

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP
AT 5 W GATEWAY BLVD AND 0 FORT ARGYLE RD (PINS 11034 01031
AND 11034 01035) FROM P-B-C (PLANNED COMMUNITY BUSINESS)
TO B-C (COMMUNITY BUSINESS); 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 following described property at 5 W Gateway Blvd and 0 Fort Argyle Rd (PIN 11034 01031 and 11034 01035) be amended on the City of Savannah Zoning Map from P-B-C to B-C:

Commencing from a point [X: 929048.755105 & Y: 730665.727479], located at the approximate intersection of the right-of-way centerlines for West Gateway Blvd. & Fort Argyle Road,

Thence proceeding in a NW direction [N 59-37-57 W] along the approximate centerline for the right-of-way of Fort Argyle Road, for an estimated distance of 259.2 ft. to a point, [X: 928825.115048 & Y: 730796.765933], said point being, THE POINT OF BEGINNING.

Thence proceeding in a NW direction [N 59-17-31 W] along the approximate right-of-way centerline for Fort Argyle Road, for an estimated distance of 276.2 ft. to a point,

Thence proceeding in a NW direction [N 56-6-10 W] along the approximate right-of-way centerline for Fort Argyle Road, for an estimated distance of 1,369.7 ft. to a point,

Thence proceeding in a NE direction [N 48-20-31 E] along a line for an estimated distance of 1,310.6 ft. to a point [X: 928435.704771 & Y: 732569.031803], said point being located along the current boundary line, as of 5/20/2025, for the City of Savannah / Unincorporated Chatham County,

Thence proceeding along the current boundary line for the City of Savannah / Unincorporated Chatham County, for an estimated distance of 4,949.4 ft. to a point, [X: 929445.343572 & Y: 731255.882081]

Thence proceeding in a SE direction [S 39-32-20 E] along a line for an estimated distance of 48.7 ft. to a point, said point being located along the approximate centerline of West Gateway Blvd.,

Thence proceeding in a SW direction along the approximate centerline of West Gateway Blvd., for an estimated distance of 305.2 ft. to a point,

Thence proceeding in a NW direction [N 55-59-8 W] along a line for an estimated distance of 250.4 ft. to a point,

Thence proceeding in a SW direction [S 33-20-16 W] along a line for an estimated distance of 414.5 ft. to a point [X: 928825.115048 & Y: 730796.765933], said point being, THE POINT OF BEGINNING.

SECTION 1B: These conditions shall apply to the rezoning:

1. The Petitioner shall submit a General Development Plan (GDP) that includes, at a minimum:
 - a. Wetland fill, preservation, and buffer areas
 - b. Upland/developable areas
 - c. Open space
 - d. Stormwater management features
 - e. Circulation/access points
2. The Petitioner shall adhere to the corrective actions required by the Stop Work Order from the Chatham County Department of Engineering on January 2023 as listed below:
 - a. Site must be brought back into compliance with the above-listed ordinance and any applicable Federal, State and local permits must be obtained by the site owner.
 - b. Remove excavated root balls from the wetland area.
 - c. Remove the fallen trees and equipment from buffer.
 - d. Install / Repair all necessary SESCO BMPs in violations.
 - i. Reinstall & repair silt fence
 - ii. Reinstall and repair tree protection.
 - e. Verify land disturbance within wetland is less than 0.10 acre.
 - f. Submit a corrective action clearing and grubbing plan for areas in violation of Chatham County's LDAO & SESCO
 - g. Verify KMZ file is in Georgia State plane coordinates.
 - h. Any disturbed soil must be stabilized in accordance with the Manual for Erosion and Sediment Control in Georgia (the Green Book) within 14 days of disturbance.

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 10th day of September 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

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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:

09/10/2025

and that the fees charged are legal.
Sworn to and subscribed before on 09/10/2025



Legal Clerk



Notary, State of WI, County of Brown



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AMY KOKOTT
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*****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, September 25, 2025, at 2:00 p.m. in Council Chambers on the 2nd Floor of City Hall, 2 East Bay Street, Savannah, GA.

Petition of Glynda M. Jones, President of the Liberty City-Richfield Southover Community Improvement Association for a Text Amendment Articles 5 Base Standards, 8 Use Standards, and 9 General Site Standards Pertaining to the Regulation of Vehicle and Freight Terminals and Vehicle Towing and Impound Facilities (25-003914-ZA).

Petition of Wesley Green on behalf of Blue Heron Development, Inc. to Amend the Future Land Use Map Amendment from Planned Development to Commercial-Regional for 0 Ft. Argyle Road (11034 01035) (25-002523-ZA).

Petition of Wesley Green on behalf of Blue Heron Development, Inc. to Amend the Zoning Map from P-B-C (Planned Community Business-County) to B-C (Community Business-City) with Conditions to Support the Annexation of 66.05 Acres at 5 West Gateway Blvd and 0 Ft. Argyle Rd (11034 01035 and 11034 01031) (25-000359-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 912-651-3108. 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.civic-plus.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.

SAVANNAH MORNING NEWS
- SPECIAL NOTICE COLUMN
Please insert the above notice in the Special Notice Column of the Savannah Morning News: Wednesday, September 10, 2025.