

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE COMMUNITY BUSINESS (B-C) ZONING CLASSIFICATION TO THE LIGHT INDUSTRIAL (I-L) ZONING CLASSIFICATION; 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: That the following described property containing 41.78 acres, more or less, be rezoned from its present B-C zoning district to an I-L zoning district, based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services and the inadvertent rezoning of the parcel to its current zoning district due to scrivener's error:

SECTION 1A: Description of Property: All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M.D., City of Savannah, Chatham County, State of Georgia, being a portion of the Lancaster Tract Parcel "A", and being shown and depicted as Parcel A1 on "A Minor Subdivision Plat of Parcel 'A', Being a Portion of the Lancaster Tract", prepared for Nine Line Apparel, by Thomas & Hutton Engineering Co., dated September 12, 2016, recorded in Plat Book 50, Page 663, Chatham County, Georgia Records, and being more particularly described as follows:

Commencing at the intersection of the Northerly right-of-way line of Fort Argyle Road, also known as Georgia Highway 204 (public 100' right-of-way) and the Westerly right-of-way line of a Georgia Power line (150' right-of-way);

Thence continuing along the aforesaid Northerly right-of-way line of Fort Argyle Road N 52°59'55" W a distance of 744.06 feet to a point;

Thence 478.066 feet along the arc of a curve turning to the right, having a radius of 2049.20 feet a chord bearing of N 46°18'55" W and a chord distance of 476.98 feet to a point;

Thence with a reverse curve 1648.95 feet along the arc of a curve turning to the left, having a radius of 566021.66 feet, a chord bearing of N 39°42'55" W and a chord distance of 1648.95 feet to a point;

Thence with a compound curve 375.02 feet along the arc of a curve turning left, having a radius of 1105.35 feet, a chord bearing of N 54°33'06" W and a chord distance of 373.23 feet to a concrete right-of-way monument and the Point of Beginning;

Thence 78 feet along the arc of a curve turning to the left, having a radius of 931.41 feet, a chord bearing of N 68°27'03" W and a chord distance of 78.51 feet to a concrete right-of-way monument;

Thence N 70°53'23" W a distance of 256.16 feet to a concrete right-of-way monument;

Thence 226.82 feet along the arc of a curve turning to the right, having a radius of 2,496.48 feet, a

chord bearing of N 68°15'53" W and a chord distance of 226.74 feet to a concrete right-of-way monument;

Thence N 65°45'13" W a distance of 240.12 feet to a 3/4" iron pipe;

Thence 502.11 feet along the arc of a curve turning to the left, having a radius of 2,596.48 feet, a chord bearing of N 71°14'28" W and a chord distance of 501.33 feet to a concrete right-of-way monument;

Thence N 76°47'33" W a distance of 416.00 feet to a 3/4" iron pipe;

Thence N 17°13'50" E a distance of 1006.38 feet to a 3/4" iron pipe;

Thence N 82°38'38" E a distance of 391.33 feet to a 3/4" iron pipe;

Thence S 54°14'33" E a distance of 1259.39 feet to a 3/4" iron pipe;

Thence S 54°32'13" E a distance of 657.76 feet to a 3/4" iron pipe;

Thence S 76°27'57" W a distance of 123.00 feet to a 5/8" iron rebar;

Thence S 50°12'22" W a distance of 650.79 feet to a concrete right of way monument also being the Point of Beginning, having a area off 1,819,944 square feet or 41.780 acres of land.

SECTION 1B: Said property being known as and with Parcel Identification Number (PIN) 21034 01058.

SECTION 2: That the following described property containing 331.004 acres, more or less, be rezoned from its present B-C zoning district to an I-L zoning district, based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services and the inadvertent rezoning of the parcel to its current zoning district due to scrivener's error:

Description of Property: All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M.D., City of Savannah, Chatham County, State of Georgia, being a portion of the Lancaster Tract Parcel 'A', and being shown and depicted as Parcel 2A on "A Minor Subdivision Plat of Parcel 'A', being a portion of the Lancaster Tract", prepared for Nine Line Apparel, by Thomas & Hutton Engineering Co., dated September 12, 2016, recorded in Plat Book 50, Page 663, Chatham County, Georgia Records, and being more particularly described as follows:

Commencing at the intersection of the Northerly right-of-way lie of Fort Argyle Road, also known as Georgia Highway 204 (public 100' right-of-way) and the Westerly right-of-way line of a Georgia Power line (150' right-of-way);

Thence N 52°59'55" W a distance of 744.06 feet to a point;

Thence 478.05 feet along the arc of a curve turning to the right, having a radius of 2,049.20 feet, a chord bearing of N 46°18'55" W and a chord distance of 476.98 feet to a point;

Thence N 39°42'55" W a distance of 1,648.95 feet to a point;

Thence 775.02 feet along the arc of a curve turning to the left, having a radius of 1,105.35 feet, a chord bearing of N 54°33'06" W and a chord distance of 373.33 feet to a point;

Thence with a compound curve 78.53 feet along the arc of a curve turning to the left, having a radius of 931.41 feet, a chord bearing of N 68°27'03" W and a chord distance of 78.51 feet to a point;

Thence N 70°53'23" W a distance of 256.16 feet to a point;

Thence 226.82 feet along the arc of a curve turning to the right, having a radius of 2,796.48 feet, a chord bearing of N 68°15'53" W and a chord distance of 226.74 feet to a point;

Thence N 65°45'13" W a distance of 240.12 feet to a point;

Thence 502.11 feet along the arc of a curve turning to the left, having a radius of 2,596.48 feet, a chord bearing of N 71°14'28" W and a chord distance of 501.33 feet to a point;

Thence N 76°47'33" W a distance of 416.00 feet to a point;

Thence N 76°47'33" W a distance of 416.00 feet to a 3/4" iron pipe and the Point of Beginning;

Thence N 76°47'33" W a distance of 75.92 feet to a concrete right-of-way monument;

Thence 355.87 feet along the arc of a curve turning left, having a radius of 4,094.41 feet, a chord bearing of N 79°18'28" W and a chord distance of 355.76 feet to a 3/4" iron pipe;

Thence leaving the aforesaid right-of-way line N 03°46'27" E a distance of 2,429.44 feet to a 3/4" iron pipe lying and being on the city limits line of Chatham County unincorporated areas and the City of Savannah;

Thence continuing along the aforesaid city limits line N 37°00'47" E a distance of 1,506.69 feet to a 3/4" iron pipe;

Thence S 18°22'13" E a distance of 1,350.65 feet to a concrete monument;

Thence N 35°05'22" E a distance of 495.00 feet to an iron rebar;

Thence S 18°18'23" E a distance of 1,297.33 feet to an iron railroad tie;

Thence N 78°40'02" E a distance of 3,411.59 feet to an iron railroad tie;

Thence S 17°24'33" E a distance of 1,018.38 feet to an iron railroad tie;

Thence N 69°44'02" E a distance of 3,788.38 feet to a concrete monument;

Thence S 41°39'28" E a distance of 832.29 feet to a 3/4" iron pipe;

Thence S 42°32'33" E a distance of 171.78 feet to a 1/2" iron rebar lying and being on the Westerly right-of-way line of Interstate 95 (300' right-of-way);

Thence leaving the aforesaid city limited line and continuing along the aforesaid right-of-way line of Interstate 95 S 22°45'07" W a distance of 231.21 feet to a 3/4" iron pipe;

Thence leaving the aforesaid right-of-way line of Interstate 95 S 76°27'57" W a distance of 7,509.49 feet to a 3/4" iron pipe;

Thence N 54°32'13" W a distance of 657.76 feet to a 3/4" iron pipe;

Thence N 54°14'33" W a distance of 1,259.39 feet to a 3/4" iron pipe;

Thence S 82°38' 38" W a distance of 391.33 feet to a 3/4" iron pipe;

Thence S 17°13'50" W a distance of 1,006.38 feet to a 3/4" iron pipe also being the Point of Beginning, having an area of 14,418,545 square feet or 331.004 acres of land.

SECTION 2B: Said property being known as and with Parcel Identification Number (PIN) 21034 01059.

SECTION 3: That the requirements of Section 3.2 of said Code 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 12th day of May 2020, 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: _____, 2020.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council