

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO PROVIDE A ZONING DESIGNATION FOR ALL THOSE CERTAIN PROPERTIES PETITIONED TO BE ANNEXED TO THE CITY OF SAVANNAH BY ORDINANCE ADOPTED AND APPROVED **[INSERT DATE OF ANNEXATION]**; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, by ordinance adopted and approved **[INSERT DATE OF ANNEXATION]**, the properties identified as PINs: 11045 01002 (Blitch Tract No. 1 containing 556.1 acres) and 11046 01001 (Durrence Tract containing 105.2 acres) was annexed into the City; and

WHEREAS, the annexed property is zoned as designated “R-A” (Residential-Agricultural) and “PDR-SM” (Planned Development Reclamation – Surface Mining) on the zoning map of Chatham County, Georgia; and

WHEREAS, the property owners have requested that the properties be rezoned to the City of Savannah’s “I-H” (Heavy Industrial) Zoning District;

NOW THEREFORE, be it ordained by the Mayor and Aldermen of the City of Savannah that:

SECTION 1: The following described area annexed to the City is hereby added to the Zoning Map of the City, and the Zoning District designated for the properties shall be “I-H” (Heavy Industrial):

1. PIN 1-1045-01-002 (Blitch Tract No. 1): Commencing at a point, said point being the centerline intersection of Patrick Loop and Old River Road, thence along a survey Tie Line South 15°18’14” East, a distance of 1899.45 feet to a Concrete Monument Found, being a point on the Chatham County and Effingham County Line; thence leaving said Old River Road (100’ right-of-way) and running North 49°9’51” East, a distance of 1250.10 feet to a Concrete Monument Found; leaving said County Line and running thence South 18°48’41” East, a distance of 278.21 feet to a Concrete Monument Found; running thence North 48°33’05” East, a distance of 801.68 feet to a Concrete Monument Found and also being the POINT OF BEGINNING: running thence South 40°02’35” East, a distance of 2898.82 feet to a point; running thence North 74°44’02” East, a distance of 2080.34 feet to a 5/8 Rebar Set; running thence North 65°58’09” East, a distance of 1336.50 feet to a Rebar Found; running thence North 67°01’09” East, a distance of 1473.67 feet to a 5/8” Rebar Found; running thence North 66°37’20” East, a distance of 959.58 feet to a 5/8” Rebar Found; running thence North 67°27’07” East, a distance of 567.04 feet to a Concrete Monument Found; running thence North 29°56’46” West, a distance of 241.93 feet to a Concrete Monument Found; running thence North 29°54’40” West, a distance of 1626.98 feet to a 5/8” Rebar Set; running thence North 30°47’58” West, a distance of 346.18 feet to a Concrete Monument Found on the Southwest right-of-way line of Interstate 16 (300’R/W); running thence North 67°32’08” West along said Southwest right-of-way line

of Interstate 16, a distance of 766.03 feet to a Concrete Monument Found; running thence North 67°30'03" West for a distance of 2543.42 feet to a 5/8 Rebar Set; running thence South 49°32'33" West, a distance of 1242.38 feet to a 5/8" Rebar Set; running thence South 48°31'20" West, a distance of 2991.56 feet to a Concrete Monument Found; and running thence South 48°31'44" West, a distance of 677.47 feet to a Concrete Monument Found, said Concrete Monument Found, being the POINT OF BEGINNING.

2. PIN 1-1046-01-001 (Durrence Tract): Commencing at a point, said point being the centerline intersection of Patrick Loop and Old River Road, thence along a survey Tie Line South 15°18'14" East a distance of 1899.45 feet to a Concrete Monument Found, being a point on the Chatham County and Effingham County Line and also being the POINT OF BEGINNING; thence leaving said Old River Road (100' right-of-way) and turning along Parcel B NW portion of Parcel B Georgia Pacific Corp. Carson Tract (Plat Book 9-P, Page 140) and Now or Formerly Doris Hammock (TM#53-00-52); thence North 49°09'51" East, a distance of 1,250.10 feet to a Concrete Monument Found and also a point on the property line of Now or Formerly Jerry K. Privette (TM#53-0039A); thence leaving said County Line turning along said property line South 18°48'41" East, a distance of 278.21 feet to a Concrete Monument Found; thence North 48°33'05" East, a distance of 801.68 to a Concrete Monument found and also being a point on the property line of Now or Formerly Edward Samuel & Phillip G Morgan (PIN # 1-1045-01-002); thence turning along said property line South 40°00'00" East, a distance of 2,899.27 feet to Union Camp Concrete Monument / Railroad Iron Found and also a point on the property line of Now or Formerly Murray & Fellwood Carl Harold Jr. (PIN # 1-1047-02-005); thence South 69°37'17" West, a distance of 1,616.26 feet to Union Camp Concrete Monument Found and also a point on the property line of Lot #1 Sandy Bluff Subdivision (SMB 11-S, Page 37) and Now or Formerly Keith M. and Laurie P. Axtell (PIN# 1-0147-02-022); thence South 61°45'14" West, a distance of 69.86 feet to a Concrete Monument Found and also a point on the property line of Lot #24 Phase One Old River Estates (SMB 9-S, Page 71) and Now or Formerly Grant D. and Yvonne B. Strahle (PIN # 1-1046-01-007); thence turning along said property line North 33°46'26" West, a distance of 225.72 feet to an ¾" Iron Pipe Found and a point on the property line of Lot #23 Phase One Old River Estates and Now or Formerly Katherine L Andrews (PIN # 1-1046-01-006); thence North 33°46'26" West, a distance of 250.71 feet to a ¾" Iron Pipe Found; thence North 33°46'26" West, a distance of 50.55 feet to a point and also being on the property line of Lot #22 Old River Estates and Now or Formerly Neal Wittkamp (PIN # 1-1046-01-005); thence North 33°46'26" West, a distance of 237.27 feet to an ¾" Iron Pipe Found; thence continuing along said property line North 33°46'26" West, a distance of 75.59 feet to a point and also being on the property line of Lot #21 Phase One Old River Estates and Now or Formerly John W. New (PIN # 1-1046-01-004); thence North 33°46'26" West, a distance of 256.74 feet to an ¾" Iron Pipe Found and also a point on the property line of Lot #20 Phase One Old River Estates and Now or Formerly Lewis K. New (PIN # 1-1046-01-003); thence continuing along said line North 33°46'26" West, a distance of 265.70 to an ¾" Iron Pipe Found and also a point on the property line of Lot #19 Old River Estates and Now or Formerly Walter R. and Brenda F. Sparks (PIN # 1-1046-01-002); thence North 33°46'26" West, a distance of 279.35 feet to a 5/8" Iron Rebar Found; thence turning along Lot #19 South 65°23'10" West, a distance of 767.60 feet to a Concrete Monument Found and also a point on Old River Road (100' right-of-way); thence North 24°39'11" West, a distance of 595.02 feet

to a Right-of-Way Concrete Monument Found; being the point of curvature of a tangent curve, concave to the North, having a radius of 5,679.58 feet, and a chord length of 160.09 feet bearing North 23°50'53" West; thence proceed along the arc of said curve 160.10 feet to a Concrete Monument Found and also being the same POINT OF BEGINNING.

SECTION 2: That the requirements of Section 8-3182(f)(2) of said Code 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, and the \_\_\_\_ day of \_\_\_\_\_, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: This ordinance shall be effective upon the effective date of the annexation of said property in the City of Savannah pursuant to O.C.G.A. 36-66-4(e) and the law in such cases made and provided.

SECTION 4: 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: \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

FILE NO.: 19-004339-ZA