

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND THE GODELY STATION MASTER PLAN;  
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 property described below shall be amended on the Godley Station Master Plan:

(Approximate Representation)

**76 Highlands Boulevard (PIN 21016 01017)**

Beginning at a point [X: 948751.119475Y: 789827.788587], located at the approximate intersection of the centerline of the right-of-way for Jimmy Deloach Parkway and the street centerline of Highlands Boulevard, said point being, THE POINT OF BEGINNING,

Thence proceeding in a NW direction along the approximate centerline of Highlands Boulevard for approximately 1,295.907 ft. to a point [X: 948082.807252 Y: 790881.805227],

Thence proceeding in a NE direction [N 60-55-44 E] along a line for approximately 519.227 ft. to a point,

Thence proceeding in a NE direction [N 29-4-9 E] along a line for approximately 347.28 ft. to a point,

Thence proceeding in a NE direction [N 6-32-56 E] along a line for approximately 281.23 ft. to a point,

Thence proceeding in a NE direction [N 47-53-14 E] along a line for approximately 611.4 ft. to a point,

Thence proceeding in a NE direction [N 81-58-22 E] along a line for approximately 719.336 ft. to a point,

Thence proceeding in a SE direction [S 56-29-40 E] along a line for approximately 2087.862 ft. to a point [X: 951644.195646 Y: 971074.937235] said point being located on the approximate centerline of the Exit 106 exit lane (originating from the southbound lane of Interstate I-95),

Thence proceeding in a SW direction along the approximate centerline of the Exit 106

exit lane (originating from the southbound lane of Interstate I-95), for approximately 1,295.907 ft. to a point [X: 948082.807252 Y: 790881.805227] said point being located at the approximate intersection of the roadway/lane for Exit 106 (originating from the southbound lane of Interstate I-95) & the approximate centerline of the right-of-way for Jimmy Deloach Parkway,

Thence proceeding in a NW direction along the approximate centerline of the right-of-way for Jimmy Deloach Parkway, for approximately 1,063.502 ft. to a point [X: 948751.119475 Y: 789827.788587] said point being located at the approximate intersection of the centerline of the right-of-way for Jimmy Deloach Parkway and the street centerline of Highlands Boulevard, said point also being, THE POINT OF BEGINNING,

Beginning at a point [X: 948751.119475 Y: 789827.788587], located at the approximate intersection of the centerline of the right-of-way for Jimmy Deloach Parkway and the street centerline of Highlands Boulevard, said point being, THE POINT OF BEGINNING.

**Highlands Boulevard (PIN: 21016 02067)**

Beginning at a point [X: 948746.346051 Y: 789848.685991], located at the approximate intersection of the centerline of the right-of-way for Jimmy Deloach Parkway and the street centerline of Highlands Boulevard, said point being, THE POINT OF BEGINNING,

Thence proceeding in a SW direction along the approximate centerline of the right-of-way for Jimmy Deloach Parkway for approximately 3,172.821 ft. to a point [X: 945907.003015 Y: 788464.466634],

Thence proceeding in a NW direction [N 14-7-29 W] along a line for approximately 120.159 ft. to a point,

Thence continuing in a NW direction [N 14-7-28 W] along a line for approximately 313.982 ft. to a point,

Thence proceeding in a NW direction [N 14-45-4 W] along a line for approximately 114.1 ft. to a point,

Thence proceeding in a NW direction [N 14-7-29 W] along a line for approximately 483.6 ft. to a point,

Thence proceeding in a NW direction [N 12-29-38 W] along a line for approximately 125.0 ft. to a point,

Thence proceeding in a NW direction [N 10-13-12 W] along a line for approximately 125.0 ft. to a point,

Thence proceeding in a NW direction [N 7-57-21 W] along a line for approximately 125.0 ft. to a point,

Thence proceeding in a NW direction [N 5-51-8 W] along a line for approximately 125.0 ft. to a point,

Thence proceeding in a NW direction [N 3-21-33 W] along a line for approximately 125.0 ft. to a point,

Thence proceeding in a NW direction [N 1-17-2 W] along a line for approximately 100.0 ft. to a point,

Thence proceeding in a NW direction [N 0-21-50 W] along a line for approximately 33.0 ft. to a point,

Thence proceeding in a NE direction [N 71-17-2 E] along a line for approximately 2,399.0 ft. to a point,

Thence proceeding in a SE direction [S 50-27-10 E] along a line for approximately 251.4 ft. to a point,

Thence proceeding in a NE direction [N 37-31-29 E] along a line for approximately 76.069 ft. to a point [X: 948077.270293 Y: 790886.03026], said point being located on the approximate centerline of Highlands Boulevard,

Thence proceeding in a SE direction along the approximate centerline of Highlands Boulevard for approximately 1,274.471 ft. to a point [X: 948746.346051 Y: 789848.685991], said point being located on the approximate centerline of Jimmy Deloach Parkway, said point also being the POINT OF BEGINNING.

**1950 Benton Boulevard (PIN 21016 02066)**

TRACT 1A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, AS SHOWN AND DESIGNATED AS THE REMAINING PORTION OF TRACT 1A (24.411 ACRES) ON THAT CERTAIN MAP OR PLAT ENTITLED "A MINOR SUBDIVISION PLAT OF TRACT 1A, BEING A SUBDIVISION OF TRACT 1 OF HIGHLANDS PARK SUBDIVISION, 8TH GMD, CITY OF SAVANNAH, CHATHAM COUNTY," DATED SEPTEMBER 5, 2007, PREPARED BY BOYCE L. YOUNG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2282, OF THOMAS & HUTTON ENGINEERING CO., AND RECORDED IN SUBDIVISION MAP BOOK 39S, PAGE 31, CHATHAM COUNTY, GEORGIA, RECORDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE

DESCRIPTION.

SECTION 1B: The property shall be amended based on the attached Godley Station Master Plan, with the issuance of development permits contingent upon the satisfaction of all requirements set forth by the reviewing departments of the City of Savannah and the following conditions:

1. A United States Army Corps of Engineers Jurisdictional Determination will be reviewed when required as it applies to all subsequent General and Specific Development Plan submittals. The City of Savannah Zoning Ordinance shall apply as determined by Chapter 3, Article 10 Natural Resource Standards.
2. The applicable development standards for any identified use shall apply without modification. Variances to established standards of any zoning district shall be considered in association with the submission and review of site-specific development plans, unless or until a more specific General Master Plan is provided.
3. Parcel A shall require MPC approval of a General Development Plan prior to issuance of a site development permit.
4. The anticipated residential yields indicated in the October 2024 'DRI Concept Plan' for now-assigned parcels G, H, and I shall be regarded as the minimum residential density for each parcel.
5. The residential density for Parcel G shall not be less than 5 dwelling units per acre; Parcel H shall not contain fewer than 8.3 dwelling units per acre; Parcel I shall not contain fewer than 14 dwelling units per acre.
6. Per condition of case 24-005036-ZA additional Godley Station Master Plan update shall be submitted prior to the approval of any future site plans within the PD.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18<sup>th</sup> 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 24<sup>th</sup> day of December 2024, 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.

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Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council

USES AND DEVELOPMENT STANDARDS					
PARCEL	ACREAGE (4)	RESIDENTIAL DENSITY (7)	RESIDENTIAL YIELD	PERMITTED USES (SEE ZONING ORDINANCE SEC. 5.4 PRINCIPAL USE TABLE) (2)	DEVELOPMENT STANDARDS
<b>PD-C</b>					
A	24.4	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (LARGE SCALE FOOD RETAIL / GROCERY ANCHOR) (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
B	1.2	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
C	6.0	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
D	5.9	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
E	6.1	16	98	AS PERMITTED IN THE B-C ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
F	14.7	10	147	AS PERMITTED IN THE B-N ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-N IN SEC. 5.16
G	22.2	10	222	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
H	32.9	16	526	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
I	24.1	20	482	AS PERMITTED IN THE B-L, B-N AND B-C ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
<b>SUB-TOTAL</b>	<b>137.5</b>	<b>10.7</b>	<b>1475</b>		
<b>PD-IL</b>					
A	84	N/A	0	AS PERMITTED IN THE IL ZONING DISTRICT	SHALL FOLLOW THE STANDARDS FOR IL IN SEC. 5.17
<b>SUB-TOTAL</b>	<b>84</b>	<b>N/A</b>	<b>0</b>		
<b>WETLANDS AND WETLANDS BUFFER AREA</b>					
	3.0	N/A	0	N/A	N/A
<b>SUB-TOTAL</b>	<b>3.0</b>	<b>N/A</b>	<b>0</b>		
<b>TOTAL</b>	<b>224.5</b>	<b>6.6</b>	<b>1475</b>		

**NOTES:**

- THE SITE IS SUBJECT TO A U.S. ARMY CORPS OF ENGINEERS WETLAND PERMIT WHICH HAS ESTABLISHED WETLAND LIMITS AND BUFFERS.
- PERMITTED, LIMITED AND SPECIAL USES SHALL FOLLOW THE STANDARDS OF THE ASSOCIATED REFERENCED ZONING DISTRICT. WHERE MULTIPLE DISTRICTS ARE REFERENCED, A USE SHALL BE CONSIDERED PERMITTED IF PERMITTED IN ANY OF THE DISTRICTS AND SIMILARLY IF A USE IS ONLY PERMITTED AS A LIMITED OR SPECIAL USE IN ANY OF THE DISTRICTS, THE USE SHALL BE CONSIDERED LIMITED OR SPECIAL USE.
- PERIMETER BUFFERS ARE AS SHOWN ON THE PD MASTER PLAN. INTERNAL BUFFERS WILL BE ESTABLISHED BASED ON THE SPECIFIC USES PROPOSED IN THE FINAL DEVELOPMENT PLANS.
- UPPER STORY RESIDENTIAL USE IS NOT PERMITTED.
- RESIDENTIAL IS ONLY PERMITTED AS AN UPPER STORY RESIDENTIAL USE IN A MIXED USE BUILDING.
- NO ADDITIONAL IL AREA WILL BE CONSIDERED OR PERMITTED WITHIN THE MASTER PLAN AREA.
- PARKING RATIOS AND DESIGN SHALL FOLLOW THE STANDARDS OF SEC. 9.3.
- NON-RESIDENTIAL USE LIMITATIONS RELATING TO COLLECTOR STREETS OR HIGHER IN B-L DISTRICTS SHALL NOT APPLY. NON-RESIDENTIAL USES SHALL BE ALLOWED IN ALL PARCELS.
- THE HEIGHT LIMITATIONS OF THE B-L DISTRICT STANDARDS SHALL NOT APPLY. PARCEL G AND H SHALL HAVE A MAXIMUM HEIGHT OF 50' AND PARCEL I SHALL HAVE A MAXIMUM HEIGHT OF 75'.
- THE MAXIMUM NON-RESIDENTIAL INDIVIDUAL BUILDING FOOTPRINT SIZE SHALL BE 10,000 S.F. FOR PARCEL G AND 30,000 S.F. FOR PARCELS H AND I. THESE LIMITATIONS SHALL NOT APPLY TO A VERTICALLY MIXED-USE BUILDING WITH UPPER-STORY RESIDENTIAL.

**SITE INFORMATION TABLE**

**SAFAVIEH**  
 40 HARBOR PARK DRIVE  
 PORT WASHINGTON, NY 11050

EXISTING PARCEL ACREAGE ± 224.5 AC  
 PARCEL IDENTIFICATION NUMBER 2-1016-02-067  
 2-1016-01-017  
 2-1016-02-066

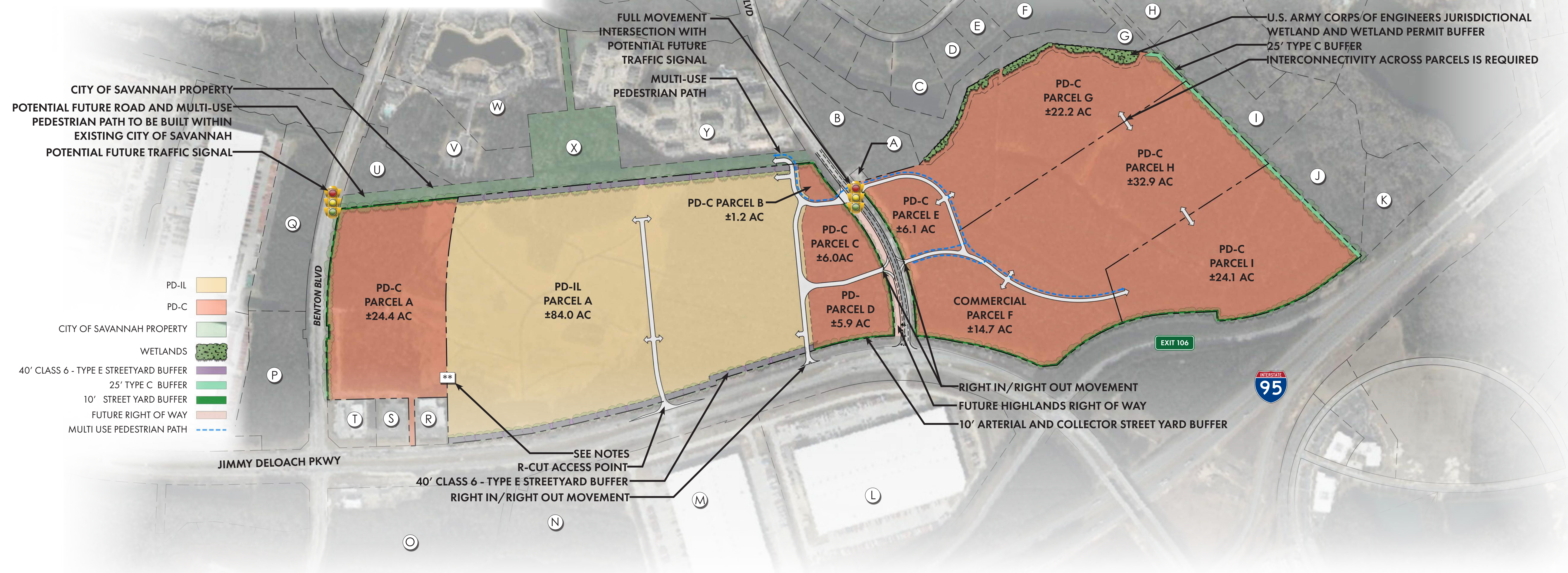
CURRENT ZONING DISTRICT PD-C (NORTH GODLEY - COMMERCIAL)  
 PROPOSED ZONING DISTRICT PD-C & PD-IL  
 PROPOSED LAND USE MIXED USE

**NOTES**

\*\* ACCESS BETWEEN PARCELS SHALL BE ALLOWED, BUT NO DIRECT LARGE TRUCK ACCESS FROM PD-IL TO BENTON BOULEVARD SHALL BE ALLOWED

**ADJACENT PROPERTY USES**

PARCEL	OWNER	USE
A	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
B	ROW PINE DEVELOPMENT LLC	COMMERCIAL
C	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
D	STEVENS, HENDY D	COMMERCIAL
E	STEVENS, HENRY D	COMMERCIAL
F	GATA HOLDINGS LLC	COMMERCIAL
G	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
H	PIACENTINI, RABIA & PIACENTINI, MEAGAN	RESIDENTIAL
I	WARHURST, DAVID	RESIDENTIAL
J	DAISE, SANDRA D & ADAMS, DARREL M	RESIDENTIAL
K	UC REALTY	RESIDENTIAL
L	S O SAVANNAH 1 LLC	INDUSTRIAL
M	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	INDUSTRIAL
N	SUN COAST SHIPPING LLC	INDUSTRIAL
O	JAI PRABHU INVESTMENTS LLC	COMMERCIAL
P	MDH BENTON LLC	COMMERCIAL
Q	MDH BENTON LLC	COMMERCIAL
R	KILDARE LAND COMPANY LLC	COMMERCIAL
S	BK 23049 LLC	COMMERCIAL
T	HIGHLAND PARK BP STATION LLC	COMMERCIAL
U	DILIP AND YAGNESH PATEL	COMMERCIAL
V	PRG BELMONT LLC	APARTMENTS
W	PRG BELMONT LLC	APARTMENTS
X	CITY OF SAVANNAH	PUBLIC
Y	73 HIGHLANDS BLVD INVTRS LLC	APARTMENTS



# LOCALiQ

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## AFFIDAVIT OF PUBLICATION

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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:

12/24/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 12/24/2024

Legal Clerk

Notary, State of WI, County of Brown

6/30/2025

My commission expires

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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/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, January 9, 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 Jason Chambless and Ryan Thompson on behalf of Mohsen Yaraghi for 76 Highlands BLVD LLC and 1950 Benton BLVD LLC for a Future Land Use Map Amendment for ~226.1 acres at 1950 Benton Blvd and 76 Highlands Blvd (PINs: 21016 02066, 21016 02067, and 21016 01017) Aldermanic District 1 (File No. 24-002877-ZA).

Petition of Jason Chambless and Ryan Thompson on behalf of Mohsen Yaraghi for 76 Highlands BLVD LLC and 1950 Benton BLVD LLC for a Major Amendment to the Godley Station Planned Development at 1950 Benton Blvd and 76 Highlands Blvd (PINs: 21016 02066, 21016 02067, and 21016 01017) (File No. 24-002501-ZA).

Petition of William R. Claiborne for David Williams of Henry Street Bistro, LLC on behalf of the Property Owner Robert M. Ainsley for a Special Use Permit to Allow a Restaurant with Accessory Alcohol Sales at 1308 Montgomery Street (PINs 20052 29001). The 0.19-acre property is zoned TC-1 (Traditional Commercial-1) in Aldermanic District 2 (File No. 24-005878-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](mailto:planning@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 [planning@savannahga.gov](mailto:planning@savannahga.gov).

*Envíe un correo electrónico a [planning@savannahga.gov](mailto:planning@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: Tuesday, December 24, 2024.