

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE MASTER PLAN FOR THE. FRED WESSELS-HITCH VILLAGE PLANNED DEVELOPMENT; 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 regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be amended on the Master Plan for Fred Wessels – Hitch Village Planned Unit Development:

ENACT

Beginning at a point [X: 991169.11866 Y: 756764.024903], located at the approximate intersection of the centerlines of East President Street & East Broad Street, said point being, THE POINT OF BEGINNING,

Thence proceeding along the centerline of East President Street in a SE direction for approximately 739.726 ft. to a point [X: 991878.433202 Y: 756554.102055],

Thence proceeding along the centerline of the R/W of Randolph Street, in a SW direction [S 17-18-29 W], for an approximate distance of 159.675 ft. to a point [X: 991830.928223 Y: 756401.65708],

Thence proceeding along a line in a SE direction [S 73-46-15 E] for an approximate distance of 210.328 ft. to a point [X: 992032.875286 Y: 756342.874539],

Thence proceeding along a line in a SW direction [S 17-40-16 W] for an approximate distance of 59.298 ft. to a point [X: 992014.87531 Y: 756286.37455],

Thence proceeding along a line in a SE direction [S 73-32-41 E] for an approximate distance of 135.031 ft. to a point, [X: 992144.37532 Y: 756248.124566],

Thence proceeding along a line in a SW direction [S 16-17-1 W] for an approximate distance of 122.15 ft. to a point, [X: 992110.125295 Y: 756130.874554],

Thence proceeding along a line in a SE direction [S 73-7-16 E] for an approximate distance of 134.501 ft. to a point, [X: 992238.832406 Y: 756091.822139],

Thence proceeding along a line in a SW direction [S 17-31-32 W] for an approximate distance of 200.767 ft. to a point, [X: 992178.375315 Y: 755900.374536],

Thence proceeding along a line in a SE direction [S 70-51-15 E] for an approximate distance of 658.894 ft. to a point, [X: 992796.100293 Y: 755685.914536],

Thence proceeding along a line in a SW direction [S 19-13-22 W] for an approximate distance of 502.067 ft. to a point, [X: 992630.798865 Y: 755211.840411],

Thence proceeding along a line in a SE direction [S 71-3-28 E] for an approximate distance of 76.505 ft. to a point, [X: 992703.160647 Y: 755187.005845],

Thence proceeding along a line in a SW direction [S 11-59-21 W] for an approximate distance of 515.567 ft. to a point, [X: 992596.06311 Y: 754682.684596],

Thence proceeding along a line in a SW direction [S 24-31-11 W] for an approximate distance of 64.454 ft. to a point,

Thence proceeding along a line in a SW direction [S 41-49-13 W] for an approximate distance of 52.459 ft. to a point,

Thence proceeding along a line in a SW direction [S 55-45-15 W] for an approximate distance of 64.718 ft. to a point,

Thence proceeding along a line in a SW direction [S 62-55-41 W] for an approximate distance of 51.993 ft. to a point, [X: 992434.541702 Y: 754524.866863],

Thence proceeding along a line in a SW direction [S 72-40-29 W] for an approximate distance of 358.194 ft. to a point, [X: 992092.598585 Y: 754418.198305], said point being located on the approximate centerline of Wheaton Street,

Thence proceeding along the approximate centerline of Wheaton Street, in a NW direction [N 27-42-55 W] for an approximate distance of 224.908 ft. to a point, [X: 991987.999112 Y: 754617.302289],

Thence proceeding along a line in a NE direction [N 53-44-21 E] for an approximate distance of 122.929 ft. to a point, [X: 992087.120919 Y: 754690.010227],

Thence proceeding along a line in a NW direction [N 34-37-27 W] for an approximate distance of 80.951 ft. to a point, [X: 992041.125325 Y: 754756.624539],

Thence proceeding along a line in a NE direction [N 17-47-16 E] for an approximate distance of 602.32 ft. to a point, [X: 992225.129509 Y: 755330.150774], said point being located on the approximate centerline of East Perry Lane,

Thence proceeding along the approximate centerline of East Perry Lane, in a NW direction [N 73-3-2 W] for an approximate distance of 695.149 ft. to a point, [X: 991560.176832 Y: 755532.807337], said point being located on the approximate centerline of Randolph Street,

Thence proceeding along the approximate centerline of Randolph Street, in a SW direction [S 17-18-29 W] for an approximate distance of 171.174 ft. to a point, [X: 991509.250798 Y: 755369.38409], said point being located on the approximate intersection of the centerlines of Randolph Street and Wheaton Street/East Liberty Street R/W,

Thence proceeding along the approximate centerline of East Liberty Street R/W in a NW direction for an approximate distance of 737.852 ft. to a point, [X: 990801.447067 Y: 755577.805735], said point being located on the approximate intersection of the centerlines of East Liberty Street R/W and the East Broad Street R/W

Thence proceeding along the East Broad Street R/W, in a NE direction for an approximate distance of 1,242.02 ft. to a point, [X: 991169.11866 Y: 756764.024903], said point being at the intersection of the centerlines of East Broad Street and East President Street, and said point also being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 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 6th day of June, 2024, a copy of said notice being attached hereto and made a part hereof.

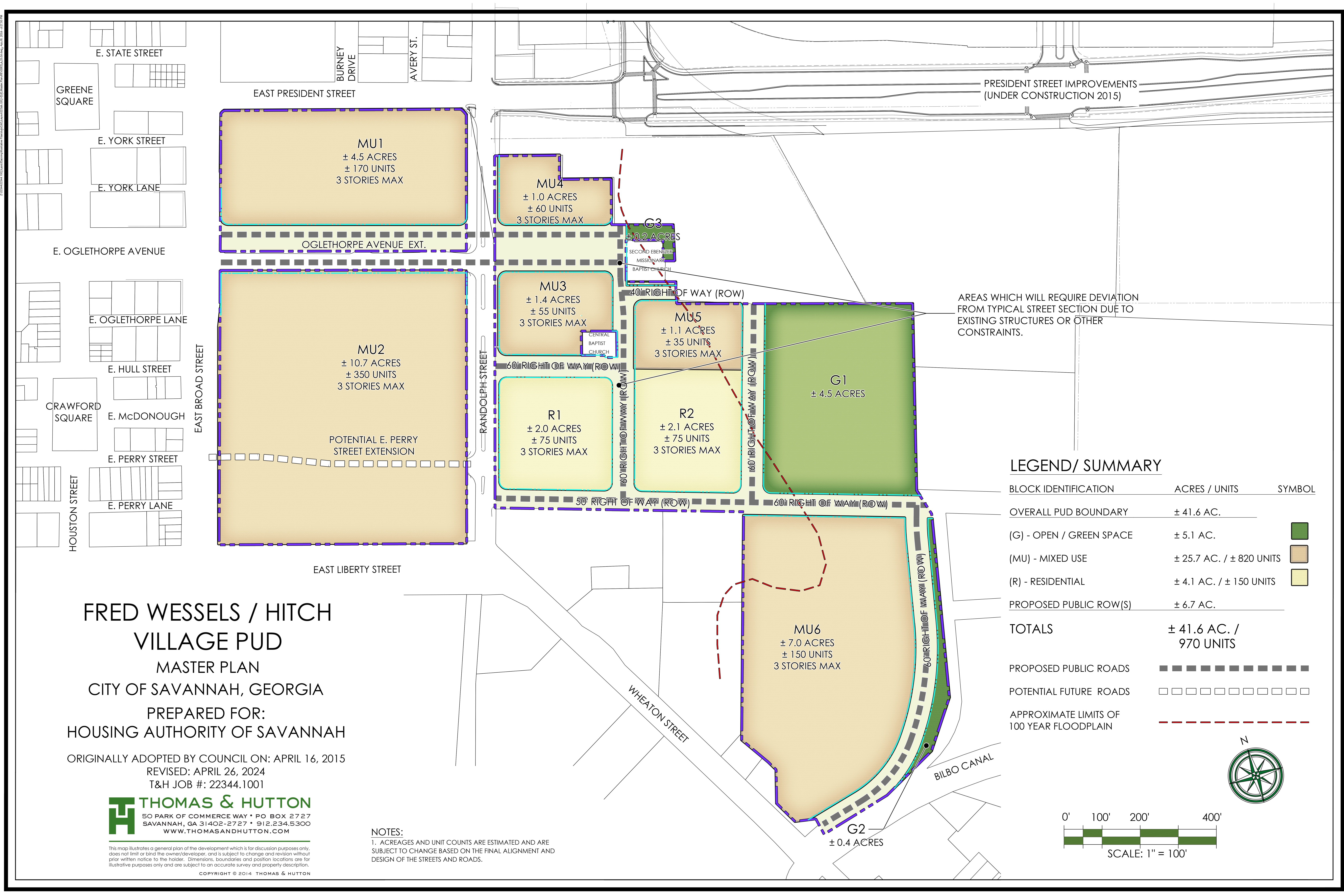
SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2024

Van R. Johnson, II
Mayor

ATTEST:

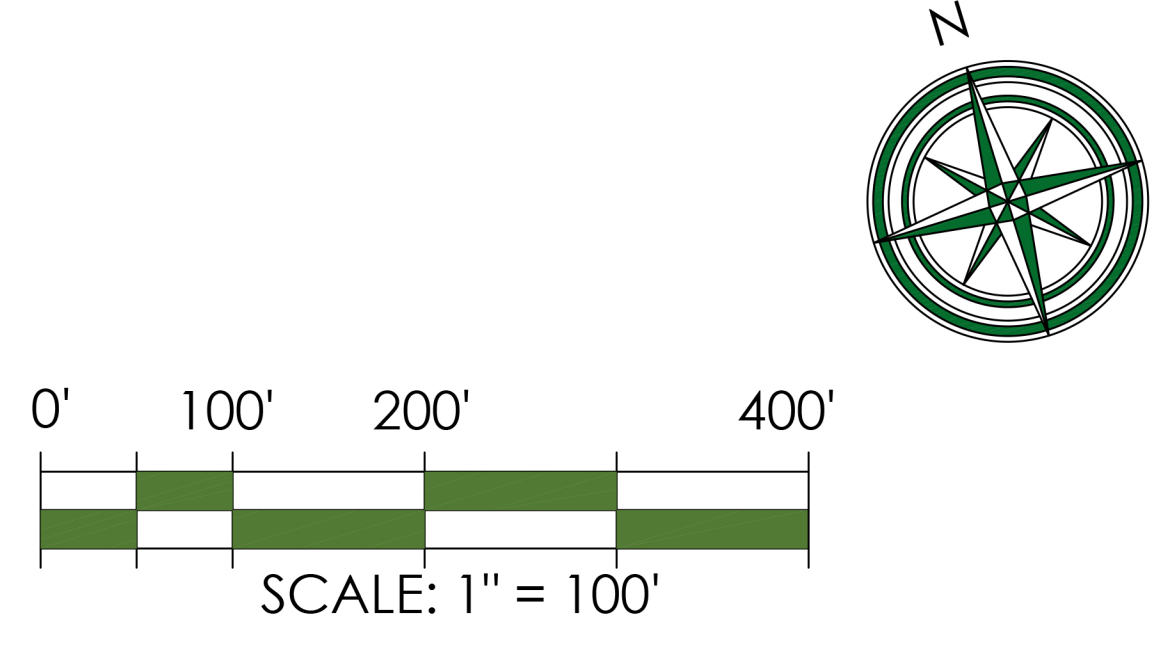
Mark Massey
Clerk of Council



AREAS WHICH WILL REQUIRE DEVIATION FROM TYPICAL STREET SECTION DUE TO EXISTING STRUCTURES OR OTHER CONSTRAINTS.

LEGEND/ SUMMARY

BLOCK IDENTIFICATION	ACRES / UNITS	SYMBOL
OVERALL PUD BOUNDARY	± 41.6 AC.	
(G) - OPEN / GREEN SPACE	± 5.1 AC.	
(MU) - MIXED USE	± 25.7 AC. / ± 820 UNITS	
(R) - RESIDENTIAL	± 4.1 AC. / ± 150 UNITS	
PROPOSED PUBLIC ROW(S)	± 6.7 AC.	
TOTALS	± 41.6 AC. / 970 UNITS	
PROPOSED PUBLIC ROADS		
POTENTIAL FUTURE ROADS		
APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN		



FRED WESSELS / HITCH VILLAGE PUD

MASTER PLAN

CITY OF SAVANNAH, GEORGIA

PREPARED FOR:
HOUSING AUTHORITY OF SAVANNAH

ORIGINALLY ADOPTED BY COUNCIL ON: APRIL 16, 2015
REVISED: APRIL 26, 2024
T&H JOB #: 22344.1001



NOTES:
1. ACREAGES AND UNIT COUNTS ARE ESTIMATED AND ARE SUBJECT TO CHANGE BASED ON THE FINAL ALIGNMENT AND DESIGN OF THE STREETS AND ROADS.

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

LOCALiQ

The Augusta Chronicle
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Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

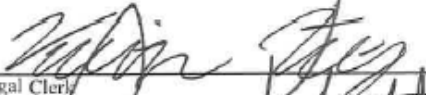
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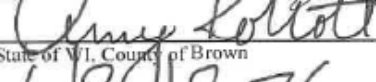
STATE OF GEORGIA, COUNTY OF CHATHAM

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:

06/10/2024

and that the fees charged are legal.
Sworn to and subscribed before on 06/10/2024



Legal Clerk


Notary, State of WI, County of Brown
6/30/2025

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AMY KOKOTT
Notary Public
State of Wisconsin

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 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, June 27, 2024, at 2:00 p.m. in Council Chambers, 2 East Bay St, second floor of City Hall, Savannah, GA.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Asbury United Methodist Church to Amendment to Future Land Use Map from Traditional Neighborhood to Traditional Commercial at 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03601 & 20053 03014). File No. 24-002111-ZA.

Petition of Joshua Yellin on behalf of Asbury United Methodist Church for a zoning map amendment to rezone 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03601 & 20053 03014) from TN-1 (Traditional Neighborhood-1) to TC-1 (Traditional Commercial-1). File No. 24-002007-ZA.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Asbury United Methodist Church for Special Use Permit Requests to Allow 1) the Accessory Alcohol Sales in a Restaurant and 2) Hall, Banquet, or Reception within TN-1 (Traditional Neighborhood-1) at 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03601 & 20053 03014). File No. 24-002006-ZA.

Petition of Robert L. McCorkle, III on behalf of Waters QOZB, LLC for a zoning map amendment of 6.14 acres at 1100 East 31st Street (PIN 20035 08016) from TR-2 (Traditional Residential-2) to TC-1 (Traditional Commercial-1). File No. 24-002022-ZA.

Petition of Robert McCorkle, III, on behalf of Ramsay Khalidi, LLC for a Special Use Permit for the Indoor Amusement Use of 108 West Lathrop Ave (PIN 20025 12001 and 20025 12002). File No. 24-002463-ZA.

Petition of Rafoello Nutini on behalf of the Housing Authority of Savannah for a Text Amendment to the Hitch Village P.U.D. File No. 24-002441-ZA.

Petition of Donald E. Dvches, Jr. on behalf of Fort Argyle Storage, LLC and Fort Argyle, LLC to zone 7.25 acres at 2505 and 2521 Fort Argyle Road (PINs 11048B01002 and 11048B01003) from B-N (Neighborhood Business) to B-N-CO (Neighborhood Business-Cowry). File No. 24-002255-ZA.

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 planning@savannahga.gov or by calling 912-651-3100. 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://go.savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or planning@savannahga.gov.

Envíe un correo electrónico a planning@savannahga.gov para solicitar esta notificación en Español. #10360015 6/10/24