

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP FROM RESIDENTIAL AGRICULTURE (R-A) TO PLANNED DEVELOPMENT (PD) WITH CONDITIONS FOR 605 OLD RIVER ROAD AND SANDHILL ROAD (11046 01001A, 11046 01001B AND 11047 01018); 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 1A: Amend the Zoning Map from R-A to PD for the properties located at 605 Old River Road and Sandhill Road described as:

10.34 Acres (PIN: 11047 01018)

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 10.34 acres, more or less, as shown on that certain plat of survey prepared for Spirit Life Revival Center by Shad L. Atkinson, PLS No. 2254, dated April 12, 2011, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 45P, Page 95, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning at a point on the southwest boundary of Old River Road having Georgia State Plane Coordinates of N763192.39, E900348.56, which point is the POINT OF BEGINNING; thence running South 61 degrees 36 minutes 35 seconds West a distance of 1320.21 feet; thence running North 30 degrees 05 minutes 55 seconds West for a distance of 346.81 degrees; thence running North 61 degrees 36 minutes 35 seconds East for a distance of 1277.42 feet; thence running South 37 degrees 06 minutes 14 seconds East for a distance of 350.70 feet to the POINT OF BEGINNING.

Parcel A-1 (PIN: 11046 01001B)

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, shown as Parcel A-1 on that certain plat of survey prepared for Farino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree

38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes 45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15 seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence North 66 degrees 12 minutes 55 seconds East for a distance of 1190.97 feet; thence North 66 degrees 21 minutes 17 seconds East for a distance of 490.42 feet; thence North 61 degrees 34 minutes 48 seconds East for a distance of 1277.38 feet; thence North 36 degrees 45 minutes 25 seconds West for a distance of 188.39 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 1244.10, and a chord bearing of North 30 degrees 51 minutes 15 seconds West with a chord length of 1241.70 feet; thence North 24 degrees 41 minutes 15 seconds West for a distance of 853.07 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 129.09, and a chord bearing of North 24 degrees 02 minutes 51 seconds West with a chord length of 129.09 feet to the POINT OF BEGINNING.

Parcel A-2 (PIN: 11046 01001A)

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 50.773 acres, more or less, and shown as Parcel A-2 on that certain plat of survey prepared for Farino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree 38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes

45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15 seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence South 65 degrees 32 minutes 55 seconds West for a distance of 384.73 feet; thence North 17 degrees 21 minutes 14 seconds West for a distance of 334.97 feet; thence North 58 degrees 27 minutes 51 seconds West for a distance of 90.90 feet; thence North 68 degrees 45 minutes 22 seconds West for a distance of 124.45 feet; thence North 72 degrees 25 minutes 18 seconds West for a distance of 39.64 feet; thence North 79 degrees 36 minutes 25 seconds West for a distance of 66.27 feet; thence North 49 degrees 41 minutes 17 seconds West for a distance of 69.39 feet; thence North 47 degrees 50 minutes 47 seconds West for a distance of 91.39 feet; thence North 45 degrees 21 minutes 05 seconds West for a distance of 59.60 feet; thence North 02 degrees 21 minutes 03 seconds East for a distance of 47.32 feet; thence North 29 degrees 59 minutes 31 seconds West for a distance of 78.01 feet; thence North 38 degrees 07 minutes 46 seconds West for a distance of 89.64 feet; thence North 23 degrees 15 minutes 46 seconds West for a distance of 134.04 feet; thence North 24 degrees 36 minutes 45 seconds West for a distance of 133.45 feet; thence North 24 degrees 58 minutes 38 seconds West for a distance of 101.23 feet; thence North 16 degrees 12 minutes 09 seconds West for a distance of 69.99 feet; thence North 03 degrees 28 minutes 47 seconds West for a distance of 61.09 feet; thence North 49 degrees 07 minutes 32 seconds East for a distance of 3157.92 feet to the POINT OF BEGINNING.

SECTION 1B: The zoning shall include these conditions:

1. Prior to MPC approval of any final master plans:
 - a. the Petitioner shall provide a 'Wetland Plan' identifying wetlands present on the site and identifying areas proposed to be filled and preserved.
 - b. the Petitioner shall provide an updated General Master Plan reflecting the required Wetland Plan.
2. The site shall not be cleared or graded until all wetland-related permitting is finalized.
3. On-site wastewater treatment shall not be permitted.

4. Prohibits clearing and grading of the site until wetland-related permitting has been resolved.
5. All Specific Development Plans for tracts within the PD shall be forwarded by MPC Staff to the Planning Commission for approval.
6. All phases will need to demonstrate adequate public facilities, i.e. roads, police, plans for runoff, protection of neighboring subdivisions from flooding, wetlands plan, etc. are in place.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18th day of July 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 day of May 2025, 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 _____ 2025.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

LOCALiQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

PUBLIC NOTICE

AFFIDAVIT OF PUBLICATION

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Bianca Bisette
City of Savannah
Po Box 1027
Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

05/07/2025

and that the fees charged are legal.
Sworn to and subscribed before on 05/07/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.00

Tax Amount: \$0.00

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AMY KOKOTT
Notary Public
State of Wisconsin

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, May 22, 2025, at 2:00 p.m. in Eli Whitney Administrative Complex (Board of Education Meeting Chambers), 2 Laura Avenue, Board Room Savannah, GA.

Petition of Harold Yellin on behalf of Farino Co., LLP to Amend the Future Land Use Map from Residential Suburban Single Family to Planned Development for 159.7 acres at 605 Old River Road and Sandhill Road (11046 01001A, 11046 01001B and 11047 01018) to Support an Annexation (File No. 25-001356-ZA)

Petition of Harold Yellin on behalf of Farino Co., LLP to Amend the Zoning Map from R-A (Residential Agriculture - Chatham County) and P-R-C (Protected River Corridor - Chatham County) to PD (Planned Development - City) for 159.7 acres at 605 Old River Road and Sandhill Road (11046 01001A, 11046 01001B and 11047 01018) to Support an Annexation (File No. 25-001312-ZA)

Petition of Robert Brannen, Jr. on behalf of New Hampstead Holdings, LLC to Amend 35.5 acres of the New Hampstead Master Plan for the parcels located at 2100 and 2501 Little Neck Road (PINs 21024 01007 and 21047 03024) and New Hampstead Planned Development Text within Aldermanic District 5 (File No. 23-004262-ZA)

Petition of Don Taylor on behalf of Sweetwater Investors, LLC c/o Jack Wardlaw for a Major Subdivision of 13.156 acres for the Sweetwater Subdivision Phase 12 at Sessile Oak Drive and Club House Drive (PIN 21004 02074) for 42 lots (File No. 25-001497-SUBP)

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 plan-nina@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://ga-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or plan-nina@savannahga.gov.

Envíe un correo electrónico a plan-nina@savannahga.gov para solicitar esta notificación en Español.

SAVANNAH MORNING NEWS - SPECIAL NOTICE COLUMN

Please insert the above notice in the Special Notice Column of the Savannah Morning News: Wednesday, May 7, 2025.