

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM AN R-A-CO (RESIDENTIAL-AGRICULTURE-COUNTY) ZONING DISTRICT TO A PDR (PLANNED DEVELOPMENT-RECLAMATION) ZONING DISTRICT IN CONJUNCTION WITH THE GENERAL DEVELOPMENT PLAN, IN ACCORDANCE WITH SECTIONS 8-3031 AND 8-3042; 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, 1150 Fort Argyle Road, be rezoned from its present R-A-CO Zoning District to a P-D-R Zoning District:

Commencing from a point [X: 916246.155002 & Y: 742071.599165], located at the approximate intersection of Fort Argyle Road & Tillman Carter Road,

Thence proceeding in a SE direction [S 38-29-59 E] along the approximate centerline of Fort Argyle Road for an estimated distance of 175.1 ft. to a point,

Thence proceeding in a NE direction [N 2-40-48 E] along a line for an estimated distance of 1,556.96 ft. to a point [X: 916428.443015 & Y: 743489.186885], said point being, THE POINT OF BEGINNING

Thence continuing in a NE direction [N 2-50-15 E] along a line for an estimated distance of 1,485.9 ft. to a point,

Thence continuing in a NE direction [N 1-57-12 E] along a line for an estimated distance of 583.4 ft. to a point,

Thence proceeding in a SE direction [S 88-4-42 E] along a line for an estimated distance of 453.2 ft. to a point,

Thence proceeding in a SE direction [S 27-40-4 E] along a line for an estimated distance of 339.1 ft. to a point,

Thence proceeding in a NE direction [N 64-16-53 E] along a line for an estimated distance of 828.9 ft. to a point,

Thence proceeding in a NE direction [N 68-53-47 E] along a line for an estimated distance of 167.5 ft. to a point,

Thence proceeding in a SE direction [S 43-32-13 E] along a line for an estimated distance of 618.6 ft. to a point,

Thence proceeding in a NE direction [N 16-34-33 E] along a line for an estimated distance of 695.6 ft. to a point,

Thence proceeding in a SE direction [S 69-36-9 E] along a line for an estimated distance of 1,641.6 ft. to a point,

Thence proceeding in a SW direction [S 40-36-41 W] along a line for an estimated distance of 2,125.8 ft. to a point,

Thence proceeding in a NW direction [N 54-38-7 W] along a line for an estimated distance of 68.3 ft. to a point,

Thence proceeding in a SW direction [S 41-54-25 W] along a line for an estimated distance of 918.0 ft. to a point,

Thence proceeding in a NW direction [N 89-10-5 W] along a line for an estimated distance of 850.6 ft. to a point,

Thence proceeding in a NW direction [N 70-55-20 W] along a line for an estimated distance of 208.9 ft. to a point,

Thence proceeding in a NW direction [N 61-48-14 W] along a line for an estimated distance of 759.7 ft. to a point [X: 916428.443015 & Y: 743489.186885], said point being, THE POINT OF BEGINNING

The property is further identified by the Property Identification Numbers (PINs) as follows:

PINs: 2-1037 -01-001.

SECTION 2: That the subject parcels be rezoned in conjunction with the general development plan entitled “Lewis 204 Exhibit” dated November 14, 2018, as required by Sections 8-3031 and 8-3042, a copy of which is attached hereto and made a part hereof by this reference. The general development plan, currently in review under Site Development Permit No. 18-09437-SITE and Plan No. 18-005960-PLAN, is hereby approved after a public hearing in accordance with Sections 8-3031 and 8-3042;

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code 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 _____, 2018, and the ____ day of _____, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: 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: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-005935-ZA

DRAFT