

I, Mark Massey, Clerk of Council for The Mayor and Alderman of the City of Savannah, Georgia do hereby certify the attached to be a true copy of “AN ORDINANCE TO REZONE 10614 AND 10816 MIDDLEGROUND ROAD FROM THE RMF-2-10 (MULTI-FAMILY RESIDENTIAL-2 – 10 UNITS PER ACRE) ZONING DISTRICT TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 UNITS PER ACRE) ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on _____.

Clerk of Council

Date

(SEAL)

AN ORDINANCE TO REZONE 10614 AND 10816 MIDDLEGROUND ROAD FROM THE RMF-2-10 (MULTI-FAMILY RESIDENTIAL-2 – 10 UNITS PER ACRE) ZONING DISTRICT TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 UNITS PER ACRE) ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

PLANNING COMMISSION MEETING OCCURRED ON **DECEMBER 10, 2019**.

ZONING HEARING OCCURRED ON _____.

ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON _____.

ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON _____.

Van Johnson, Mayor

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE 10614 AND 10816 MIDDLEGROUND ROAD FROM THE RMF-2-10 (MULTI-FAMILY RESIDENTIAL-2 – 10 UNITS PER ACRE) ZONING DISTRICT TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 UNITS PER ACRE) ZONING DISTRICT; 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, that:

SECTION 1: The following described property containing 3.67 acres more or less be rezoned from its present RMF-2-10 Zoning District to the RMF-2-25 Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Said property being depicted on the attached Aerial Map as recorded reference plats and deeds have not been yet found and being more particularly described as follows:

Commencing from a point [X: 969932.992093 Y: 726253.441327], located at the approximate intersection of the centerline of Quail Forest Drive & centerline of the right-of-way for Middleground Road,

Thence proceeding in a SW direction along the approximate centerline of the right-of-way for Middleground Road for an estimated distance of 100.5 ft. to a point, [X: 969873.034797 Y: 726172.675018], said point being, THE POINT OF BEGINNING,

Thence proceeding in a SE direction [S 56-53-7 E] along a line for an estimated distance of 776.8 ft. to a point,

Thence proceeding in a SW direction [S 33-5-16 W] along a line for an estimated distance of 207.7 ft. to a point,

Thence proceeding in a NW direction [N 59-21-26 W] along a line for an estimated distance of 516.3 ft. to a point,

Thence continuing in a NW direction [N 56-54-7 W] along a line for an estimated distance of 256.8 ft. to a point, said point being located along the approximate centerline of the right-of-way for Middleground Road,

Thence proceeding in a NE direction along the approximate centerline of the right-of-way for Middleground Road, for an estimated distance of 230.0 ft. to a point, [X: 969873.034797 Y: 726172.675018], said point being, THE POINT OF BEGINNING.

SECTION 1B: Said property being known as and with Parcel Identification Number (PIN):

1. 10614 MIDDLEGROUND RD with PIN 20752 01007 (TCT BETWEEN LOTS G and H WALL BUTL ER TCT) containing 0.87 acres more or less owned by WATERS ANNETTE I*; and

2. 10816 MIDDLEGROUND RD with PIN 20752 01008 (TCT WALL HAWKINS + BUTLER TCT MIDDLEGROUND RD) containing 2.72 acres more or less owned by WATERS ANNETTE I*.

SECTION 2: The intent of the Chatham County-Savannah Comprehensive Plan, along with the Future Land Use Map, adopted by The Mayor and Aldermen on January 19, 2017 is met:

SECTION 2A: The Future Land Use Map currently designates the 3.67-acre property as being in the General Residential Future Land Use Category.

SECTION 2B: The General Residential Future Land Use Category is defined as “Areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre”.

SECTION 2C: Section 5.10.2 of the Zoning Ordinance of the City of Savannah allows the RMF-2-25 Zoning District in the General Residential Future Land Use Category.

SECTION 3: Being the same property that:

SECTION 3A: Was Zoned or rezoned by Chatham County Board of Commissioners to the R-3 Zoning District on or before January 1, 1975 pursuant to the Planning Commission’s archival Zoning Maps.

SECTION 3B: Was annexed, along with other areas, as part of “Area A”, into the corporate limits of the City of Savannah by an action of the General Assembly of Georgia (Ga. L. 1978, p. 3998).

SECTION 3C: Was rezoned by The Mayor and Aldermen to the RMF-2-10 Zoning District on July 18, 2019, effective September 1, 2019.

SECTION 3D: Was requested to be rezoned to the RMF-2-25 and B-N (Neighborhood Business) / O-I (Office and Institutional) Zoning Districts under File No. 19-006079-ZA, which the Planning Commission voted to recommend denial on December 10, 2019.

SECTION 3E: The Planning Commission voted to recommend approval of an alternative recommendation to rezone to the RMF-2-25 Zoning District under File No. 19-007207-ZA on December 10, 2019 because the request “to be rezoned from an RMF-2-10 district to an RMF-2-25 district which is consistent with the General Residential Future Land Use Map designation and is compatible with the general development pattern in the area. Also, the requested density would allow for additional multi-family units which would help meet the housing demand without adversely impacting the existing residential developments located in the immediate and general vicinity”.

SECTION 3F: The Mayor and Aldermen concur with the Planning Commission’s recommendation by rezoning the 3.67-acre property to the RMF-2-25 Zoning District.

SECTION 4: The requirements of Section 3.2 of the Zoning Ordinance of the City of Savannah 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 December 23, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 5: 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 THIS _____.

Van Johnson, Mayor

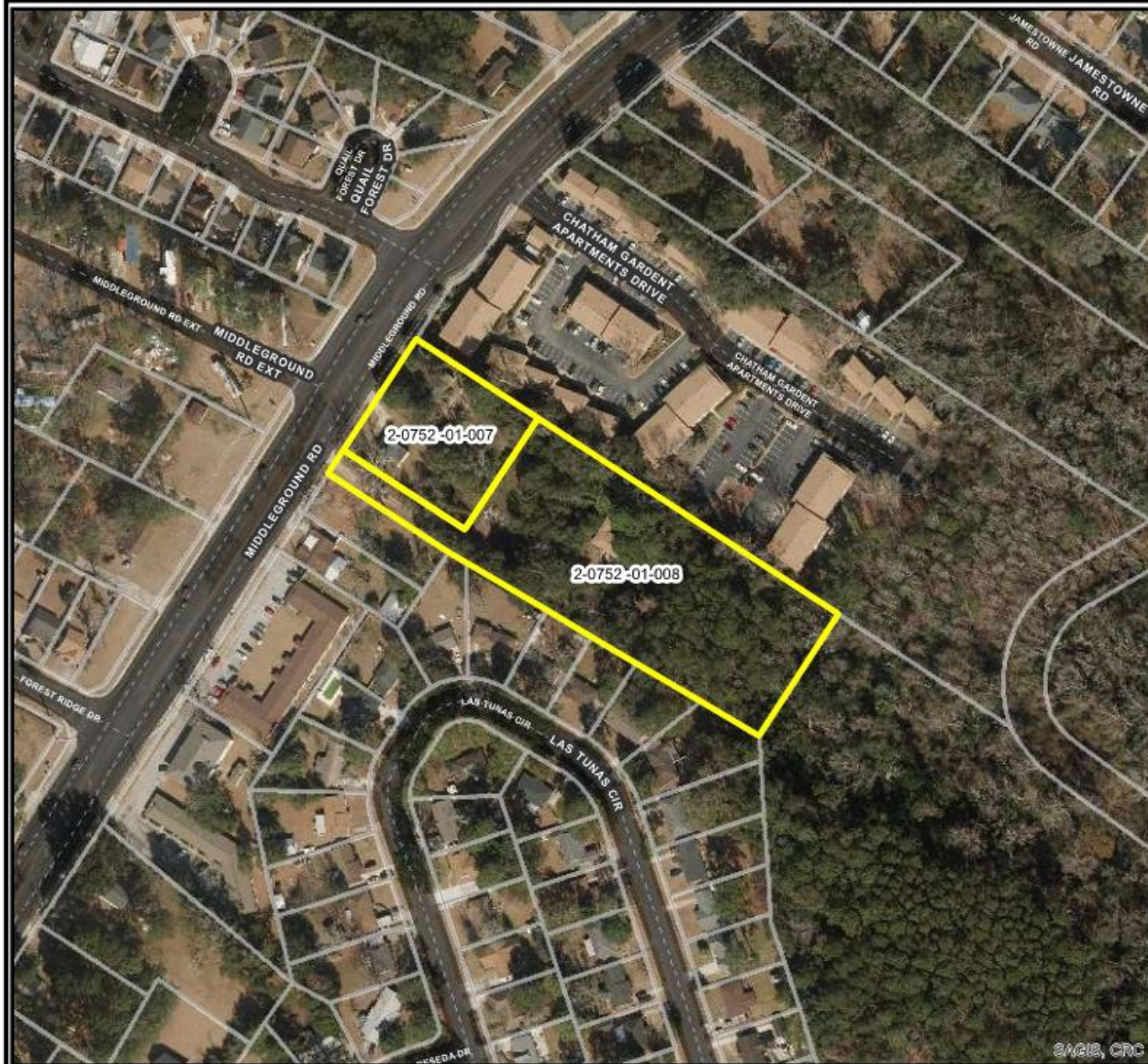
ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-006079-ZA.

Approved under Agenda Items _____ on the _____ Regular City Council Meeting as “Motion to Approve Planning Commission's Alternative Recommendation to Rezone 10614 & 10816 Middleground Road from RMF-2-10 to RMF-2-25”.



AERIAL MAP

FILE # 19-006079-ZA (19-006134-CPA)
 Address: 10614 & 10816 Middleground Rd.
 Savannah, Ga
 Aldermanic District: 6 (Thomas)
 Commission District: 5 (Odell)
 Neighborhood: Wilshire Estates & Quail Forest Area
 PIN(s): See Map

File # 19-007207-ZA for the
 Planning Commission's
 Alternative
 Recommendation of
 Rezoning Both Properties
 to the R-M-25 Zoning
 District



10/28/2019

CHATHAM COUNTY - SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 200 feet

AFFIDAVIT OF PUBLICATION
SAVANNAH MORNING NEWS

STATE OF GEORGIA,
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

Dec 23, 2019

_____, 2019

_____, 2019

_____, 2019

And finds that the following advertisement to wit:

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher
(Deponent)

This 23 day of Dec, 2019

Eugene J Cronk
Notary Public; Chatham County, GA.

EUGENE J CRONK
Notary Public, Chatham County, Georgia
My Commission Expires January 24, 2022

PUBLIC NOTICE

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public/zoning hearing regarding the amendments to the Zoning Ordinance (text amendment), Zoning Map (rezoning or zoning), and Future Land Use Map of property described below on Thursday, January 16, 2020 at 2:00 p.m. at the Savannah City Hall located at 2 E Bay St, Savannah, GA.

I. Petition of Bridget Lidv for The Mayor and Aldermen and Phillip McCorkle on behalf of Jack Wardlaw for the property owner, Rockingham Farms, LLC, in conjunction with an Annexation Petition, are requesting approval to zone an 1036.69-acre portion of 343 Buckhalter Rd (PIN 10943 01001) from Chatham County's existing M (Manufacturing) and P-M (Planned Manufacturing) Zoning Districts to the City of Savannah's M-CO (Manufacturing - County) Zoning District (File #19-006681-ZA). The property is more fully described on the December 5, 2019 City Council Regular Meeting Agenda under Agenda Item #44 that Acknowledges Receipt of the Annexation Petition in "Exhibit 1: Annexation Petition - Rockingham Farms". Plat Book 52 Page 227 depicts the boundaries of the subject 1036.69 acres. Both the Petition and Plat has 2 Parcels:

- A. 954.86 acres that are south of Buckhalter Rd, Bruham Tract, Norris Tract, and Old Buckhalter Rd (an unopened 30 ROW) between the Seaboard Coastline Railroad and Veteran's Parkway/Southwest Bypass;
- B. The remaining 81.83-acre portion that is south of Old Buckhalter Rd (an unopened 30 ROW) between Veteran's Parkway/Southwest Bypass and Hunter Army Airfield.

II. Petition of Bridget Lidv for The Mayor and Aldermen to consider an amendment to the Zoning Ordinance regarding the Historic Preservation Commission (19-007267-ZA).

III. Petition of Joshua Yellin on behalf of Gordon Development Group, LLC for the listed property owners of approximately 0.125 acres to:

- 1. 317 E 32ND ST with PIN 20053 33014 owned by GORDON CHARLES L;
- 2. 319 E 32ND ST with PIN 20053 33015 owned by C.J.G LEASING LLC;
- 3. 321 E 32ND ST with PIN 20053 33016 owned by GORDON DEVELOPMENT GROUP, LLC;
- 4. 323 E 32ND ST with PIN 20053 33017 owned by GORDON CHARLES & JOENELLE;
- 5. 325 E 32ND ST with PIN 20053 33001 owned by GORDON CHARLES L.

A. Amend the Future Land Use Map Category for said properties from Traditional Neighborhood to Traditional Commercial (File #19-005715-CPA);

B. Rezone said properties from TN-2 (Traditional Neighborhood - 2) Zoning District to the TC-1 (Traditional Commercial - 1) Zoning District (File #19-005683-ZA);

C. On October 29, 2019, the Planning Commission voted to recommend approval of the request.

IV. Petition of Harold Yellin, which was filed on October 22, 2019 on behalf of Danny Nelson and Gail Waters for WATERS ANNETTE I*, property owner of 10614 MIDDLEGROUND RD with PIN 20752 01007 and 10816 MIDDLEGROUND RD with PIN 20752 01008 containing approximately 3.67 acres to:

A. Amend the Future Land Use Map Category for a portion of said properties from General Residential to Civic/Institutional (File #19-006134-CPA);

B. Rezone said properties from the RMF-2-10 (Multi-Family Residential-2 - 10 units per acre) Zoning District to the RMF-2-25 (Residential-Multifamily-2 - 25 units per acre) and O-1 (Office and Institutional) Zoning Districts (File #19-006079-ZA);

C. On December 10, 2019, the Planning Commission voted to recommend denial of both requests and approval of an alternative recommendation to rezone both properties to the RMF-2-25 Zoning District (File #19-007207-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time and be heard and submit evidence and written comments.

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice. Please call the Clerk of Council's Office at 912.651.6441 for confirmation.

If You Cannot Attend the City Council Meeting: If you cannot attend the meeting, but would like to have comments made part of the official record, please provide a letter to the Clerk of Council's Office at City Hall with your comments before the meeting. Please reference the file number located on this notice. Written comments become public record.

Materials Available for Public Information: The application, Planning Commission recommendation, and related materials may be inspected by the public during normal business hours at the Planning Commission, 110 E State St, Savannah, 912.651.1440; Clerk of Council's Office; or the City's Planning & Urban Design Department at the Development Services Building, 5515 Abercorn St, Savannah, 912.651.6530.

Submittal of Written Materials: Written comments or evidence may be submitted to the Planning Commission, Clerk of Council's Office, or the City's Planning & Urban Design Department prior to the public/zoning hearing.

INSERT DATE: DECEMBER 23, 2019
INVOICE DESCRIPTION: 19-567-101-0115-51220