



NOVEMBER 18, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Rezoning of Area 2 (West Gateway Boulevard and Martin Court)

Subject Property:

Parcel: Rezone 19.763 acres more or less from RMF-2-10 and P-B-c-CO to B-C

PINs: Various (**the Property**)

Addresses: Various

Bridget Lidy, Petitioner, for the City of Savannah (**the Jurisdiction**)

Additional Information:

A scrivener's error rezoned **Tract A of the Property** to RMF-2-10 (Residential Multi-family-2 – 10 units per acre) and left **Tract B** as P-B-CO (Planned Community Business-County Annexed). The request is to rezone **the Property** to the B-C (Community Business) Zoning District, which is similar to the P-B-CO Zoning District that **the Property** was in before September 1, 2019.

The Jurisdiction:

Annexed **Tract A of the Property** in 2006 and **Tract B** in 2018. In doing so, **the Jurisdiction** provided a zoning designation of P-B-CO for **the Property**:

Sec. 8-3021 of the old Zoning Ordinance stated "All property that is brought into municipal boundaries for the purpose of service delivery shall maintain its existing zoning classification. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. Where a district that is established by the Zoning Ordinance of Chatham County, Georgia is applied to land within the City of Savannah, the suffix "CO" (for County) shall be placed on the Zoning Map of the City of Savannah after the zoning designation of the district. No further action shall be required to establish the zoning for this land for this purpose. However, such land can be considered for another zoning classification in accordance with the provisions of Article 1 (Amendments)".

Approved the development of:

Tract A:

Subdivision of Gateway West Phase 1;

Strayer University on 20 Martin Court;

Undeveloped Tracts of Gateway West Phase 1.

Tract B:

Minor Subdivision of Tract 5 of Gateway Savannah Phase 2;

Two hotels under the old Zoning Ordinance.

The Waters at Gateway West:

Adjacent to Tract A;

Rezoned from P-B-C-CO to RM-12 on January 5, 2017 under File No. 16-005675-ZA.

Minor Subdivision/Recombination of various Tracts of Gateway West Phase 1;

274-unit apartment complex under the old Zoning Ordinance.

Transportation Network: The subject property has direct frontage along West Gateway Boulevard or Martin Court, a paved two-lane street. West Gateway Boulevard and Martin Court currently functions as a local road, pursuant to the Chatham County-Savannah Comprehensive Plan, off Fort Argyle Road\GA SR 204. Fort Argyle Road\GA SR 204 functions as a principal arterial street between Interstate 95 and the County Line to the west.

Public Services and Facilities: The property is served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer systems.

Subject Parcels:

- Adjacent properties to the:
 - North – Apartment complex in the RMF-10 Zoning District;
 - South – Apartment complex in the RMF-10 Zoning District and commercial property in Chatham County's P-B-C Zoning District;
 - East – Interstate 16 and commercial property in Chatham County's P-B-C Zoning District;
 - West – Apartment complex in the RMF-10 Zoning District.

Sincerely,



Tiras Winn Petrea
Principal Zoning Inspector