

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 the “ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA TO PROVIDE A ZONING DESIGNATION FOR THE 504.8-ACRE PROPERTY PETITIONED TO BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF SAVANNAH”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on , **2019**.

Clerk of Council

Date

(SEAL)

DRAFT

ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA TO PROVIDE A ZONING DESIGNATION FOR THE 504.8-ACRE PROPERTY PETITIONED TO BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF SAVANNAH.

ZONING HEARING OCCURRED ON , 2019.

ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON , 2019.

ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON , 2019.

Eddie W. DeLoach, Mayor

DRAFT

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA TO PROVIDE A ZONING DESIGNATION FOR THE 504.8-ACRE PROPERTY PETITIONED TO BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF SAVANNAH; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the property owners of an 504.8-acre property have petitioned to be annexed into the corporate limits of the City of Savannah, Georgia;

WHEREAS, the property petitioned to be annexed is currently designated as “R-A” (Residential-Agricultural) on the Zoning Map of Chatham County, Georgia;

WHEREAS, the property owners have requested that the properties maintain their current Chatham County zoning designations upon annexation into the corporate limits of the City of Savannah;

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

SECTION 1: The following described area containing 504.8 acres more or less petitioned to be annexed into the corporate limits of the City of Savannah is hereby added to the Official Zoning District Map of the City, and the Zoning District designated for the properties shall be “R-A-CO” (Residential – Agriculture – County) based upon the criteria of suitability, community need, compatibility, consistency, and reasonable use:

1. 2 parcels on Little Neck Road with PINs (Parcel Identification Numbers) 11007 01004 (0 Little Neck Road) containing 239.6 acres more or less and PIN 11007 01012 (0 Little Neck Road) containing 257.2 acres more or less (File No. 19-005750-ZA):

ALL THAT CERTAIN TRACT OF LAND BEING KNOWN AS LOT Z AND A 239.6 ACRE PORTION OF THE HOPETON PLANTATION, 7TH G.M. DISTRICT, CHATHAM COUNTY, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHEAST INTERSECTION OF INTERSTATE I-95 AND LITTLE NECK ROAD WITH A GEORGIA STATE PLANE EAST ZONE NAD(83) GRID COORDINATE OF NORTH: 738,626.06 EAST: 934,376.30, SAID POINT BEING, THE POINT OF BEGINNING,

THENCE ALONG THE EASTERN RIGHT-OF-WAY OF I-95 THE FOLLOWING COURSES AND DISTANCES:

N22°41'41"E A DISTANCE OF 594.23 FEET TO A POINT,

N29°49'56"E A DISTANCE OF 402.38 FEET TO A POINT,

N22°39'26"E A DISTANCE OF 387.91 FEET TO A POINT,
THENCE MEANDERING ALONG THE APPROXIMATE CENTERLINE OF
THE LITTLE OGEECHEE RIVER THE FOLLOWING COURSES AND
DISTANCES:

S49°52'19"E A DISTANCE OF 100.57 FEET TO A POINT,
S86°12'49"E A DISTANCE OF 101.97 FEET TO A POINT,
S48°09'54"E A DISTANCE OF 117.49 FEET TO A POINT,
S11°33'51"W A DISTANCE OF 166.04 FEET TO A POINT,
S32°18'04"E A DISTANCE OF 396.93 FEET TO A POINT,
S02°39'29"E A DISTANCE OF 427.42 FEET TO A POINT,
S45°36'34"E A DISTANCE OF 232.80 FEET TO A POINT,
N70°10'46"E A DISTANCE OF 117.33 FEET TO A POINT,
S63°22'39"E A DISTANCE OF 115.68 FEET TO A POINT,
S31°23'29"E A DISTANCE OF 249.45 FEET TO A POINT,
N79°53'01"E A DISTANCE OF 102.38 FEET TO A POINT,
N70°08'06"E A DISTANCE OF 152.28 FEET TO A POINT,
S55°07'49"E A DISTANCE OF 138.31 FEET TO A POINT,
N52°56'41"E A DISTANCE OF 167.60 FEET TO A POINT,
S29°57'34"E A DISTANCE OF 140.26 FEET TO A POINT,
N76°22'41"E A DISTANCE OF 194.26 FEET TO A POINT,
S09°36'44"E A DISTANCE OF 144.45 FEET TO A POINT,
S58°07'09"E A DISTANCE OF 239.50 FEET TO A POINT,
N63°49'06"E A DISTANCE OF 83.00 FEET TO A POINT,
S76°37'59"E A DISTANCE OF 152.53 FEET TO A POINT,
S76°30'34"E A DISTANCE OF 478.78 FEET TO A POINT,
S10°14'39"E A DISTANCE OF 182.77 FEET TO A POINT,
S33°32'29"E A DISTANCE OF 147.80 FEET TO A POINT,
S47°45'49"E A DISTANCE OF 267.45 FEET TO A POINT,
S86°33'04"E A DISTANCE OF 198.78 FEET TO A POINT,
S53°51'04"E A DISTANCE OF 325.83 FEET TO A POINT,
N66°24'46"E A DISTANCE OF 184.06 FEET TO A POINT,
S39°12'49"E A DISTANCE OF 304.92 FEET TO A POINT,
S39°39'59"E A DISTANCE OF 405.91 FEET TO A POINT,

S07°54'53"W A DISTANCE OF 69.16 FEET TO A POINT,
S68°53'29"E A DISTANCE OF 1,337.93 FEET TO A POINT,
S40°45'07"E A DISTANCE OF 1,204.32 FEET TO A POINT,
S30°44'36"E A DISTANCE OF 1,201.46 FEET TO A POINT,

THENCE ALONG THE NORTH WEST PROPERTY LINE OF LOT X, THE HUBERT KELLER TRACT, NOW OR FORMERLY HOPETON SOUTH LAND TRUST LLC (DEED BOOK 399F, PAGE 542) S48°54'24"W A DISTANCE OF 3,301.04 FEET TO A POINT,

THENCE ALONG THE EASTERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES:

WITH A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 609.02', A RADIUS OF 16685.09', A DELTA ANGLE OF 2°05'29", A TANGENT OF 304.54', A CHORD BEARING N42°43'52"W, AND A CHORD LENGTH OF 608.98' TO A POINT,

N43°39'39"W A DISTANCE OF 1,159.62 FEET TO A POINT,

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 429.37' A RADIUS OF 17138.73', A DELTA ANGLE OF 1°26'07", A TANGENT OF 214.70', A CHORD BEARING OF N42°59'21"W, AND A CHORD LENGTH OF 429.36' TO A POINT,

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 60.00', A RADIUS OF 17138.74', A DELTA ANGLE OF 0°12'02", A TANGENT OF 30.00', A CHORD BEARING N41°54'11"W, AND A CHORD LENGTH OF 60.00' TO A POINT,

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 156.04', A RADIUS OF 17138.74', A DELTA ANGLE OF 0°31'18", A TANGENT OF 78.02', A CHORD BEARING N41°44'34"W, AND A CHORD LENGTH OF 156.04' TO A POINT,

N41°28'54"W A DISTANCE OF 1,099.51 FEET TO A POINT,

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1376.02', A RADIUS OF 5679.58', A DELTA ANGLE OF 13°52'53", A TANGENT OF 691.40', A CHORD BEARING N34°30'54"W, AND A CHORD LENGTH OF 1372.66' TO A POINT,

N27°35'24"W A DISTANCE OF 1,779.11 FEET TO A POINT,

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 436.73', A RADIUS OF 2914.79', A DELTA ANGLE OF 8°35'05", A TANGENT OF 218.77', A CHORD BEARING N31°52'59"W, AND A CHORD LENGTH OF 436.32' TO A POINT,

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 150.85', A RADIUS OF 2914.79', A DELTA ANGLE OF 2°57'55", A TANGENT OF 75.44', A CHORD BEARING N37°39'29"W, AND A CHORD LENGTH OF

150.83' TO A POINT,
N39°08'29"W A DISTANCE OF 351.80 FEET TO A POINT,
N50°51'31"E A DISTANCE OF 20.00 FEET TO A POINT,
N39°08'29"W A DISTANCE OF 200.00 FEET TO A POINT,
N50°51'31"E A DISTANCE OF 10.00 FEET TO A POINT,
N39°08'29"W A DISTANCE OF 217.01 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPT A 60' CHATHAM COUNTY CANAL RIGHT-OF-WAY
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF
LITTLE NECK ROAD AND THE NORTHERN RIGHT-OF-WAY OF A 60'
CHATHAM COUNTY CANAL RIGHT-OF-WAY HAVING A GEORGIA
STATE PLANE EAST ZONE GRID COORDINATE OF NORTH:733872.95
EAST:937594.87, SAID POINT BEING, THE POINT OF BEGINNING,

THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID 60' CANAL
THE FOLLOWING COURSES AND DISTANCES:

N20°33'01"E A DISTANCE OF 1,000.06 FEET TO A POINT, WITH A
CURVE TO THE LEFT HAVING AN ARC LENGTH OF 480.70', A RADIUS
OF 646.57', A DELTA ANGLE OF 42°35'52", A TANGENT OF 252.07', A
CHORD BEARING N00°44'54"W AND A CHORD LENGTH OF 469.71' TO
A POINT,

N22°02'49"W A DISTANCE OF 214.91 FEET TO A POINT,

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 273.86',
A RADIUS OF 340.00', A DELTA ANGLE OF 46°09'02", A TANGENT OF
144.85', A CHORD BEARING N01°01'41"E, AND A CHORD LENGTH OF
266.52' TO A POINT,

N24°06'16"E A DISTANCE OF 199.16 FEET TO A POINT, WITH A CURVE
TO THE RIGHT HAVING AN ARC LENGTH OF 443.28', A RADIUS OF
930.00', A DELTA ANGLE OF 27°18'36", A TANGENT LENGTH OF
225.94', A CHORD BEARING N37°45'31"E, AND A CHORD LENGTH OF
439.10' TO A POINT,

N51°24'51"E A DISTANCE OF 993.04 FEET TO A POINT, THENCE
ALONG THE APPROXIMATE CENTERLINE OF THE LITTLE
OGEECHEE RIVER S07°54'53" WEST A DISTANCE OF 69.16 FEET TO A
POINT,

THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID 60' CANAL
RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

S51°23'48"W A DISTANCE OF 950.76 FEET TO A POINT,

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 414.49',
A RADIUS OF 870.00', A DELTA ANGLE OF 27°17'50", A TANGENT OF

211.26', A CHORD BEARING S37°44'18"W, AND A CHORD LENGTH OF 410.58' TO A POINT,

S24°07'36"W A DISTANCE OF 199.19 FEET TO A POINT, WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 225.46', A RADIUS OF 280.00', A DELTA ANGLE OF 46°08'09", A TANGENT OF 211.26', A CHORD BEARING S01°02'16"E, AND A CHORD LENGTH OF 219.42' TO A POINT,

S22°02'49"E A DISTANCE OF 214.85 FEET TO A POINT,

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 525.32', A RADIUS OF 706.57', A DELTA ANGLE OF 42°35'52", A TANGENT OF 275.46', A CHORD BEARING OF S00°48'24"E, AND AN ARC LENGTH OF 513.30' TO A POINT.

S20°34'04"W A DISTANCE OF 1,030.43 FEET TO THE POINT OF BEGINNING.

ALL LANDS HAVING A NET TOTAL OF APPROXIMATELY 496.8 ACRES.

2. 891 Little Neck Road with PIN 11028 01011 (3.68 acres) (File No. 19-005751-ZA):

ALL THAT CERTAIN 3.68 acre portion of the Keller Tract lying, situate and being in the 7th G.M. District, Chatham County, Georgia; said 3.68 acre tract being described on that certain plat prepared by Helmly & Associates of "Phase Three, Hopeton Estates" dated February 23, 1990 and being known as Job No. 86-565, with the same being recorded in Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 11-S, Page 22, (the "Plat") to which specific reference is hereby made, and being more particularly described as follows:

Commencing at a point at the intersection of the eastern boundary line of Interstate Highway 95 and the southern boundary line of Little Neck Road which marks the northeastern corner of Lot 6 on the Plat, said point being THE POINT OF BEGINNING,

Thence proceed South 39 degrees 11 minutes 20 seconds East for a distance of 132.38 feet;

Thence North 50 degrees 48 minutes 40 seconds East for a distance of 10.00 feet;

Thence South 39 degrees 11 minutes 20 seconds East for a distance of 200.00 feet;

Thence North 50 degrees 48 minutes 40 seconds East for a distance of 20.00 feet;

Thence South 39 degrees 11 minutes 20 seconds East for a distance of 235.59 feet;

Thence South 69 degrees 52 minutes 55 seconds West for a distance of 486.46 feet;

Thence North 20 degrees 07 minutes 05 seconds West for a distance of 233.33

feet;

Thence North 22 degrees 45 minutes 00 seconds East for a distance of 400.62 feet to THE POINT OF BEGINNING.

SECTION 2: 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 the ____ day of _____, 2019, 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 upon the effective date of the annexation of said property into the corporate limits of the City of Savannah pursuant to O.C.G.A. 36-66-4(e) and the law in such cases made and provided.

ADOPTED AND APPROVED THIS _____, 2019.

Eddie W. DeLoach, Mayor

ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NOS.: 19-005750-ZA and 19-0005751-ZA