



NOVEMBER 7, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Provision of Zoning Designation for the 1.7-acre Property Subject to the Annexation Petition by Bob Patel

Subject Properties:

Parcel 1: Zone 1.7 acres more or less from the Chatham County's T-B Zoning District to the City of Savannah's T-B-CO Zoning District
PINs 10744 01013 (1.7 acres)
4009 Ogeechee Road
Bob Patel, Petitioner, for Hemlata N Patel Trustee, Property Owners

Additional Information:

A request to annex a parcel comprising approximately 1.7 acres near the intersection of Gamble Road and Ogeechee Road, while keeping Chatham County's T-B (Tourist Business) Zoning District.

The Mayor and Aldermen, at their Regular City Council Meeting, acknowledged receipt of an annexation petition for the parcels on September 12, 2019.

Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning classification applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning classification shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning classification to show that the County's zoning classification shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning classification shall not be deemed non-conforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning classification in conformity with this zoning ordinance"*.

Transportation Network: The subject property have direct frontage along Ogeechee Road, a paved four-lane street. Ogeechee Road (US 17/GA SR 25) currently functions as a principal arterial street, pursuant to the Chatham County-Savannah Comprehensive Plan, between I-16 and Ogeechee River at the Bryan County Line. Ogeechee Road has an interchange with I-16 east of the subject property.

Public Services and Facilities: The property is not served by public water infrastructure, but it does appear to be served by public sewer infrastructure. This area is served by a mix of private and public water and sewer systems. The property is currently served by the Chatham County Police Department and Chatham Emergency Services. After annexation, the property will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

Subject Parcel:

- 4009 Ogeechee Rd
 - PIN 10744 01013;
 - Contains 1.07 acres on 1 parcel;
 - Currently developed as a 24-room motel that was constructed in 1958;
 - Dimensions:
 - 1945 Plat Book PLA00B Page 322 provides the western property line dimensions;
 - 1957 Plat Book PLA00H Page 265 provides the southern property line dimensions;
 - 1999 Plat Book 17P Page 4A provides the eastern property line dimensions.
 - Adjacent properties to the:
 - North – Ogeechee Road, warehouses in the City of Savannah’s B-C Zoning District;
 - South – Residences in Chatham County’s R-1 Zoning District;
 - East – Hotel in the City of Savannah’s B-C Zoning District that was annexed in 2008;
 - West – Hotel in Chatham County’s T-B Zoning District.

Sincerely,



Tiras Winn Petrea
Principal Zoning Inspector