

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 847.3-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 847.3-acre property have petitioned to be annexed into the corporate limits of the City of Savannah;

WHEREAS, the property petitioned to be annexed is currently designated as “R-A” (Residential-Agricultural), “PDR-SL” (Planned Development Reclamation – Sanitary Landfill), “PDR-SM” (Planned Development Reclamation – Surface Mining) on the Zoning Map of Chatham County, Georgia;

WHEREAS, the Chatham County Board of Commissioners and the Chatham County-Savannah Metropolitan Planning Commission have adopted and approved various master and development plans for the property petitioned to be annexed; and

WHEREAS, the property owners have requested that the properties maintain their current Chatham County zoning designations 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 that:

SECTION 1: The following described area containing 442.95 acres more or less 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 “PDR-SL-CO” (Planned Development Reclamation – Sanitary Landfill – County):

PINs 11026 0201 (Part - 158.81 acres), 11027 0116, 16A, 16B, 16C, 16D, 16E (284.133 acres combined):

Commencing at a point located at the intersection of the centerlines of Interstate 95 and Little Neck Road, said point being THE POINT OF BEGINNING;

Thence proceeding northwesterly along the centerline of Little Neck Road for a distance of approximately 2,450 feet to a point;

Thence in a southwesterly direction along a line South 88 degrees 40 minutes West for a distance of approximately 1,995 feet to a point;

Thence continuing southwesterly along a line South 62 degrees 05 minutes West for a distance of approximately 1,455 feet to a point;

Thence South 28 degrees 10 minutes West for a distance of approximately 390 feet to

a point;

Thence in a southwesterly direction along a line South 59 degrees 15 minutes West for a distance of approximately 2,250 feet to a point;

Thence South 16 degrees 01 minutes East for a distance of approximately 1,920 feet to a point;

Thence continuing southerly along a line South 17 degrees 03 minutes East for a distance of approximately 1,018 feet to a point;

Thence easterly along a line North 70 degrees 05 minutes East for a distance of approximately 3,789 feet to a point;

Thence in a southerly direction along a line South 41 degrees 22 minutes East for a distance of approximately 833 feet to a point;

Thence easterly along a line North 66 degrees 45 minutes East for a distance of approximately 390 feet to a point on the centerline of Interstate 95;

Thence northeasterly along the centerline of Interstate 95 for a distance of approximately 2,437 feet back to THE POINT OF BEGINNING.

SECTION 2: The following described area containing 403.76 acres more or less 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 “PDR-SM-CO” (Planned Development Reclamation – Surface Mining – County):

1. PIN 11026 0201 (Part - 299.10 acres):

Commencing at a point on the centerline of Little Neck Road, approximately 2,450 feet north of its intersection with the centerline of Interstate 95, said point being THE POINT OF BEGINNING;

Thence proceeding southwesterly along a line South 88 degrees 40 minutes West for a distance of approximately 1,995 feet to a point;

Thence South 62 degrees 05 minutes West for a distance of approximately 1,455 feet to a point;

Thence continuing southwesterly along a line South 62 degrees 05 minutes West for a distance of approximately 1,455 feet to a point;

Thence South 28 degrees 10 minutes West for a distance of approximately 390 feet to a point;

Thence in a southwesterly direction along a line South 59 degrees 15 minutes West for a distance of approximately 2,250 feet to a point;

Thence North 16 degrees 01 minute West for a distance of approximately 1,290 feet to a point;

Thence North 03 degrees 10 minutes West for a distance of approximately 736 feet to a point;

Thence northeasterly along a line North 52 degrees 26 minutes East for a distance of

approximately 1,220 feet to a point;

Thence continuing in a northeasterly direction along a line North 47 degrees 36 minutes East for a distance of 3,700 feet to a point on the centerline of Little Neck Road;

Thence southerly along the centerline of Little Neck Road for a distance of approximately 3,570 feet back to THE POINT OF BEGINNING.

2. PIN 11027 01014 (52.10 acres):

Commencing at an iron rebar found at a point [X: 926947.75 Y: 740133.56], said point being THE POINT OF BEGINNING;

Thence S 16°12'04" E for a distance of 3,684.56 feet to an iron rebar found;

Thence S 78°41'39" W for a distance of 640.40 feet to an iron rebar found;

Thence N 16°08'49" W for a distance of 3,448.33 feet to an iron rebar found;

Thence N 57°50'09" E for a distance of 660.26 feet to an iron rebar found, which is THE POINT OF BEGINNING.

3. PIN 11027 01015 (52.56 acres):

Commencing at an iron rebar found at a point [X: 926947.75 Y: 740133.56], said point being THE POINT OF BEGINNING;

Thence N 57°47'51" E for a distance of 492.73 feet to a concrete monument found;

Thence N 66°30'25" E for a distance of 276.35 feet to a railroad iron found;

Thence S 03°30'19" E for a distance of 736.11 feet to an iron pin set found;

Thence S 16°22'22" E for a distance of 2,624.37 feet to a 2" iron pipe found;

Thence S 15°07'13" E for a distance of 561.55 feet to a railroad iron found;

Thence S 78°32'55" W for a distance of 585.25 feet to an iron rebar found;

Thence N 16°12'04" W for a distance of 3,684.56 feet to an iron rebar found, which is THE POINT OF BEGINNING.

SECTION 3: The following described area containing 0.44 acres more or less 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 "R-A-CO" (Residential – Agriculture – County):

PIN 11027 01117 (0.44 acres):

All that certain tract or parcel of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, being known and designated as Parcel "B" upon a map or plat prepared by Earl F. Floyd dated November 5, 1970 and recorded in Plat Record Book 8-P, Folio 38, Chatham County records.

SECTION 4: That the various master and development plans, in total, adopted and approved by the Chatham County Board of Commissioners and the Chatham County-Savannah Metropolitan Planning Commission for the 847.3-acre property petitioned to be annexed to the

corporate limits of the City of Savannah are hereby adopted.

SECTION 5: That the requirements of Section 3.2 of the Zoning Ordinance 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 6: 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.

SECTION 7: 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: \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

FILE NO.: 19-004533-ZA