

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA TO PROVIDE A ZONING DESIGNATION FOR THE 1,036.69-ACRE PROPERTY PETITIONED TO BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF SAVANNAH; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the property owners of an 1,036.69-acre property have petitioned to be annexed into the corporate limits of the City of Savannah, Georgia;

WHEREAS, the property petitioned to be annexed is currently designated as “M” (Manufacturing) and “P-M (Planned Manufacturing) on the Zoning Map of Chatham County, Georgia;

WHEREAS, the property owner have requested that the property maintains its current Chatham County zoning designations, but without the “P”, upon annexation into the corporate limits of the City of Savannah;

NOW THEREFORE, BE IT ORDAINED by The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof, that:

SECTION 1: The following described area containing 1,036.69 acres petitioned to be annexed into the corporate limits of the City of Savannah is hereby added to the Official Zoning District Map of the City, and the Zoning District designated for the properties shall be “M-CO” (Manufacturing – County). As depicted on and/or utilizing certain plats recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Book 52 Page 227, said plat by reference are incorporated into and made part of this description and being more particularly described as follows:

SECTION 1A: Parcel A Description:

ALL THAT CERTAIN TRACT OF LAND KNOWN AS a 954.86 ACRE PORTION OF ROCKINGHAM FARM, 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLD BUCKHALTER AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTHWEST BYPASS AND CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SOUTHWEST BYPASS TO FOLLOWING COURSES AND DISTANCES, S26°32'20"W A DISTANCE OF 404.47' TO A RWCMF (RIGHT-OF-WAY CONCRETE MONUMENT FOUND), S30°36'09"W A DISTANCE OF 284.55' TO A RWCMF, S35°02'16"W A DISTANCE OF 470.41' TO A RWCMF, S76°59'36"W A DISTANCE OF 66.10' TO A RWCMF, N67°49'57"W A DISTANCE OF 250.00' TO A POINT, S22°10'03"W, A DISTANCE OF 150.00' TO A POINT, S67°49'57"E, A DISTANCE OF 250.00' TO A POINT, S26°18'50"E A DISTANCE OF 68.90' TO A POINT, S11°27'20"W, A DISTANCE OF 747.95' TO A RWCMF, S18°49'52"W, A DISTANCE OF 140.11' TO A RWCMF, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 952.33', A RADIUS OF 2727.29', A DELTA

OF 20°00'25", A TANGENT OF 481.06', A CHORD BEARING OF S32°24'34"W AND A CHORD DISTANCE OF 947.50' TO A RWCMF, S47°25'26"W A DISTANCE OF 575.92' TO A RWCMF, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 92.11', A RADIUS OF 2727.29', A DELTA OF 1°56'06", A TANGENT OF 46.06', A CHORD BEARING OF S56°51'08"W AND A CHORD DISTANCE OF 92.10' TO A RWCMF, S57°48'24"W A DISTANCE OF 1285.88' TO A CMF (CONCRETE MONUMENT FOUND); THENCE ALONG THE PROPERTY LINE OF TRACT 3, NOW OR FORMERLY BOARD OF EDUCATION THE FOLLOWING COURESES AND DISTANCES, N32°11'49"W A DISTANCE OF 1000.00' TO A CMF, S57°48'11"W A DISTANCE OF 706.05' TO A CMF, S32°11'49"E A DISTANCE OF 208.71' TO A CMF, S57°48'11"W A DISTANCE OF 208.71' TO A POINT, S32°11'49"E A DISTANCE OF 791.29' TO A CMF; THENCE ALONG THE RIGHT-OF-WAY OF SOUTHWEST BYPASS THE FOLLOWING COURSES AND DISTANCES, S57°48'24"W A DISTANCE OF 4100.82' TO A RWCMF, S62°12'42"W A DISTANCE OF 1041.59' TO A POINT, S58°07'04"W A DISTANCE OF 344.21' TO A POINT, S47°47'27"W A DISTANCE OF 278.67' TO A POINT, ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 352.78', A RADIUS OF 2134.86', A DELTA OF 09°28'05", A TANGENT OF 176.79', A CHORD BEARING OF S36°13'48"W AND A CHORD DISTANCE OF 352.38' TO A POINT; THENCE ALONG THE EASTERN EDGE OF LITTLE OGEECHEE RIVER AND SALT CREEK THE FOLLOWING COURSES AND DISTANCES, N56°35'31"W A DISTANCE OF 896.98' TO A POINT, N35°24'39"E A DISTANCE OF 1604.67' TO A POINT, N28°06'33"E A DISTANCE OF 1154.78' TO A POINT, N09°44'37"W A DISTANCE OF 1342.23' TO A POINT, N11°49'20"E A DISTANCE OF 2093.69' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD, N47°50'09"E, A DISTANCE OF 5686.95' TO AN IRF (IRON ROD FOUND); THENCE ALONG THE PROPERTY LINE OF NOW OR FORMERLY COASTAL EMPIRE MONTESSORI COMMUNITY ORGANIZATION, INC. THE FOLLOWING COURSES AND DISTANCES, S55°32'39"E A DISTANCE OF 575.61' TO A POINT, N34°21'09"E A DISTANCE OF 872.43' TO A PK NAIL FOUND; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BUCKHALTER ROAD, S70°20'15"E A DISTANCE OF 105.10' TO A IRF AND CMF; THENCE ALONG THE WESTERN AND SOUTHERN PROPERTY LINE OF THE BURHAM TRACT THE FOLLOWING COURSES AND DISTANCES, S28°20'09"W A DISTANCE OF 1629.98' TO A CMF, S73°52'21"E A DISTANCE OF 1690.20' TO A CMF; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF BUCKHALTER ROAD EXTENTION, S24°11'34"W A DISTANCE OF 50.86' TO A CMF; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF OLD BUCKHALTER ROAD, S71°28'13"E A DISTANCE OF 1914.31' TO THE POINT OF BEGINNING; AND CONTAINING 954.86 ACRES OR 41,593,571 SQUARE FEET.

SECTION 1B: Parcel B Description:

ALL THAT CERTAIN TRACT OF LAND KNOWN AS AN 81.83 ACRE PORTION OF ROCKINGHAM FARM, 7TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLD BUCKHALTER AND THE EASTERN RIGHT-OF-WAY LINE OF SOUTHWEST BYPASS AND CONTINUING ALONG

THE RIGHT-OF-WAY LINE OF OLD BUCKHALTER ROAD, S71°24'42"E A DISTANCE OF 520.66' TO A CMF; THENCE ALONG THE PROPERTY LINES OF NOW OR FORMERLY APRIL DIANA GRIFFIN THE FOLLOWING COURSES AND DISTANCES, S17°32'08"W A DISTANCE OF 573.63' TO A CMF, S53°29'27"E A DISTANCE OF 194.97' TO A CMF, S48°40'28"E A DISTANCE OF 26.57' TO A IPF, S55°24'36"W A DISTANCE OF 187.15' TO A CMF, S68°12'45"E A DISTANCE OF 220.38' TO A CMF, S62°20'05"E A DISTANCE OF 336.84' TO A POINT, S16°28'16"W A DISTANCE OF 337.39' TO A POINT, S28°41'56"E A DISTANCE OF 502.85' TO A IPF; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD THE FOLLOWING COURSES AND DISTANCES, S57°40'48"W A DISTANCE OF 850.00' TO A POINT, S24°43'32"E A DISTANCE OF 75.66' TO A POINT, S57°40'48"W A DISTANCE OF 2435.89' TO A POINT; THENCE ALONG A WETLAND LINES BEING THE EASTERN PROPERTY LINE OF NOW OR FORMERLY VC MITCHELL THE FOLLOWING COURSES AND DISTANCES, N18°50'05"W A DISTANCE OF 86.38' TO A POINT, N16°52'43"E A DISTANCE OF 61.61' TO A POINT, N07°13'23"E A DISTANCE OF 78.79' TO A POINT, N15°36'19"E A DISTANCE OF 116.76' TO A POINT, N42°58'19"W A DISTANCE OF 80.02' TO A POINT, N19°48'35"W A DISTANCE OF 132.02' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SOUTHWEST BYPASS THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 894.73', A RADIUS OF 2964.79', A DELTA OF 17°17'28", A TANGENT OF 450.79', A CHORD BEARING OF N44°32'37"E AND A CHORD DISTANCE OF 891.34' TO A RWCMF(RIGHT-OF-WAY CONCRETE MONUMENT FOUND), N36°41'41"E A DISTANCE OF 417.53' TO A RWCMF, N28°20'48"E A DISTANCE OF 490.03' TO A RWCMF, N31°20'52"E A DISTANCE OF 221.41' TO A RWCMF, N34°47'50"E A DISTANCE OF 385.15' TO A POINT, N67°49'02"E A DISTANCE OF 80.71' TO A POINT, S67°49'57"E A DISTANCE OF 250.00' TO A POINT, N22°10'03"E A DISTANCE OF 150.00' TO A POINT, N67°49'57"W A DISTANCE OF 250.00' TO A POINT, N13°15'55"W A DISTANCE OF 105.42' TO A POINT, N10°44'08"E A DISTANCE OF 596.36' TO A RWCMF, N15°52'43"E A DISTANCE OF 329.86' TO A RWCMF, N20°46'49"E A DISTANCE OF 197.96' TO THE POINT OF BEGINNING; AND CONTAINING 81.83 ACRES OR 3,564,527 SQUARE FEET.

SECTION 1C: Said property being known as and with Parcel Identification Numbers (PINs):

1. A 1,036.69-acre portion of 343 BUCKHALTER RD with PIN 10943 01001, owned by ROCKINGHAM FARMS, LLC.

SECTION 2: 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 December 23, 2019, 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 upon the effective date of the annexation 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.

ADOPTED AND APPROVED THIS _____.

Van R. Johnson II, Mayor

ATTEST:

Clerk of Council, City of Savannah

(SEAL)

AFFIDAVIT OF PUBLICATION
SAVANNAH MORNING NEWS

STATE OF GEORGIA,
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, 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:

Dec 23, 2019

_____, 2019

_____, 2019

_____, 2019

And finds that the following advertisement to wit:

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher
(Deponent)

This 23 day of Dec, 2019

Eugene J Cronk
Notary Public, Chatham County, GA.

EUGENE J CRONK
Notary Public, Chatham County, Georgia
My Commission Expires January 24, 2022

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 the amendments to the Zoning Ordinance (text amendment), Zoning Map (rezoning or zoning), and Future Land Use Map of property described below on Thursday, January 16, 2020 at 2:00 p.m. at the Savannah City Hall located at 2 E Bay St, Savannah, GA.

I. Petition of Bridget Lidy for The Mayor and Aldermen and Phillip McCorkle on behalf of Jack Wardlaw for the property owner, Rockingham Farms, LLC, in conjunction with an Annexation Petition, are requesting approval to zone an 1036.69-acre portion of 343 Buckhalter Rd (PIN 10943 01001) from Chatham County's existing M (Manufacturing) and P-M (Planned Manufacturing) Zoning Districts to the City of Savannah's M-CO (Manufacturing - County) Zoning District (File #19-006681-ZA). The property is more fully described on the December 5, 2019 City Council Regular Meeting Agenda under Agenda Item #44 that Acknowledges Receipt of the Annexation Petition in "Exhibit 1: Annexation Petition - Rockingham Farms". Plat Book 52 Page 227 depicts the boundaries of the subject 1036.69 acres. Both the Petition and Plat has 2 Parcels:

- A. 954.86 acres that are south of Buckhalter Rd, Bruham Tract, Norris Tract, and Old Buckhalter Rd (an unopened 30 ROW) between the Seaboard Coastline Railroad and Veteran's Parkway/Southwest Bypass;
- B. The remaining 81.83-acre portion that is south of Old Buckhalter Rd (an unopened 30 ROW) between Veteran's Parkway/Southwest Bypass and Hunter Army Airfield.

II. Petition of Bridget Lidy for The Mayor and Aldermen to consider an amendment to the Zoning Ordinance regarding the Historic Preservation Commission (19-007267-ZA).

III. Petition of Joshua Yellin on behalf of Gordon Development Group, LLC for the listed property owners of approximately 0.125 acres to:

- 1. 317 E 32ND ST with PIN 20053 33014 owned by GORDON CHARLES L;
- 2. 319 E 32ND ST with PIN 20053 33015 owned by C.J.G LEASING LLC;
- 3. 321 E 32ND ST with PIN 20053 33016 owned by GORDON DEVELOPMENT GROUP, LLC;
- 4. 323 E 32ND ST with PIN 20053 33017 owned by GORDON CHARLES & JOENELLE;
- 5. 325 E 32ND ST with PIN 20053 33001 owned by GORDON CHARLES L.

A. Amend the Future Land Use Map Category for said properties from Traditional Neighborhood to Traditional Commercial (File #19-005715-CPA);

B. Rezone said properties from TN-2 (Traditional Neighborhood - 2) Zoning District to the TC-1 (Traditional Commercial - 1) Zoning District (File #19-005683-ZA);

C. On October 29, 2019, the Planning Commission voted to recommend approval of the request.

IV. Petition of Harold Yellin, which was filed on October 22, 2019 on behalf of Danny Nelson and Gail Waters for WATERS ANNETTE I', property owner of 10614 MIDDLEGROUND RD with PIN 20752 01007 and 10816 MIDDLEGROUND RD with PIN 20752 01008 containing approximately 3.67 acres to:

A. Amend the Future Land Use Map Category for a portion of said properties from General Residential to Civic/Institutional (File #19-006134-CPA);

B. Rezone said properties from the RMF-2-10 (Multi-Family Residential-2 - 10 units per acre) Zoning District to the RMF-2-25 (Residential-Multifamily-2 - 25 units per acre) and O-1 (Office and Institutional) Zoning Districts (File #19-006079-ZA);

C. On December 10, 2019, the Planning Commission voted to recommend denial of both requests and approval of an alternative recommendation to rezone both properties to the RMF-2-25 Zoning District (File #19-007207-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time and be heard and submit evidence and 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. Please call the Clerk of Council's Office at 912.651.6441 for confirmation.

If You Cannot Attend the City Council Meeting: If you cannot attend the meeting, but would like to have comments made part of the official record, please provide a letter to the Clerk of Council's Office at City Hall with your comments before the meeting. Please reference the file number located on this notice. Written comments become public record.

Materials Available for Public Information: The application, Planning Commission recommendation, and related materials may be inspected by the public during normal business hours at the Planning Commission, 110 E State St, Savannah, 912.651.1440; Clerk of Council's Office; or the City's Planning & Urban Design Department at the Development Services Building, 5515 Abercorn St, Savannah, 912.651.6530.

Submission of Written Materials: Written comments or evidence may be submitted to the Planning Commission, Clerk of Council's Office, or the City's Planning & Urban Design Department prior to the public/zoning hearing.

INSERT DATE: DECEMBER 23, 2019
INVOICE DESCRIPTION: 19-567-101-0115-51220