

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE OI-E (OFFICE INSTITUTIONAL - EXTENDED) ZONING CLASSIFICATION TO AN I-L (LIGHT INDUSTRIAL) ZONING CLASSIFICATION WITH CONDITIONS; 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:

SECTION 1: To rezone only the portion of the parcel required to establish a 96-foot-wide access point between the subject parcel at the adjacent parcel at Godley Road, as outlined in red on the attached General Development Plan for JIT Warehousing and Logistics, from the OI-E classification to the I-L classification:

SECTION 1A: Property Description.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE 8TH G.M.D., CHATHAM COUNTY, GEORGIA, AND KNOWN AS A PORTION OF R.L. GODLEY TRACT & A PORTION OF PARCEL 9 CROSSROADS BUSINESS CENTER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5"x5" RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF INTERSTATE 95 AND THE WESTERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD S27°27'43"E A DISTANCE OF 763.31' TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S27°27'43"E, A DISTANCE OF 2504.42' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF GODLEY ROAD, N63°15'42"W, A DISTANCE OF 843.71' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD, N24°42'25"W, A DISTANCE OF 1748.02' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY, N52°16'45"E, A DISTANCE OF 416.16' TO THE POINT OF BEGINNING, AND HAVING ACREAGE OF 22.323 ACRES, OR 972,393 SQUARE FEET;

SECTION 1B: Said property being known as 351 Technology Circle (PIN 20980 03005);

SECTION 1C: The following conditions shall apply to the rezoning:

1. Any site development plan submitted for the subject property shall be reviewed and approved by the Planning Commission prior to the issuance of a Site Development Permit;
2. Vehicular access to the Godley Road property (PINs 20980 03002 and 20980 03004) shall be right turn in from Technology Circle and left turn out onto Technology Circle only. Access to Engineering Drive shall be prohibited; and
3. The existing vegetative buffer along the eastern boundary of the subject property shall be disturbed only to the extent necessary to establish the proposed access, as determined by the Planning Commission.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted the 1<sup>st</sup> day of September 2019, 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 30<sup>th</sup> day of April 2021, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: 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: \_\_\_\_\_, 2021.

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Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council

