

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM A R-A-CO (RESIDENTIAL-AGRICULTURE-COUNTY) ZONING CLASSIFICATION TO AN I-L (LIGHT-INDUSTRIAL) ZONING CLASSIFICATION WITH CONDITIONS; 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: The following described property be rezoned from its present R-A-CO zoning classification to an I-L zoning classification:

Property PIN(S): 10942 01007, 10942 01008, 10942 01009, 10942 01002E, 10942 01002F, 10942 01002D, 10942 01002C, 10942 01002B, 10942 01002A, 10942 01003

Commencing from a point [X: 963317.861056 & Y: 739526.364426], located at the approximate intersection of the centerlines of Buckhalter Road & Buckhalter Road Extension,

Thence proceeding in a NW direction [N 70-50-44 W] along the approximate centerline of Buckhalter Road for an estimated distance of 293.8 ft. to a point,

Thence proceeding in a SW direction [S 24-2-5 W] along a line for an estimated distance of 39.7 ft. to a point, said point being, THE POINT OF BEGINNING

Thence proceeding in a SW direction [S 24-2-5 W] along a line for an estimated distance of 766.3 ft. to a point,

Thence proceeding in a SE direction [S 70-25-9 E] along a line for an estimated distance of 277.5 ft. to a point,

Thence proceeding in a SW direction [S 23-42-6 W] along a line for an estimated distance of 746.4 ft. to a point,

Thence proceeding in a NW direction [N 73-52-21 W] along a line for an estimated distance of 1,690.1 ft. to a point,

Thence proceeding in a NE direction [N 28-19-37 E] along a line for an estimated distance of 1,631.0 ft. to a point,

Thence proceeding in a SE direction [S 70-20-28 E] along a line for an estimated distance of 1,274.6 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 1B: The following conditions shall be placed on the zoning map amendment for the subject property:

1. Provide a 100-foot buffer along the northern border of Phase 1 to include a vegetated earthen berm at least eight feet in height, and/or a combination vegetated earthen berm/sound wall at least eight feet in height.
2. Provide a 100-foot buffer along the eastern border of Phase 1 to include temporary sound, light, and visibility mitigation devices, which can include a vegetated earthen berm at least eight feet in height. And, if Phase 2 properties are not purchased by the petitioner within 24 months of the completion of the CPPI's capital construction of Building 1, the petitioner must install permanent treatments identical to those required along the northern border.
3. A Mitigation Agreement shall be finalized within 30 days.
4. A recombination plat shall be required.

SECTION 2: 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 5th and 6th of November 2023, 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 _____ 2023.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

