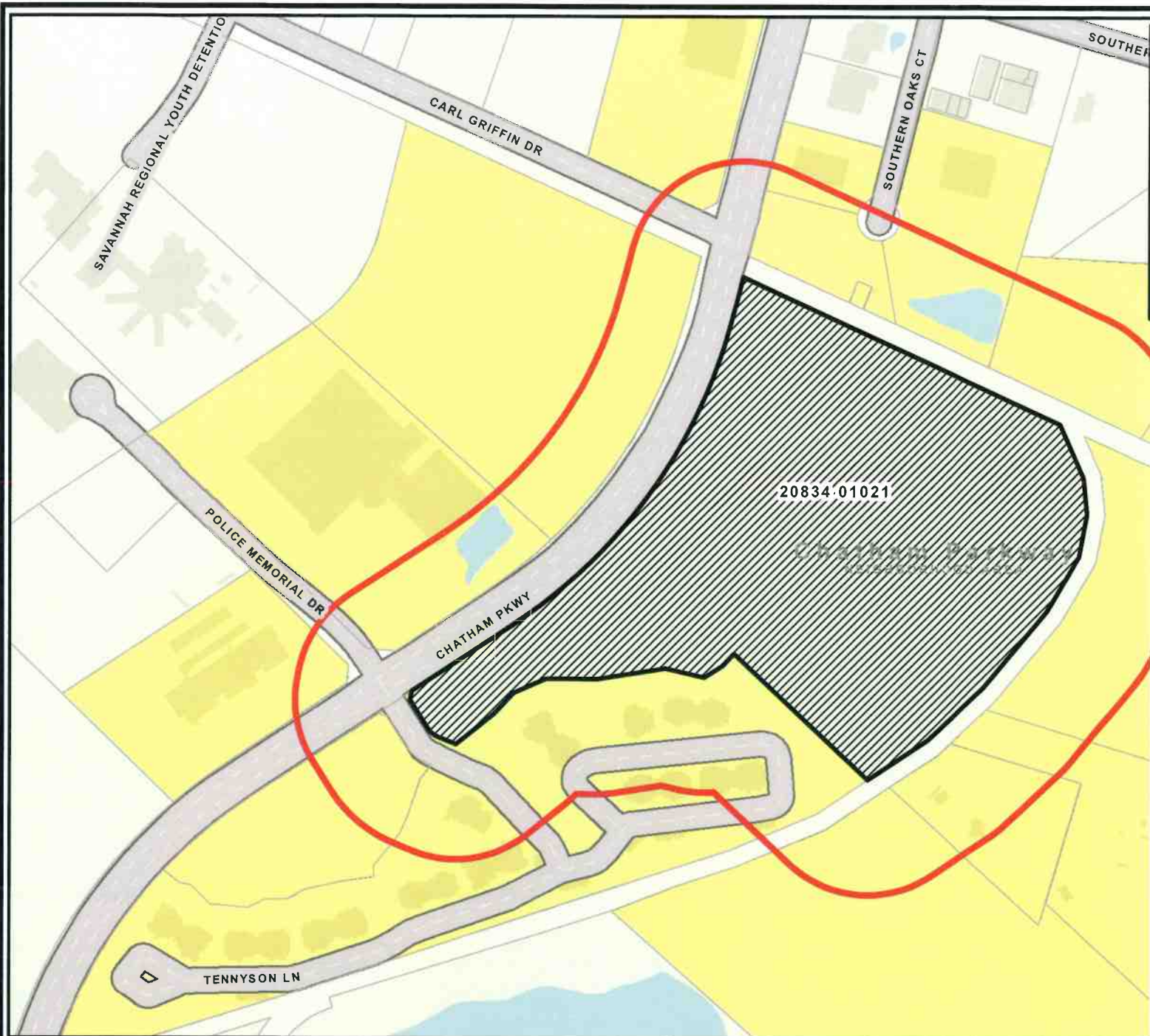




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Date: 8/27/2021

1 inch = 400 feet



CHATHAM
METRO
 110 E. STA