

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING AN 83.60-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT 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 AN 83.60-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

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 83.60 acres be rezoned from its present PD Zoning District to the B-C Zoning District based upon the criteria of suitability, community need, compatibility, consistency, and reasonable use:

SECTION 1A: **Legal Description: To be provided.**

SECTION 1B: Said property being depicted on the below Plats with the Office of the Clerk of Superior Court of Chatham County, Georgia and being known as and with Parcel Identification Numbers (PINs):

Plat Book 13S Pages 98, 98A, and 98B for 24.89 acres more or less:

1. 11180 Abercorn Street with PIN 20695 01018 (Parcel 3 containing 24.887 acres) owned by HD DEVELOPMENT OF MARYLAND INC;
2. 11196 Abercorn Street with PIN 20695 01021 (Parcel 1 containing 1.01 acres) owned by MDC COAST 4 LLC;
3. 11164 Abercorn Street with PIN 20695 01020 (Parcel 2 containing 1.04 acres) owned by SAVS07 LLC;
4. 0 Abercorn Street as Dedicated Greenbelt with PIN 20695 01023 containing 5.12 acres owned by HOME DEPOT USA INC PROPERTY TAX DEPT RE#0122;

Plat Books 12S Page 44B, 13S Pages 38A and 57B for 58.71 acres more or less:

5. 11114 Abercorn Street with PIN 20694 01012 (Tract 2 containing 10.13 acres) owned by LOWES HOME CENTERS INC ATTN: TAX DEPARTMENT 1ETA;
6. 11120 Abercorn Street with PIN 20694 01013 (Tract 5A containing 0.98 acres) owned by COLE AP PORTFOLIO II LLC;
7. 0 Abercorn Street as Detention Pond with PIN 20694 01015 (Tract 7 containing 9.89 acres) owned by SOUTHCHASE PROPERTY OWNERS ASSOCIATION INC;
8. 11108 Abercorn Street with PIN 20694 01017 (Tract 5B-1 containing 1.01 acres) owned by TONROE & ASSOCIATES LLC;
9. 11102 Abercorn Street with PIN 20694 01018 (Tract 5B-2 containing 0.813 acres) owned by 4202 THIRD AVE LLC;

10. 0 Abercorn Street with PIN 20694 01019 (Tract 3 containing 16.03 acres) owned by CHATHAM COUNTY ATTN:COUNTY MANAGER;
11. 0 Abercorn Street as Dedicated Greenbelt with PIN 20694 01020 containing 4.48 acres owned by SS PARTNERSHIP;
12. 0 Abercorn Street as Private Access Easement with PIN 20694 01021 (Tract 6 containing 0.875 acres) owned by SOUTHCHASE PROPERTY OWNERS ASSOCIATION INC;
13. 11152 Abercorn Street with PIN 20694 01022 (Tract 4 containing 0.78 acres) owned by ADMP ENTERPRISES INC;
14. 11132 Abercorn Street with PIN 20695 01022 (Tract 1 containing 8.23 acres) owned by SC SAVANNAH LLC; and
15. City Rights-of-way.

SECTION 2: Being the same property that was:

SECTION 2A: Rezoned by The Mayor and Aldermen of the City of Savannah via ordinance passed on March 7, 1991 to the PUD-LU (Planned Unit Development-Limited Use) Zoning District under MPC File No's. 90-9584-S and 90-9858-S.

SECTION 2B: Subject to the Master Plans approved by the Chatham-County Savannah Metropolitan Planning Commission on November 19, 1991 for Southchase Development under MPC File No. S-91-9830-S and on for Home Depot under MPC File No.

SECTION 3:

SECTION 3A: For all intents and purposes, the properties subject to the Master Plans are built-out.

SECTION 3B: Therefore, The Mayor and Aldermen has determined that the Planned Development District is no longer needed.

SECTION 4: 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 is met:

SECTION 4A: The Future Land Use Map designates the 83.60-acre property as being in the Commercial-Regional Future Land Use Category.

SECTION 4B: Chapter 5 of the Comprehensive Plan defines the Commercial-Regional Future Land Use Category 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 4C: Article 5 of the Zoning Ordinance of the City of Savannah does not list the Commercial-Regional Future Land Use Category.

SECTION 4C: Therefore, The Mayor and Aldermen have determined that the Commercial-Regional Future Land Use Category allows the B-C Zoning District.

SECTION 5: 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 6: 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.: 19-006023-ZA