

ORDINANCE  
To Be Entitled

AN ORDINANCE TO REZONE 1750 GROVE POINT ROAD AND 1754 PINE GROVE ROAD FROM P-B (PLANNED BUSINESS) TO B-C (COMMUNITY BUSINESS) AND TO REZONE 1758 PINE GROVE ROAD FROM R-A (RESIDENTIAL-AGRICULTURE) TO R-A-CO (RESIDENTIAL-AGRICULTURE-COUNTY); 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: The following described property be rezoned from its present P-B zoning classification to the B-C zoning classification:

SECTION 1A: Property description for 1750 Grove Point Road and 1754 Pine Grove Road (PINs 10993A04001 and 10993A04002):

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING IN THE 7TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5x5" RIGHT-OF-WAY MONUMENT FOUND, ON THE SOUTHWESTERN RIGHT-OF-WAY OF ABERCORN STREET, SAID POINT HAVING A NORTHING OF 725234.3037 AND AN EASTING OF 947534.5445 AND IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 56°52'23" E A DISTANCE OF 83.75' TO A POINT;  
THENCE S 56°52'23" E A DISTANCE OF 170.10' TO A 5/8" REBAR FOUND;  
THENCE S 31°08'21" W A DISTANCE OF 243.13' TO A PK SET ON A CURVE;  
THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 597.96', AN ARC LENGTH OF 170.82', A CHORD BEARING OF N 55°49'33" W, AND A DISTANCE OF 170.24' TO A POINT ON SAID CURVE;  
THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 597.96', AN ARC LENGTH OF 68.23', A CHORD BEARING OF N 67°16'43" W, AND A DISTANCE OF 68.19' TO A 5X5" RIGHT-OF-WAY MONUMENT FOUND;  
THENCE N 15°23'01" W A DISTANCE OF 70.90' TO A 5X5" RIGHT-OF-WAY MONUMENT FOUND;  
THENCE N 31°09'08" E A DISTANCE OF 149.87' TO A 5/8" REBAR SET;  
THENCE N 64°06'07" E A DISTANCE OF 64.66' TO THE SAID POINT OF BEGINNING.  
SAID PARCEL CONTAINS 1.555 ACRES

SECTION 2: The following described property be rezoned from its present R-A zoning classification to the R-A-CO zoning classification:

SECTION 2A: Property description for 1758 Pine Grove Road (PINs 10993A05001):

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING IN THE 7TH G.M DISTRICT OF CHATHAM COUNTY, GEORGIA AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8" REBAR SET, ON THE SOUTHWESTERN RIGHT-OF -WAY OF ABERCORN STREET, SAID POINT HAVING A NORTHING OF 725095.5802 AND AN EASTING OF 947747.1351 AND IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 56°49'38" E A DISTANCE OF 170.30' TO A 5/8" REBAR SET;

THENCE S 31°10'51" W A DISTANCE OF 296.56' TO A BROKEN 3X3" CONCRETE MONUMENT FOUND;

THENCE N 34°50'59" W A DISTANCE OF 44.29' TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 597.96', AN ARC LENGTH OF 136.29', A CHORD BEARING OF N 41°06'45" W, AND A DISTANCE OF 136.00' TO A PK SET ON SAID CURVE;

THENCE N 31°08'27" E A DISTANCE OF 243.13' TO THE SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.038 ACRES

SECTION 3: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st 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 7th of March 2022, 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: \_\_\_\_ day of \_\_\_\_\_ 2022.

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Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council

CITY OF SAVANNAH ACCOUNTS  
PO BOX 1027, ATTN: BIANCA BISSETTE  
SAVANNAH, GA 31402

**AFFIDAVIT OF PUBLICATION  
SAVANNAH MORNING NEWS  
STATE OF GEORGIA,  
COUNTY OF CHATHAM**

Personally appeared before me, Said Legal Clerk, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d.b.a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

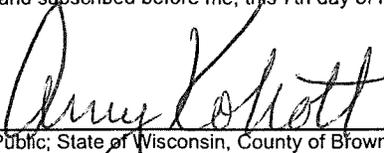
March 07, 2022

And finds that the following advertisement to wit:  
appeared in each of said editions.

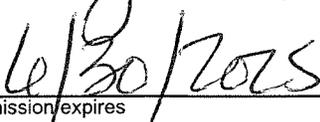


Legal Clerk

Sworn to and subscribed before me; this 7th day of March, 2022



Notary Public; State of Wisconsin, County of Brown



My commission expires

AMY KOKOTT  
Notary Public  
State of Wisconsin

Order Number: 0003405367

\*\*\*PUBLIC NOTICE\*\*\*

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public zoning hearing regarding text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, March 24, 2022, at 6:30 a.m. at the Savannah City Hall located at 2 East Bay St, Savannah, GA.

Petition of The Mayor and Aldermen of the City of Savannah, Georgia for a Zoning Map Amendment to Rezone approximately 3.85 acres at 4801 Acland Street (PIN 20108 01001) from C-P (Conservation-Park) to RMF-2 (Residential Multifamily-2), File No. 22-000531-ZA.

Petition of Ellen Harris from Ethos Preservation on Behalf of Heath Shelton for a Zoning Map Amendment to Rezone Williams Street (PIN 20084 05003) from B-N (Neighborhood Business) to TC-1 (Traditional Commercial-1). File No. 22-000444-ZA

Petition of Harold and Josh Yellin on Behalf of Jennifer J. Collins and Paulo D. Collins to Rezone 618 East Montgomery Crossroads (PIN 20494 04023) from RSF-6 (Residential Single Family) to OI-T (Office-Institutional Transition). File No. 22-000445-ZA

Petition of Carlton J. Roy on Behalf of Drayton Parker Companies, LLC to Zone 1750 and 1754 Grove Point Road (PINs 10993A04001 and 10993A04002) from P-B (Planned Business) to B-C (Community Business) and to Zone 1758 Grove Point Road (PIN 10993A05001) from R-A (Residential Agriculture) to R-A-CO (Residential Agriculture-County). File No. 22-000483-ZA

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

If You Cannot Attend the City Council Meeting: Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to [planning@savannahga.gov](mailto:planning@savannahga.gov) or by calling 912-651-3108. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://sao-savannah1.civicplus.com/457/Agend> or at the meeting if

AS-ARRANGING PRIOR TO THE HEARING, if you have any questions, please contact 912-651-3108 or [planning@savannahga.gov](mailto:planning@savannahga.gov).

Monday, March 7, 2022.  
Invoice Description:  
22-106-101-2143-51220

Account Number: 27003