

Staff Report

Subject: Amendments to Article II – Definitions, Article III-General Provisions, and Article V - Uses Permitted in Districts, Section 5.12 Industrial Districts
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: November 15, 2022
Item Description: Report on proposed revisions to Definitions and *Section 5.12. I-1 Industrial districts.*

Summary Recommendation: Information on proposed I-1 industrial district revisions is provided for discussion and guidance.

Executive Summary/Background:

- The revisions include an update and expansion of Zoning Ordinance Definitions, to include shipping containers and shipping container facilities; revisions to *section 5.12 I-1 Industrial districts*, to clarify procedures; revisions to *section 3.3 Accessory structures*, to clarify permitted uses of shipping containers as accessory structures; and, a proposed new *section 3.16A Shipping Container Facility*, which includes requirements for site planning.
- The Port of Savannah is home to the largest single terminal container facility of its kind in North America, encompassing 1,345 acres. The site has 36 container cranes and 158 rubber-tired gantry cranes to handle containers on-site. \$8m in federal funding was used to modify three existing intermodal railyards in the southeast, and to establish two local truck-served yards in Statesboro and Savannah to accept containers for storage. These facilities have reduced the number of containers stored at the port by 25%, and cut the backlog of ships waiting for berth space. Use of intermodal rail facilities has reduced congestion and improved highway safety. However, there remains a steady demand for shipping container storage facilities on sites close to the port, and an excess supply of containers available for use as accessory structures.
- The proposed revisions will provide guidance and standards for staff and applicants who are seeking to use a single shipping container or develop a shipping container yard.

Alternatives for Commission to Consider

1. Provide input to staff.
2. Take no action.

Recommended Alternative: 1

Other Alternatives: N/A

Department Review: Development Services

Funding Source: N/A

Attachments:

1. Proposed ordinance revisions: Definitions and I-1 Industrial Districts