



## Chatham County - Savannah Metropolitan Planning Commission

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**MAY 24, 2022 REGULAR MPC MEETING, 1:30 P.M.**

### **Title**

REZONING MAP AMENDMENT | 0 Fort Argyle Road | Rezone from A-1 (Agricultural) district to a B-C (Community Business) and I-L (Light Industrial) district - 22-001626-ZA

### **Description**

The petitioner, Harold Yellin as Agent for Cowan Investments, LLC, is requesting a rezoning of a parcel from A-1 (Agricultural) district to a B-C (Community Business) I-L-T (Light Industrial Transition) and I-L (Light Industrial) district at 0 Fort Argyle Road. The property, 328 acres, faces Fort Argyle Road and is adjacent to 1-95. The property identification number is 20980 03005.

### **Recommendation**

Based upon the existing zoning pattern and character of the area, as well as the review criteria. Staff recommends **approval with a condition** for the request to rezone from A-1 to B-C, I-L-T, and I-L.

1. A master plan shall be required to come back to the Metropolitan Planning Commission prior to a site development plan approval.

### **Contact**

### **Financial Impact**

### **Review Comments**

### **Attachments**

- 🔗 [COMBINED MAPS.pdf](#)
- 🔗 [Application, File no. 22-001626-ZA.pdf](#)
- 🔗 [Letter of Denial #1.pdf](#)
- 🔗 [21-879 Durrence-Hill Tract Rezoning 05-13-2022.pdf](#)
- 🔗 [AMMENDED PETITION TO REFLECT A REZONING TO THREE \(3\) ZONING CLASSIFICATIONS AS SHOWN ON THE ATTACHED EXHIBIT.pdf](#)
- 🔗 [STAFF REPORT\\_rev05-20-2022.pdf](#)
- 🔗 [K BIEBER - EMAILS 05202022.pdf](#)
- 🔗 [Letter requesting 100 foot setback.pdf](#)