



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

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# METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:** June 11, 2024

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** Zoning Map Amendment

**PETITION REFERENCED:**

**Petitioner:** Ben Lockhart, EMC Engineering Services Inc

**Property Owner:** In Beom Kang

**Address:** 3202 Ogeechee Road

**Alderman:** District - 5 – Dr. Estella Shabazz

**County Commission:** District - 5– Tanya Milton

**Property Identification Number:** 20638 06007

**Petition File No.:** 24-002868-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone 3202 Ogeechee Road property from I-L to B-C.

**MPC STAFF RECOMMENDATION:**

The MPC Staff recommends **approval** of the request to rezone 3202 Ogeechee Road property from I-L to B-C

**MEMBERS PRESENT:** 10

Tom Woiwode                      Jeff Notrica  
Stephen Plunk                      Joseph Welch  
Travis Coles- Vice Chair      Joseph Ervin  
Karen Jarrett – Chairwoman   Michael Kaigler  
Laureen Boles  
Dwayne Stephens

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation.  
(10-0)

<b>APPROVAL Votes: 10</b>	<b>DENIAL Votes:</b>	<b>ABSENT</b>
Woiwode Coles Notrica Plunk Welch Ervin Jarrett Kaigler Stephens Boles		Amick Melder Noha Ross



Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Bridget Lidy, Planning and Urban Design



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*

**To:** The City Council  
**From:** The Planning Commission  
**Date:** June 11, 2024  
**Subject:** Zoning Map Amendment

**Agent:** Ben Lockhart, EMC Engineering Services Inc. for In Beom Kang

**Address:** 3202 Ogeechee Road

**PIN's:** 20638-06007

**Site Area:** 0.833 Acres

**Aldermanic District:** 5 – Dr. Estella Shabazz

**Chatham County Commission District:** 5 – Commissioner Tanya Milton

**File Number:** 24-002868-ZA

**Neighborhood/Subdivision:** Liberty City/Summerside/Southover/Richfield

**Current Zoning District:** I-L (Light Industrial)

**Future Land Use (FLU) Category:** Commercial Suburban

**Request:** The Petitioner requests the rezoning of the subject parcel from an I-L (Light Industrial) district to a B-C (Community Business), consistent with the adjacent use and current FLUM designation, for the use of child day care center.

**Facts and Findings**

**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 also posted on site.

**Neighborhood meeting:** The President of the Liberty City neighborhood association, Glynda Jones, was made aware of the rezoning request, and the Petition was discussed during a June 3, 2024 regular neighborhood association meeting. MPC Staff was in attendance for the meeting.

**Background:** According to available information, the subject property has been vacant since 1944 and was sold to the current owner in 2019.

## **Impact and Suitability**

- 1. Transportation Network:** The site has approximately 97' of frontage on Ogeechee Road within which a new curb cut is proposed based on the submitted concept plan. However, approval of the proposed curb cut will require GDOT review. This review will occur during the specific site plan review following rezoning. Alternatively, access to the site can be achieved through the existing curb cut on Horizon Park Drive that presently serves the day care center.
- 2. Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
- 3. Chatham Area Transit (CAT):** A CAT bus route runs along Ogeechee Road with two (2) stops in either direction of the site within 500 feet.
- 4. Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Commercial - Suburban. The proposed rezoning to B-C (Community Business) is consistent with the surrounding FULM designations and the present residential and commercial uses of the neighborhood.
- 5. Existing I-L 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.
  - a. Allowed Uses:** Industrial uses, some of the transportation uses, retail, services, agricultural or community uses may also be allowed. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances.
  - b. Development Standards:** The development standards for the I-L district have been appended to the end of this report.
- 6. Proposed B-C Zoning District:**
  - b. Intent of the B-C District:** The B-C district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.
  - c. Allowed Uses:** Child/adult day care centers are allowed in B-C under the condition of Limited Uses (Sec. 8.3.10 – appended to the end of this report). For other uses please

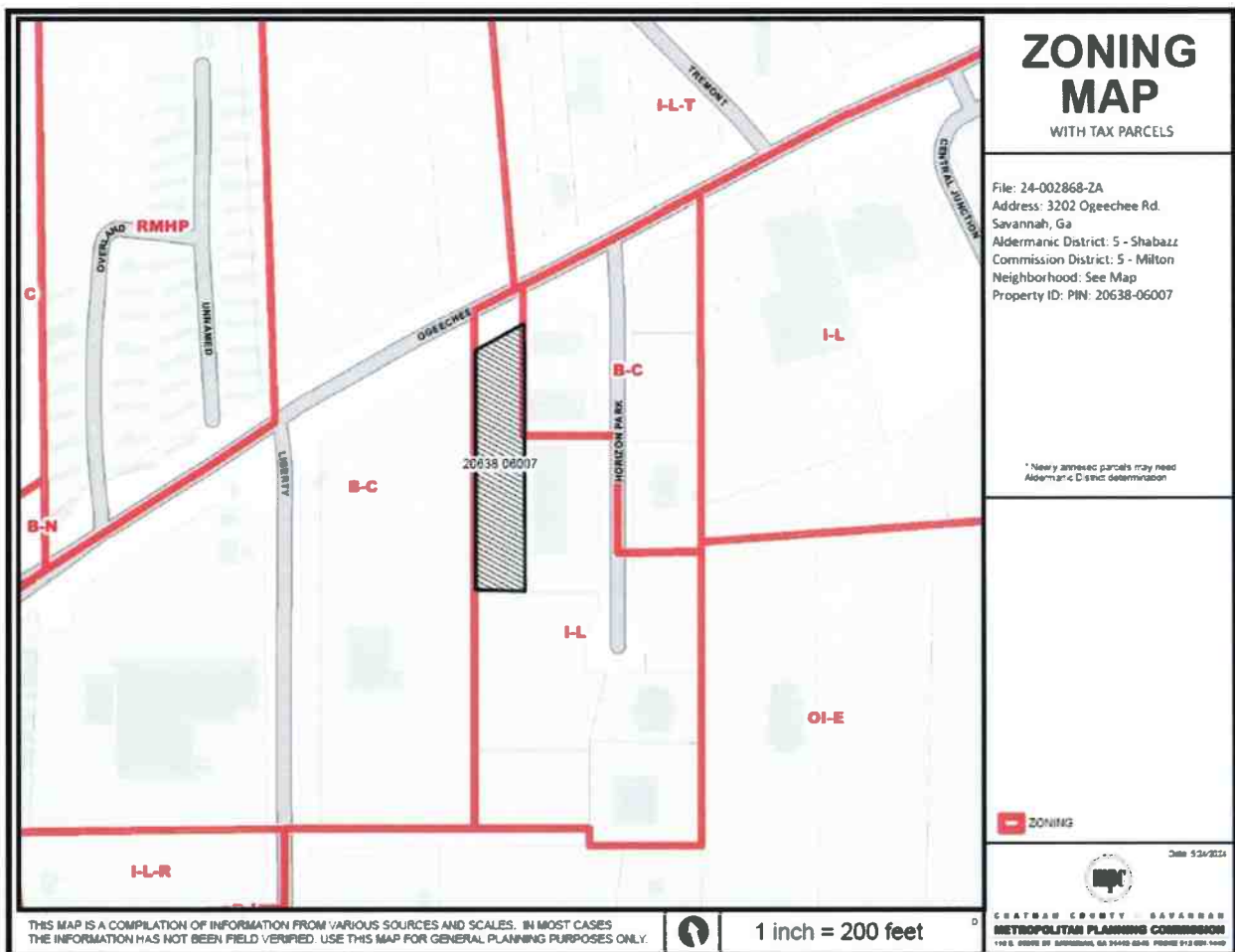
refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances

d. **Development Standards:** The development standards for the B-C district have been appended to the end of this report.

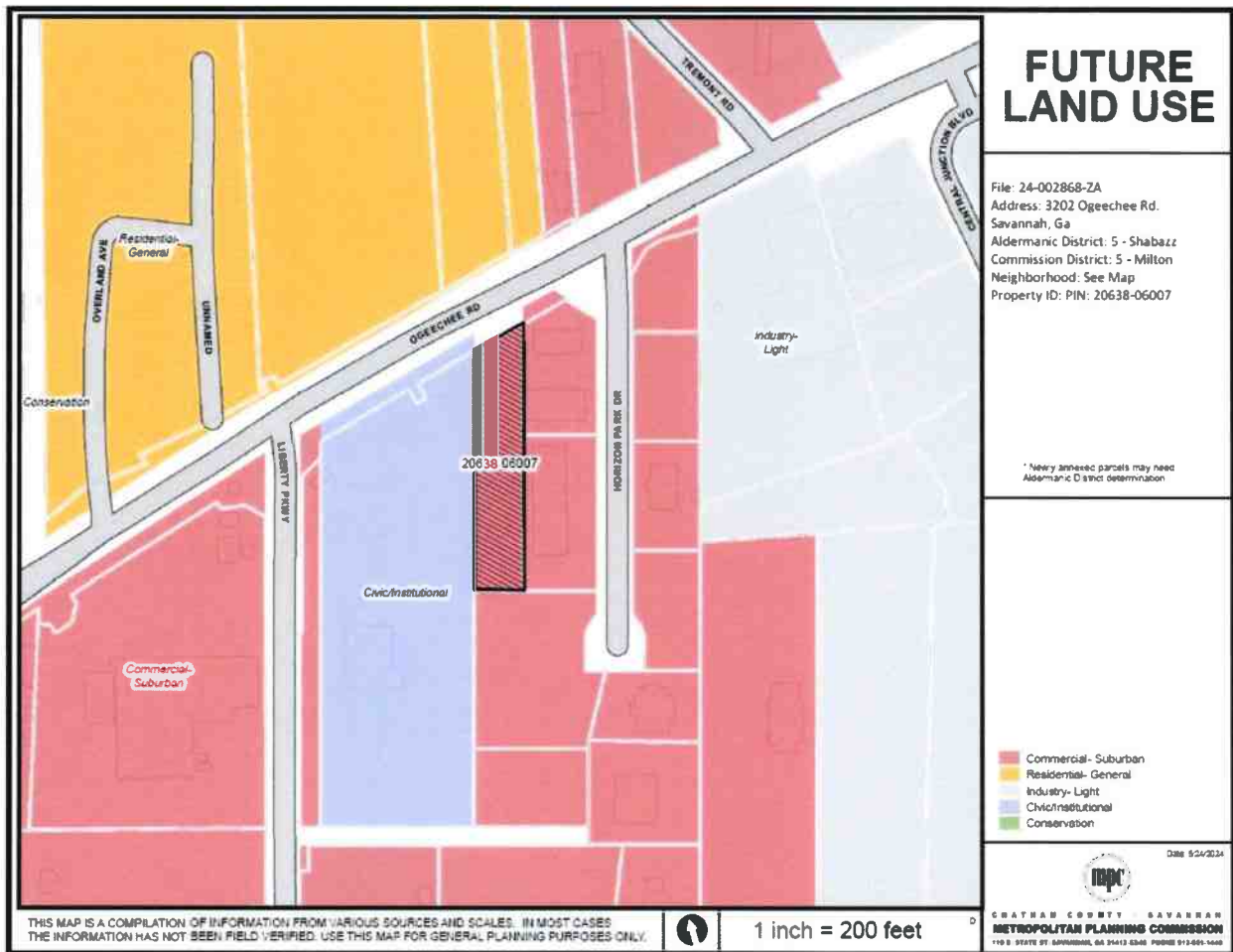
7. **Development Pattern:** The development pattern in the area is characterized as 'Suburban Residential' with a mix of low-medium density residential and small scale-commercial uses. Suburban Residential areas are automobile-oriented and have limited public transit. Lot sizes are larger. Suburban Residential areas adjacent to Suburban Commercial character areas should, to the extent possible, be designed as cohesive, connected neighborhoods.

The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Residential General and Commercial Suburban	B-C and I-L-T
South	Commercial Suburban	I-L
East	Commercial Suburban	B-C
West	Civic/Institutional	B-C



Zoning Map



Future Land Use Map

**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 are permitted by the current zoning district.

**MPC Comment:** The existing zoning of I-L allows Industrial uses, some of the transportation uses, retail, services, agricultural or community uses. It does not allow day care services. In contrast, proposed B-C zoning allows day care services including child/adult day care centers under established use-specific conditions set forth in Sec 8.3.10.

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

**MPC Comment:** Allowance of B-C will give an opportunity for the petitioner to utilize the property as a child day care. *Increasing quality daycare services and access to*

daycare is emphasized as a recommendation to bring balance to quality of life by the Race Equity and Leadership (REAL) Task Force of the City of Savannah.

b. Compatibility

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

**MPC Comment:** No, the proposed zoning will not adversely affect the existing uses or usability of nearby property. Because the adjacent properties in the north, west and south of the subject parcel are currently zoned as B-C or I-L. Therefore, the zoning change will complement the existing uses and usability of the 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 and character of the surrounding 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:** MPC Staff found no other evidence to support approval or disapproval of the zoning proposal. However, to utilize the property for the proposed use the Petitioner will be required to meet all applicable Limited Use conditions (Sec. 8.3.10 – appended to the end of this report).

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 Comprehensive Plan and Future Land Use Map has the subject property categorized as Commercial Suburban. Therefore, the proposed B-C zoning change and child day care use are compliant with the Future Land Use classifications.

d. Reasonable Use

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

**MPC Comment:** The current I-L zoning classification likely only offers reasonable use for the subject property if combined with adjoining properties with the same zoning district. The parcel's limited size will be detrimental in the establishment of most I-L uses. Down-zoning the property to B-C and expansion of the existing day care center is ideal in the interest of maintain future land use consistency and preserving neighborhood character.

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:** A fire station located in the west adjacent property to the subject property. Adequate water, stormwater and sewer services are available to support the proposed expansion.

f. Proximity to a Military Base, Installation or Airport

**MPC Comment:** The subject property is not in proximity of a Military Base, Installation or Airport

**Policy Analysis and Evaluation**

The conditions that support the grounds for **approval** of the proposed zoning at present are the following:

- The proposed zoning (B-C) is compatible with the current adjacent zoning districts of B-C and I-L.
- The proposed zoning is compatible with the FLUM of the subject parcel, which is Commercial Suburban.
- The adjacent parcel to the east is currently being used as a child day care which is compatible with the proposed use (child day care).

The conditions that support the grounds for **disapproval** of the proposed zoning at present are the following:

- While not a condition for disapproval, the proposed additional curb cut onto Ogeechee Road may present a new challenge in maintaining an adequate level of service through this area. However, GDOT must ultimately give its approval for the conceptual design to move forward as presented.

**Recommendation**

Based upon findings and evaluation the Planning Commission recommends **approval** of the request to rezone 3202 Ogeechee Road property from I-L to B-C.



*Limited Use Standards for Child/Adult Day Care Centers*

<p><b>8.3.10 Child/Adult Day Care Center</b></p> <p><b>a. Child day care center standards:</b></p> <p>i. The outdoor play area for a child day care center shall be screened by an opaque fence that is at least six (6) feet in height.</p> <p>ii. A license for the operation of such use shall be obtained pursuant to <b>ARTICLE M</b> of the City of Savannah Code of Ordinances. The center shall also comply with all the regulations established by and be licensed by the State of Georgia.</p>
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*I-L Development Standards*

5.17.5 Development Standards for Permitted Uses				
Standards	II-R	II-T	II	III
<b>Lot Dimensions (min)</b>				
Lot area (sq ft)	--	--	--	--
Lot width (ft)	--	--	--	--
<b>Building (max)</b>				
Building Coverage	70%	80%	80%	80%
Height (ft) [1]	50	60	--	--
Ground floor area (sq ft)	20,000	--	--	--
<b>Building Setback (min ft)</b>				
Front	25	25	25	25
Side (street) yard	25	25	30	40
Side (interior) yard	25	15	20	25
Rear yard	15	15	20	25
From lane	5	5	5	5
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
<b>Accessory Structure Setback</b>	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
<b>Parking Area Setback (min ft)</b>				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
From lane, property line or access easement	5	5	5	5
<small>[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 35 foot height limit cannot exceed 51 feet in height.</small>				

*B-C Development Standards*

5.16.6 Development Standards for Permitted Nonresidential Uses				
Standards	B-L	B-N	B-C	B-M
<b>Lot Dimensions (min)</b>				
Lot width (ft)	--	--	--	--
Lot area per unit for Upper Story				
Residential use (sq ft)	2,170	1,815	1,815	--
Lot area (sq ft)	--	--	--	--
<b>Building (max)</b>				
Building Coverage	--	--	--	--
Height (ft)	36	40	75 [1]	36
Ground floor area (sq ft)	10,000	50,000	--	--
<b>Building Setback (min ft)</b>				
Front yard	15	15	15	15
Side (street) yard	15	15	15	15
Side (interior) yard	--	--	--	--
Rear yard	--	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15	15
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
<b>Accessory Structure Setback</b>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>
<b>Parking Area Setback (min ft)</b>				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5

[1] Buildings proposed within 30 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.