

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 BY REZONING A 19.763-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) AND RMF-2-10 (RESIDENTIAL MULTI-FAMILY-2 – 10 UNITS PER ACRE) ZONING DISTRICTS TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on _____, **2019**.

Clerk of Council

Date

(SEAL)

ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 19.763-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) AND RMF-2-10 (RESIDENTIAL MULTI-FAMILY-2 – 10 UNITS PER ACRE) ZONING DISTRICTS TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT.

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

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 19.763-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) AND RMF-2-10 (RESIDENTIAL MULTI-FAMILY-2 – 10 UNITS PER ACRE) ZONING DISTRICTS TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT.

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 approximately 19.763 acres more or less and City Rights-of-Way (ROW) be rezoned from its present RMF-2-10 AND P-B-CO Zoning Districts to the B-C Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

Legal description to be provided or confirmed.

SECTION 1A: Tract A containing approximately 14.673 acres from RMF-2-10:

Commencing at a point [X: 930228.642735 Y: 732046.792771], located at the approximate intersection of the centerline of Gateway Boulevard and the street centerline of Martin Court, said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction along the approximate centerline of Gateway Boulevard for approximately 28.625' to a point,

Thence proceeding in a NW direction [N 41-9-23 W] along a line for approximately 279.847' to a point,

Thence proceeding in a NE direction [N 48-57-15 E] along a line for approximately 103.201' to a point,

Thence proceeding in a NW direction [N 41-8-15 W] along a line for approximately 113.01' to a point,

Thence proceeding in a SW direction [S 48-57-15 W] along a line for approximately 316.711' to a point,

Thence proceeding in a NW direction [N 74-0-32 W] along a line for approximately 5.19' to a point,

Thence proceeding in a NW direction [N 31-40-53 W] along a line for approximately 21.52' to a point,

Thence proceeding in a SW direction [S 38-32-32 W] along a line for approximately 39.029' to a point,

Thence proceeding in a SW direction [S 63-21-30 W] along a line for approximately 24.35' to a point,

Thence proceeding in a SW direction [S 14-33-26 W] along a line for approximately

35.31' to a point,

Thence proceeding in a SW direction [S 10-42-16 W] along a line for approximately 7.489' to a point,

Thence proceeding in a SW direction [S 48-57-14 W] along a line for approximately 143.2' to a point,

Thence proceeding in a NW direction [N 81-44-39 W] along a line for approximately 5.961 ft. to a point,

Thence proceeding in a SW direction [S 49-8-33 W] along a line for approximately 29.98' to a point,

Thence proceeding in a SW direction [S 78-45-48 W] along a line for approximately 28.982' to a point,

Thence proceeding in a SE direction [S 49-31-52 E] along a line for approximately 494.90' to a point,

Thence along a curve of radius 750' a distance of 95.35' with a chord bearing of N 29 6' 12" E and chord distance of 95.28' to a point,

Thence proceeding in a SE direction [S 54-36-31 W] across West Gateway Boulevard for approximately 100.09' to a point,

Thence proceeding in a SE direction [S 23-35-51 E] along a line for approximately 695.59' to a point,

Thence proceeding in a NE direction [N 53-48-12 E] along a line for approximately 281.55' to a point,

Thence proceeding in a NW direction [N-40-18-18 E] along a line for approximately 232.52' to a point,

Thence along a curve of radius 11309.16' a distance of 259.91' with a chord bearing of N 35 10' 20" E and chord distance of 259.90' to a point,

Thence along a curve of radius 11309.16' a distance of 353.82' with a chord bearing of N 33 37' 4" E and chord distance of 353.80' to a point,

Thence proceeding in a NW direction [N 57-54-12 W] along a line for approximately 178.59' to a point,

Thence proceeding in a SW direction [S 33-5-58 W] along a line for approximately 301.451' to a point,

Thence proceeding in a NW direction [N 87-6-19 W] along a line for approximately 45.126' to a point,

Thence proceeding in a NW direction for approximately to a point,

Thence proceeding in a N direction [N 41-3-40 E] along a line for approximately 84' to a point,

Thence along a curve of radius 58' a distance of 91.11' with a chord bearing of N 86 3' 40" W and chord distance of 82.02' to a point,

Thence proceeding in a S direction [S 48-56-20 W] along a line for approximately 35.60' to a point being the approximate centerline of Martin Court,

Thence proceeding in a N direction [N 41-9-34 W] along the approximate centerline of Martin Court for approximately 334.27' to a point located at the approximate intersection of the centerline of Gateway Boulevard and the street centerline of Martin Court, said point being, THE POINT OF BEGINNING.

SECTION 1B: Tract B containing approximately 5.09 acres from P-B-CO:

Property Description: ALL those certain lots, tracts or parcels of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, known as Tract 5 of Gateway Savannah Phase II. Said property containing an aggregate of five and nine hundredth (5.09) acres of land, lying contiguous, and, as one body of land, being more fully described as follows:

Commencing from a point, said point being, THE POINT OF BEGINNING, along Gateway Boulevard West,

Thence proceeding 181.08' N 39 29' 09" W to a point,

Thence 158.45' N 50 30' 31" E to a point,

Thence 245.98' N 39 29' 09" W to a point,

Thence 355.25' N 40 27' 47" E to a point,

Thence 494.90' S 49 31' 52" E to a point along the right of way of Gateway Boulevard West,

Thence along a curve of radius 750.00' a distance of 316.36' with a chord bearing of N 44 53' 55" E and chord distance of 314.02' to a point,

Thence a distance of 199.98' S 56 58' 58",

Thence along a curve of radius 1180.00' a distance of 83.62' with a chord bearing of S 54 57' 10" W to a point, said point being, the POINT OF BEGINNING.

SECTION 1C: Said property being depicted on the below Plats, which by reference are incorporated into and made part of this description, recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia; and being known as and with Parcel Identification Numbers (PINs):

Plat Books 38S Page 82A and 82B for the Subdivision of Gateway West Phase 1:

1. 19 W GATEWAY BLVD with PIN 21034 01040 (Lot 1 with 2.091 acres) owned by JAM HOSPITALITY LLC;
2. 1 MARTIN CT with PIN 21034 01044 (Lot 5 with 1.7 acres) owned by ROTARY CORPORATION;
3. 7 MARTIN CT with PIN 21034 01045 (Lot 6 with 2.19 acres) owned by ROTARY CORPORATION;
4. 13 MARTIN CT with PIN 21034 01046 (Lot 7 with 2.466 acres) owned by KARAN LLC;

5. 0 aka 10 MARTIN CT as Common Area with PIN 21034 01053 (CA #1 with 0.283 acres) owned by GATEWAY WEST PROPERTY OWNERS ASSOCIATION INC;
6. 0 W GATEWAY BLVD as Detention Area with PIN 21034 01039 (2.092 acres) owned by ATLANTIC HOUSING FOUNDATION INC;
7. 0 W GATEWAY BLVD as Detention R/W with PIN 21034 01062 (0.97 acres) owned by ATLANTIC HOUSING FOUNDATION INC;
8. 20 MARTIN CT with PIN 21034 01054 (Lots 8 and 9 with 2.881 acres pursuant to Plat Book 38P Pages 94) owned by CMS EDU II SAVANNAH LP;

Plat Book 52 Pages 65 for 5.09 acres more or less for the Subdivision of Tract 5 of Gateway Savannah Phase 2:

9. 11 GATEWAY BLVD W with PIN 21034 01064 owned by 204 HOSPITALITY LLC; and
10. 9 GATEWAY BLVD W with PIN 21034 01061 owned by 204 HOSPITALITY LLC.

SECTION 2:

SECTION 2A: Tract A being a portion of the property that was annexed into the corporate limits of the City by The Mayor and Aldermen of the City of Savannah via ordinance passed on February 16, 2006.

SECTION 2B: Tract B being the same property that was annexed into the corporate limits of the City by The Mayor and Aldermen of the City of Savannah via ordinance passed on August 30, 2018.

SECTION 2C: Being the same property that were zoned P-B-CO on the effective dates of the annexations 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.

SECTION 3: 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 and by the Chatham County Board of Commissioners on February 24, 2017 is met:

SECTION 3A: Tract A is designated on the Future Land Use Map as being in the Planned Development Future Land Use Category.

SECTION 3B: The Planned Development Future Land Use Category is defined as “Master planned areas accommodating cluster development, neotraditional development, or mixed residential, commercial, or civic uses. Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components. This category includes Amenity Communities, Village Centers, Town Centers, and existing Planned Unit Developments”.

SECTION 3C: Tract B is designated on the Future Land Use Map as being in the Commercial-Regional Future Land Use Category.

SECTION 3D: The Commercial-Regional Future Land Use Category is defined as “Business areas supporting most retail, service, office, and institutional uses. Large scale commercial uses such as shopping malls and lifestyle centers are appropriate”.

SECTION 3C: Articles 5 and 6 of the Zoning Ordinance of the City of Savannah do not list the Planned Development or the Commercial Regional Future Land Use Categories.

SECTION 3D: Therefore, The Mayor and Aldermen have determined that the Planned Development and Commercial Regional Future Land Use Categories allow the B-C 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 the ____ day of _____, 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 _____, 2019.

Eddie W. DeLoach, Mayor

ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-006217-ZA