

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN 2040 FOR 1950 BENTON BOULEVARD AND 76 HIGHLANDS BOULEVARD FROM COMMERCIAL-SUBURBAN AND RESIDENTIAL GENERAL TO 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 a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be amended on the Future Land Use Map from Commercial-Suburban and Residential-General to Planned Development:

(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 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.

\_\_\_\_\_  
Van R. Johnson, II  
Mayor

ATTEST:

\_\_\_\_\_  
Mark Massey  
Clerk of Council

# LOCALiQ

The Augusta Chronicle  
Athens Banner-Herald  
Savannah Morning News

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## AFFIDAVIT OF PUBLICATION

Zarina Davis  
ATTN: BIANCA BISSETTE  
City Of Savannah  
Po Box 1027

Savannah GA 31402-1027

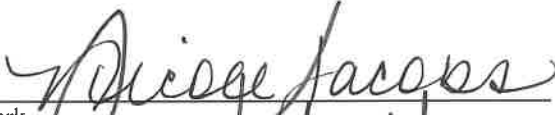
STATE OF GEORGIA, COUNTY OF CHATHAM

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

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*Please do not use this form for payment remittance.*

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.