

[Exhibit 2: Preliminary Numbers Proposed 2019 Arena Bonds.pdf](#)

[Exhibit 3: DSA Application to City.pdf](#)

Mayor DeLoach opened the public hearing.

No speakers.

- a. Alderman Durrence moved to close the hearing, Foster seconded. The motion carried unanimously.
- b. Alderman Foster moved to approve Item #18, Alderman Hall seconded. The motion carried, 7-1-0. Alderwoman Dr. Shabazz voted no.

#### ORDINANCES - FIRST AND SECOND READING

##### 19. Motion To Approve Annexation of 661.3 acres off Old River Road near Interstate 16

[Exhibit 1: Annexation Petition - Blitch & Durrence Tract.pdf](#)

[Exhibit 2: Locator map - Blitch & Durrence Tracts.pdf](#)

[Exhibit 3: Annexation Ordinance - Blitch & Durrence Tracts.pdf](#)

After the first reading was considered the second, Mayor Pro-Tem Bell moved to approve Item #19 with a contingency that municipal services be paid for in lieu of taxes, Alderman Thomas seconded. The motion carried unanimously.

Alderman Durrence read into the record if it becomes tax exempt, municipal services to be paid for in lieu of taxes and the landowners will participate in providing for payment of storm water.

For the record, Alderwoman Dr. Shabazz requested Interim City Manager Monahan to give an overview of the plan for the parcels and the City's requirements for payment in lieu of taxes for its participation.

##### 20. Motion to Provide a Zoning Designation for 661.3 Acres on I-16 and Old River Road (Petitioner: James Gerard for the Morgan Family and Thomas Gray for Savannah Economic Development Authority)

[Exhibit 1: Savannah Corporate Limits with Proposed Annexation - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 2: Maps - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 3: Parcel 1 unrecorded Plat of 556.1 acres PIN 11045 01002 - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 4: Parcel 2 Plat Book 24P Page 63 of 105.2 acres PIN 11046 01001 - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 5: Parcel 2 Deed Book 343W Page 9 for 105.2 acres PIN 11046 01001 - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 6: Parcel 2 General Development Plan PIN 11045 01002 - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 7: Parcel 2 Plat Book 28P Pages 18A-18B of M - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 8: Chatham County Zoning Ordinance Sec. 4-6.8 PDR Zoning District - Annexation of Morgan Family Properties.pdf](#)

[Exhibit 9: Summary of Rezoning for Annexation of Morgan Family and SEDA Properties.pdf](#)

[Exhibit 10: Draft Ordinance - Rezoning for Annexation of Morgan Family and SEDA Properties.pdf](#)

After the first reading was considered the second, Alderwoman Dr. Shabazz moved to approve Item #20, Alderman Thomas and Hall seconded. The motion carried unanimously.

#### RESOLUTIONS

##### 21. Motion to Adopt a Resolution Supporting Locally Established Building Design Standards for Residential Dwellings

[Exhibit 1: Resolution - Supporting Local Design Standards.pdf](#)

Alderman Durrence moved to approve Item #21, seconded by Alderwoman Dr. Shabazz and Alderman Foster. The motion was not carried.

At the request of Interim City Manager Monahan, Item #21 is postponed for two weeks.

Alderman Durrence withdrew the original (main) motion and moved to continue Item #21 for two weeks at the request of the Interim City Manager, Alderwoman Dr. Shabazz and Alderman Foster seconded. The motion carried unanimously.

#### AGREEMENTS

##### 22. Motion to Accept PY2019 WIOA Adult and Dislocated Worker Grant Awards in the Amount of \$507,057

[Exhibit 1: Area 20 WIOA PY19 Adult.pdf](#)

[Exhibit 2: Area 20 WIOA PY19 DW.pdf](#)

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO PROVIDE A ZONING DESIGNATION FOR ALL THOSE CERTAIN PROPERTIES PETITIONED TO BE ANNEXED TO THE CITY OF SAVANNAH BY ORDINANCE ADOPTED AND APPROVED AUGUST 29, 2019; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, by ordinance adopted and approved August 29, 2019, the properties identified as PINs: 11045 01002 (Blitch Tract No. 1 containing 556.1 acres) and 11046 01001 (Durrence Tract containing 105.2 acres) was annexed into the City; and

WHEREAS, the annexed property is zoned as designated “R-A” (Residential-Agricultural) and “PDR-SM” (Planned Development Reclamation – Surface Mining) on the zoning map of Chatham County, Georgia; and

WHEREAS, the property owners have requested that the properties be rezoned to the City of Savannah’s “I-H” (Heavy Industrial) Zoning District;

NOW THEREFORE, be it ordained by the Mayor and Aldermen of the City of Savannah that:

SECTION 1: The following described area annexed to the City is hereby added to the Zoning Map of the City, and the Zoning District designated for the properties shall be “I-H” (Heavy Industrial):

1. PIN 1-1045-01-002 (Blitch Tract No. 1): Commencing at a point, said point being the centerline intersection of Patrick Loop and Old River Road, thence along a survey Tie Line South 15°18’14” East, a distance of 1899.45 feet to a Concrete Monument Found, being a point on the Chatham County and Effingham County Line; thence leaving said Old River Road (100’ right-of-way) and running North 49°9’51” East, a distance of 1250.10 feet to a Concrete Monument Found; leaving said County Line and running thence South 18°48’41” East, a distance of 278.21 feet to a Concrete Monument Found; running thence North 48°33’05” East, a distance of 801.68 feet to a Concrete Monument Found and also being the POINT OF BEGINNING: running thence South 40°02’35” East, a distance of 2898.82 feet to a point; running thence North 74°44’02” East, a distance of 2080.34 feet to a 5/8 Rebar Set; running thence North 65°58’09” East, a distance of 1336.50 feet to a Rebar Found; running thence North 67°01’09” East, a distance of 1473.67 feet to a 5/8” Rebar Found; running thence North 66°37’20” East, a distance of 959.58 feet to a 5/8” Rebar Found; running thence North 67°27’07” East, a distance of 567.04 feet to a Concrete Monument Found; running thence North 29°56’46” West, a distance of 241.93 feet to a Concrete Monument Found; running thence North 29°54’40” West, a distance of 1626.98 feet to a 5/8” Rebar Set; running thence North 30°47’58” West, a distance of 346.18 feet to a Concrete Monument Found on the Southwest right-of-way line of Interstate 16 (300’R/W); running thence North 67°32’08” West along said Southwest right-of-way line of Interstate 16, a distance of 766.03 feet to a Concrete Monument Found; running thence

North 67°30'03" West for a distance of 2543.42 feet to a 5/8 Rebar Set; running thence South 49°32'33" West, a distance of 1242.38 feet to a 5/8" Rebar Set; running thence South 48°31'20" West, a distance of 2991.56 feet to a Concrete Monument Found; and running thence South 48°31'44" West, a distance of 677.47 feet to a Concrete Monument Found, said Concrete Monument Found, being the POINT OF BEGINNING.

2. PIN 1-1046-01-001 (Durrence Tract): Commencing at a point, said point being the centerline intersection of Patrick Loop and Old River Road, thence along a survey Tie Line South 15°18'14" East a distance of 1899.45 feet to a Concrete Monument Found, being a point on the Chatham County and Effingham County Line and also being the POINT OF BEGINNING; thence leaving said Old River Road (100' right-of-way) and turning along Parcel B NW portion of Parcel B Georgia Pacific Corp. Carson Tract (Plat Book 9-P, Page 140) and Now or Formerly Doris Hammock (TM#53-00-52); thence North 49°09'51" East, a distance of 1,250.10 feet to a Concrete Monument Found and also a point on the property line of Now or Formerly Jerry K. Privette (TM#53-0039A); thence leaving said County Line turning along said property line South 18°48'41" East, a distance of 278.21 feet to a Concrete Monument Found; thence North 48°33'05" East, a distance of 801.68 to a Concrete Monument found and also being a point on the property line of Now or Formerly Edward Samuel & Phillip G Morgan (PIN # 1-1045-01-002); thence turning along said property line South 40°00'00" East, a distance of 2,899.27 feet to Union Camp Concrete Monument / Railroad Iron Found and also a point on the property line of Now or Formerly Murray & Fellwood Carl Harold Jr. (PIN # 1-1047-02-005); thence South 69°37'17" West, a distance of 1,616.26 feet to Union Camp Concrete Monument Found and also a point on the property line of Lot #1 Sandy Bluff Subdivision (SMB 11-S, Page 37) and Now or Formerly Keith M. and Laurie P. Axtell (PIN# 1-0147-02-022); thence South 61°45'14" West, a distance of 69.86 feet to a Concrete Monument Found and also a point on the property line of Lot #24 Phase One Old River Estates (SMB 9-S, Page 71) and Now or Formerly Grant D. and Yvonne B. Strahle (PIN # 1-1046-01-007); thence turning along said property line North 33°46'26" West, a distance of 225.72 feet to an 3/4" Iron Pipe Found and a point on the property line of Lot #23 Phase One Old River Estates and Now or Formerly Katherine L Andrews (PIN # 1-1046-01-006); thence North 33°46'26" West, a distance of 250.71 feet to a 3/4" Iron Pipe Found; thence North 33°46'26" West, a distance of 50.55 feet to a point and also being on the property line of Lot #22 Old River Estates and Now or Formerly Neal Wittkamp (PIN # 1-1046-01-005); thence North 33°46'26" West, a distance of 237.27 feet to an 3/4" Iron Pipe Found; thence continuing along said property line North 33°46'26" West, a distance of 75.59 feet to a point and also being on the property line of Lot #21 Phase One Old River Estates and Now or Formerly John W. New (PIN # 1-1046-01-004); thence North 33°46'26" West, a distance of 256.74 feet to an 3/4" Iron Pipe Found and also a point on the property line of Lot #20 Phase One Old River Estates and Now or Formerly Lewis K. New (PIN # 1-1046-01-003); thence continuing along said line North 33°46'26" West, a distance of 265.70 to an 3/4" Iron Pipe Found and also a point on the property line of Lot #19 Old River Estates and Now or Formerly Walter R. and Brenda F. Sparks (PIN # 1-1046-01-002); thence North 33°46'26" West, a distance of 279.35 feet to a 5/8" Iron Rebar Found; thence turning along Lot #19 South 65°23'10" West, a distance of 767.60 feet to a Concrete Monument Found and also a point on Old River Road (100' right-of-way); thence North 24°39'11" West, a distance of 595.02 feet to a Right-of-Way Concrete Monument Found; being the point of curvature of a tangent

curve, concave to the North, having a radius of 5,679.58 feet, and a chord length of 160.09 feet bearing North 23°50'53" West; thence proceed along the arc of said curve 160.10 feet to a Concrete Monument Found and also being the same POINT OF BEGINNING.

SECTION 2: That the requirements of Section 8-3182(f)(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 31<sup>st</sup> day of July, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: This ordinance shall be effective upon the effective date of the annexation of said property in the City of Savannah pursuant to O.C.G.A. 36-66-4(e) and the law in such cases made and provided.

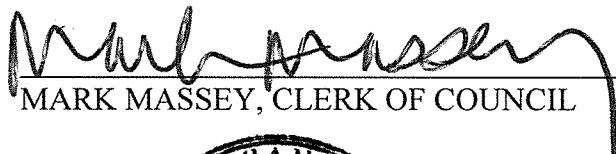
SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: August 29, 2019.

  
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EDDIE W. DeLOACH, MAYOR

ATTEST:

  
\_\_\_\_\_  
MARK MASSEY, CLERK OF COUNCIL



FILE NO.: 19-004339-ZA

## PUBLIC NOTICE

Notice is hereby given that a public hearing will be held at the regular meeting of City Council, Thursday, August 15, 2019 at 2:00 p.m., in Council Chambers of City Hall on a petition of James Gerard, agent for the Morgan Family (Owner), and the City of Savannah requesting approval to rezone the recently annexed 556.1-acre parcel (PIN 1-1045-01-002 (Blitch Tract No. 1)) and 232.77-acre parcel (PIN 1-1040-03-002 (Blitch No. 2 Tract)) from their existing Chatham County R-A (Residential-Agricultural) Zoning District and 105.2-acre parcel (PIN 1-1046-01-001 (Durrance Tract)) from its existing Chatham County PDR-SM (Planned Development Reclamation - Surface Mining) to the City of Savannah I-H (Heavy Industrial) Zoning District. City Reference File #19-004339-ZA

## LEGAL DESCRIPTION

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279.35 feet to a 5/8" Iron Rebar Found; thence turning along Lot #19 South 55°23'10" West, a distance of 767.60 feet to a Concrete Monument Found and also a point on Old River Road (100' right-of-way); thence North 24°39'11" West, a distance of 595.02 feet to a Right-of-Way Concrete Monument Found; being the point of curvature of a tangent curve, concave to the North, having a radius of 5,679.58 feet, and a chord length of 160.09 feet bearing North 23°50'53" West; thence proceed along the arc of said curve 160.10 feet to a Concrete Monument Found and also being the same POINT OF BEGINNING.

3. PIN 1-1040-03-002 (Blitch No. 2 Tract): Beginning at a point where the western City limits of Bloomingdale, Georgia, meet at the intersection of the southern right-of-way line of US Interstate 16 (300' right-of-way) and the western right-of-way line of Arnsdorff Road and running thence North 67°32'11" West along the southern right-of-way line of US Interstate 16, a distance of 507.03 feet to a 5/8" rebar found at the northeastern corner of property now or formerly of Blue Sky Timber Properties; running thence South 40°34'22" West, a distance of 1870.94 feet to a 5/8" rebar found; running thence South 43°33'13" East, a distance of 504.65 feet to a 5/8" rebar found; running thence South 17°27'19" East, a distance of 1798.14 feet to a 5/8" rebar found; running thence South 17°28'32" East, a distance of 643.71 feet to a wood stake found; running thence South 80°43'10" East, a distance of 1321.14 feet to a 1 1/2" rod found; running thence North 68°03'51" East, a distance of 829.53 feet to a concrete monument found; running thence North 68°01'59" East, a distance of 242.40 feet to a concrete monument found; running thence North 68°03'48" East, a distance of 236.73 feet to a concrete monument found; running thence North 68°05'26" East, a distance of 231.40 feet to a concrete monument found; running thence North 67°53'24" East, a distance of 408.76 feet to a point on the western right-of-way line of Arnsdorff Road constituting the western City limits of Bloomingdale, Georgia; running thence in a northwesterly direction along the western right-of-way of Arnsdorff Road (constituting the western City limits of Bloomingdale, Georgia) along the following courses and distances as shown on a subdivision map dated November 26, 1996, prepared by Vincent Helmly, Georgia Registered Land Surveyor No. 1882, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 16-S, Page 73, to a point on the southern right-of-line of US Interstate 16, said point being the Point of Beginning: North 27°59'00" West for a distance of 156 feet, more or less, North 20°35'00" West for a distance of 287.01 feet, North 33°20'50" West for a distance of 254.86 feet, North 22°27'05" West for a distance of 234.08 feet, North 24°58'25" West for a distance of 325.39 feet, North 17°40'10" West for a distance of 247.67 feet, North 50°58'25" West for a distance of 508.64 feet, North 66°44'15" West for a distance of 931.05 feet, North 45°49'00" West for a distance of 467.14 feet, North 22°55'45" West for a distance of 522.19 feet, and North 25°13'15" West for a distance of 664.47 feet.

Anyone whose interest of property right may be affected by the proposed zoning changes may appear at that time and be heard.

Mark Massey  
 Clerk of Council  
 City of Savannah

INVOICE DESCRIPITON: 19-368-101-0115-51220