

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 12.2307-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) ZONING DISTRICT TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on    , 2019.

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Clerk of Council

Date

(SEAL)

DRAFT

ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 12.2307-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) ZONING DISTRICT TO THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT.

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ZONING HEARING OCCURRED ON     , **2019**.

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ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON     , **2019**.

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ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON     , **2019**.

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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 12.2307-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE P-B-CO (PLANNED BUSINESS – COUNTY-ANNEXED) 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 12.2307 acres be rezoned from its present P-B-CO Zoning District to the B-C Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Tract A containing approximately 0.89 acres.

SECTION 1B: Tract B containing approximately 10.466 acres.

SECTION 1C: Tract C containing approximately 0.74 acres.

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

SECTION 1E: 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 PLA00A Page 309 for 1.5857 acres more or less of Heathcote Farms:

1. 4317 Ogeechee Road (Lots 6 and 7 Section A containing 0.89 acres) with PIN 20836 02004 owned by AKSHAR HOLDINGS LLC;
2. 4323 Ogeechee Road (Lots 4 and 5 Section A containing 0.69 acres) with PIN 20836 02025 owned by ANDREWS REALTY PARTNERSHIP, L.P.

Plat Book 51 Pages 630 and 744 for 10.645 acres more or less:

3. 4327 Ogeechee Road (Tract 3 containing 8.935 acres) with PIN 20836 02028 owned by ANDREWS COMMERCIAL REAL ESTATE, LLC;
4. 4331 Ogeechee Road (Tract 2 containing 0.938 acres) with PIN 20836 02027 owned by BRADLEY CREEK PROPERTIES LLC & ANDREWS COMMERCIAL;
5. 4333 Ogeechee Road (Tract 1 containing 1.132 acres) with PIN 20836 02026 owned by GEECHEE DONUTS LLC; and
6. City Rights-of-way.

**SECTION 2:**

**SECTION 2A:** Tract A 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 October 26, 2017.

**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 June 21, 2018.

**SECTION 2C:** Tract C 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 September 13, 2018.

**SECTION 2D:** 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 is met:

**SECTION 3A:** The Future Land Use Map as adopted by the Chatham County Board of Commissioners on February 24, 2017 designates the 12.2307-acre property as being in the Commercial-Suburban Future Land Use Category.

**SECTION 3B:** The Commercial-Suburban Future Land Use Category is defined as “Business areas supporting shopping centers and corridor commercial uses at a scale and intensity capable of serving regional markets”.

**SECTION 3C:** Section 5.16.2 of the Zoning Ordinance of the City of Savannah allows the B-C Zoning District in the Commercial-Suburban Future Land Use Category.

**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.**

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Eddie W. DeLoach, Mayor

ATTEST:

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Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-006026-ZA

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