

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV**. Applicants are required to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): Multiple Addresses on Buckhalter Road (see attachment)
 Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): See attachment
 Total acreage of the subject property: 52.86 acres
 Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): residential

II. Action Requested

A. Type of Request.

- Rezoning (Zoning Map Amendment)
 Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

Yes No If yes, please provide the Plan/Permit File Number(s): File # 23-00304-ZA

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: R-A-CO
- Proposed zoning district(s) for the subject property: I-L
 (Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) _____
Warehousing, trailer parking, potential Container Storage Yard (stacking plan application will be submitted if/when specific area for container stacking has been determined)

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)
from the City's Planning & Urban Design Office at least
15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.**

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? Residential - Suburban Single Family
- What is the Future Land Use Category that allows the proposed Zoning District? Industry Light

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please note, the review criteria for rezonings follow [Sec. 3.5.8](#) and Planned Development rezonings follow [Sec. 6.1.12](#).

On January 12, 2023, the subject parcels were annexed into the City of Savannah, and are currently zoned R-A-CO, reflecting their former "R-A" zoning classification under the Chatham County zoning ordinance. This petition is intended to re-zone the subject parcels from R-A-CO to I-L, to allow the subject parcels to be developed as a part of the Rockingham Farms industrial development, which is already being developed on adjacent parcels to the south, on parcels that have already been annexed into the City of Savannah.

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? Yes No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in [Table 3.2-1](#), Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: Rockingham Farms
- Neighborhood President: _____
- Method of Notification: _____
- Date Notification Sent: _____
- Date of Neighborhood Meeting: _____
- Time of the Meeting: _____
- Location of the Meeting: _____
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): See attachment

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)
Name(s): John D. Northup III, for Capital Development Partners

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: c/o Bouhan Falligant LLP, One West Park Avenue

City, State, Zip: Savannah, GA 31401

Telephone: (912) 644-5756 Fax: _____

E-mail address: johnnorthup@bouhan.com

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

343 Buckhalter Road, Savannah, GA 31405 (PINs 10942 01003 & 10942 01002A),

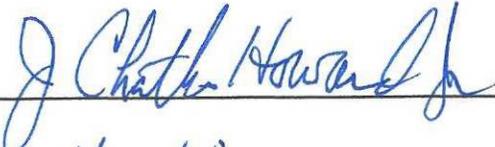
I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): J. Chatham Howard, Jr.

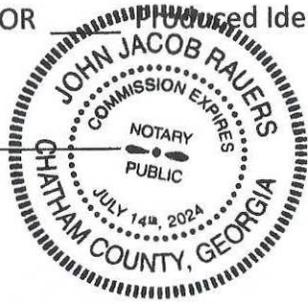
SIGNATURE: 

Signed or attested before me on 11-10-, 2022

by J. Chatham Howard, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

335 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002B)

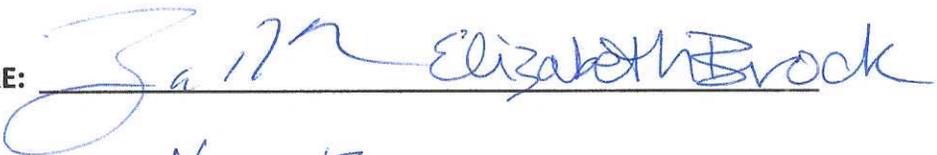
I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

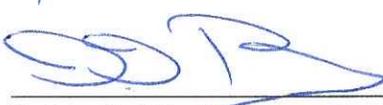
NAME (PRINT): Zane N. Brock & Elizabeth Brock

SIGNATURE: 

Signed or attested before me on Nov 17, 2022

by Zane N. Brock & Elizabeth Brock, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



LETTER OF AUTHORIZATION

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PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

331 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002C)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Eva Nicole Smith

SIGNATURE: 

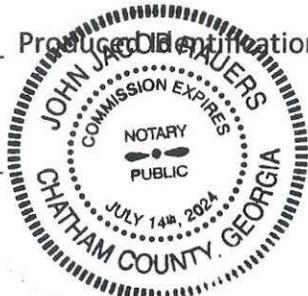
Signed or attested before me on 11/14/22, 2022

by Eva Nicole Smith, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public

My commission expires:



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of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

325 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002D)

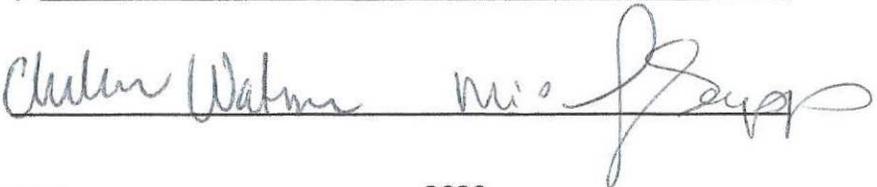
I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Chelsea Watson & Michelle Sapp

SIGNATURE: 

Signed or attested before me on _____, 2022

by Chelsea Watson & Michelle Sapp, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



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PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

323 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002F)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Rusty Davis

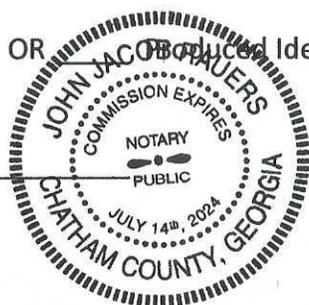
SIGNATURE: 

Signed or attested before me on 11/15, 2022

by Rusty Davis, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Official Identification Type of ID: _____


Notary Public
My commission expires:



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and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

315 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002E)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Judy Mikell Alderman

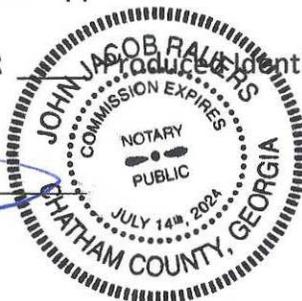
SIGNATURE: *Judy Marie Alderman*

Signed or attested before me on _____, 2022

by Judy Mikell Alderman, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____

[Signature]
Notary Public
My commission expires:



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and
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of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

309 Buckhalter Road, Savannah, GA 31405 (PINs 10942 01007 & 10942 01008),

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Jennifer Wells & Gerald W. Wells

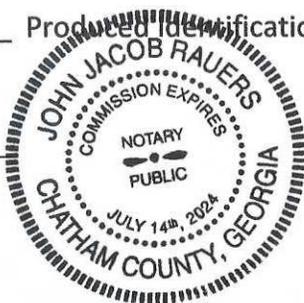
SIGNATURE: *Jennifer Wells* *Gerald W. Wells Jr.*

Signed or attested before me on 11/15, 2022

by Jennifer Wells & Gerald W. Wells, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____

[Signature]
Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

311 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01009),

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Matthew D. Jeffcoat & Janet Jeffcoat

SIGNATURE: 

Signed or attested before me on 11/17, 2022

by Matthew D. Jeffcoat & Janet Jeffcoat, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A.** Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? Yes No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- B.** If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution


JOHN D. NORTHUP III
11/22/22

 Signature of Petitioner or Petitioner's Agent or Opponent Printed Name Date

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

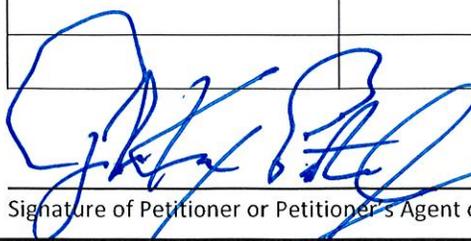
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? Yes No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



 Signature of Petitioner or Petitioner's Agent or Opponent Printed Name Date 11/30/22

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
- Rezoning for Planned Developments: \$1,000.00 + \$150.00 per acre

XI. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- Part I. Subject Property
- Part II. Action Required
- Part III. Rezoning Review Criteria Form
- Part IV. Neighborhood Meeting
- Part V. Property Owner Information
- Part VI. Petitioner Information
- Part VII. Agent
- Part VIII. Letter of Authorization
- Part IX. Disclosure of Campaign Contribution Form
- Part X. Application Fee
- Part XI. Complete Application Checklist
- Part XII. Certified Application (Signed application)
- Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
- Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.


Signature of Petitioner or Petitioner's Agent

John D. Northup III

Printed Name

5/3/21

Date

ATTACHMENT

**to Rezoning (Map Amendment) Application
and Application for Comprehensive Plan Amendment
of John D. Northup III
for Capital Development Partners**

I. SUBJECT PROPERTY

[See attached tax parcel map correlating to parcels described below]

<u>No.</u>	<u>PIN</u>	<u>Address</u>	<u>Owner</u>
1	10942 01003	343 Buckhalter Road	J. Chatham Howard, Jr.
2	10942 01002A	343 Buckhalter Road	J. Chatham Howard, Jr.
3	10942 01002B	335 Buckhalter Road	Zane N. Brock & Elizabeth Brock
4	10942 01002C	331 Buckhalter Road	Eva Nicole Smith
5	10942 01002D	325 Buckhalter Road	Chelsea Watson & Michelle Sapp
6	10942 01002F	323 Buckhalter Road	Rusty Davis
7	10942 01002E	315 Buckhalter Road	Judy Mikell Alderman
8	10942 01007	309 Buckhalter Road	Jennifer Wells & Gerald W. Wells
9	10942 01008	309 Buckhalter Road	Jennifer Wells & Gerald W. Wells
10	10942 01009	311 Buckhalter Road	Matthew D. Jeffcoat & Janet Jeffcoat

II. ACTIONS REQUESTED

- a) Rezoning (Map Amendment). All subject parcels described above are currently located in the City of Savannah, having been annexed into the City from unincorporated Chatham County on January 12, 2023. As a result of the annexation and a related re-zoning, all parcels are currently zoned "R-A-CO" (Residential-Agriculture- County) under the City of Savannah zoning ordinance. This zoning classification reflects the fact that the parcels continue to be governed by their previous designation under the Chatham County zoning ordinance, as adopted and made a part of the City of Savannah zoning ordinance. This rezoning application is to re-zone the subject parcels from "R-A-CO" to "I-L" (Light Industrial), in order to allow the parcels to be developed as a part of the Rockingham Farms industrial development, which has been developed on adjacent properties previously annexed by the City of Savannah.

- b) Comprehensive Plan Amendment. In connection with the foregoing, the petitioner seeks an amendment to the Future Land Use Map component of the Comprehensive Plan, to change the

land designation for the subject parcels above from “Residential – Surburban Single Family” to “Industry Light”. Since the map amendment petition was previously filed, this petition for a Comprehensive Plan amendment is being filed as a supplement to the map amendment petition, so that the map amendment and Comprehensive Plan amendment can be heard and decided concurrently by the City Council.

Legal Descriptions of Subject Parcels

- 1) **PIN 10942 01003 (343 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcels 4 and 5, as shown on a plat titled “Plat of a Portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia”, prepared by Helmy, Purcell & Associates, Inc., dated April 26, 1982 and recorded in the records of Chatham County, Georgia in Plat Record Book 4P, Page 63. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed.
- 2) **PIN 10942 01002A (343 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, and shown as Lot 3-B containing 5.00 acres and being described more particularly as follows: Commencing at the intersection of the southern right-of-way of Buckhalter Road and the Seaboard Coast Line Railroad and proceeding South 69°41’50” East a distance of 1,193.01 to an existing concrete monument; thence proceeding South 69°41’50” East a distance of 139.72 feet to a concrete monument being on the northwest corner of said lot and also being the point of beginning; thence proceeding South 69°41’50” East a distance of 140.52 feet to an existing concrete monument; thence proceeding South 24°42’55” West a distance of 1,550.28 feet to an existing concrete monument; thence proceeding North 73°13’30” West a distance of 141.46 feet to a set concrete monument; thence proceeding North 24°42’55” East a distance of 1,559.01 feet to a concrete monument and the point of beginning. Said lot is bounded on the North by Buckhalter Road; on the East by Lot 4 of the Bruham Tract; on the South by lands of Diamond & Austin; and on the West by Lot 3-A of a re-subdivision of Lot 3. Said property is more particularly described by reference to Plat Record Book 4-P, Page 75, of the records of Chatham County, Georgia.
- 3) **PIN 10942 01002B (335 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, known as Lot 3-A, of a portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia on a map thereof recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 4-P, Folio 75. Said map and deed are incorporated herein by reference. This being the same property conveyed by Warranty Deed from Roy C. Samuelson to Sylvia W. Brandon and Joseph L. Brandon, dated March 9, 1999, recorded in Deed Book 201-K, Page 320, aforesaid records. There are improvements located thereon known as 335 Buckhalter Road, Savannah, GA.
- 4) **PIN 10942 01002C (331 Buckhalter Road)**: All that certain lot tract or parcel of land situate, lying and being in Chatham County, Georgia known as Lot Two B (2B) upon a map titled “Plat of Lot 2 of a Portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia”, as surveyed for David C. Rahn by Helmy, Purcell & Associates, Inc., dated February 14, 1983, recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia in Plat

Records Book 4-P, Page 161; said property being known as 331 Buckhalter Road, according to the present system of numbering property in Chatham County, Georgia.

- 5) **PIN 10942 01002D (325 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known as Lot 2-A of a Subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc., dated February 14, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 4-P, Page 161. Said Lot 2-A consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 2-B, of a subdivision of Lot 1 of the Bruham Tract; on the South by property of Diamond & Austin; and on the West by Lot 1-B, of a subdivision of Lot 1 of the Bruham Tract. This being the same property conveyed to Michael A. Sapp, II and Jean M. Sapp by virtue of Warranty Deed dated November 22, 2002, recorded in Deed Book 243-K, Page 139, Chatham County, Georgia records.
- 6) **PIN 10942 01002F (323 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and being known as Lot 1-B, of a Subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc. dated June 20, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 5-P, Page 5. Said Lot 1-B consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 2 of the Bruham Tract, Chatham County, Georgia; on the South by property of Diamond & Austin; and on the West by property of David L. Rahn. Reference is made to said plat for a more particular description of the property conveyed herein.
- 7) **PIN 10942 01002E (315 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known as Lot 1-A, of a subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc. dated June 25, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 5P, Page 5. Said Lot 1-A consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 1-B, of a subdivision of Lot 1 of the Bruham Tract, Chatham County, Georgia; on the South by property of Diamond & Austin; and on the West by property of David L. Rahn. Reference is made to said plat for a more particular description of the property conveyed herein. Said property having a street address of 315 Buckhalter Road, Savannah, Georgia 31405.
- 8) **PIN 10942 01007 (309 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 1, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot 1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. Said property containing improvements thereon currently known as 309 Buckhalter Road, Savannah, GA 31405.
- 9) **PIN 10942 01008 (309 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 2, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot

1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. Said property containing improvements thereon currently known as 309-A Buckhalter Road, Savannah, GA 31405.

- 10) **PIN 10942 01009 (311 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 3, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot 1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. Said property containing improvements thereon currently known as 311 Buckhalter Road, Savannah, GA 31405.

