

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO ALLOW AN ASSEMBLY HALL AS SPECIAL USE WITH CERTAIN CONDITIONS LOCATED ON CERTAIN PROPERTY WITHIN A PUD-IS-B (PLANNED UNIT DEVELOPMENT-INSTITUTIONAL-BUSINESS) ZONING DISTRICT; 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 pursuant to and subject to conditions of Section 8-3040 of the Zoning Ordinance, Special Uses, the following uses: Antique Store, Restaurant, and Assembly Hall are hereby established within the following described PUD-IS-B Zoning District at 1650 E Victory Dr.

LEGAL DESCRIPTION

Commencing from a point [X: 994671.234372 & Y: 745528.894193] located at the approximate intersection of the centerline of the right-of-way for East Victory Drive & the centerline of the roadway for Wicklow Street,

Thence proceeding in a SE direction along the approximate centerline of the right-of-way for East Victory Drive for an estimated distance of 38.5 ft. to a point, [X: 994702.976976 & Y: 745528.894193], said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction [N 15-29-15 E] along a line for an estimated distance of 254.0 ft. to a point

Thence proceeding in a SE direction [S 73-39-6 E] along a line for an estimated distance of 165.0 ft. to a point,

Thence proceeding in a SW direction [S 15-28-57 W] along a line for an estimated distance of 258.7 ft. to a point, said point being located along the approximate centerline of the right-of-way for East Victory Drive,

Thence proceeding in a NW direction along the approximate centerline of the right-of-way for East Victory Drive for an estimated distance of 165.1 ft. to a point, [X: 994702.976976 & Y: 745528.894193] said point being, THE POINT OF BEGINNING

The property is further identified by the Property Identification Number (PIN) as follows:

PIN: 2-0078-01-026.

SECTION 2: The special uses are approved upon recommendation of the Metropolitan Planning Commission and after a public hearing and findings in accordance with Section 8-3163(b) of the Zoning Ordinance subject to the following conditions:

1. The restaurant and assembly hall use shall be accessory to the existing antique store. A restaurant or an assembly hall as principal uses shall not be permitted.
2. Any building addition established for the restaurant and assembly hall use shall not exceed 1,000 square feet.
3. The restaurant shall have a maximum of 49 seats.
4. The assembly hall use shall have a maximum number of 156 occupants. However, if the number of parking spaces is increased, after review by the City, the parking calculation shall be one (1) parking space for every four (4) occupants.
5. The hours of operation of the antique store, restaurant, and assembly hall shall not precede 9:00 a.m. or exceed 10:00 p.m.
6. The restaurant shall not include a drive-thru.
7. The assembly hall use may include the use of any outdoor area onsite and any kitchen facilities that are associated with such use, including a mobile food service unit.

8. The restaurant and assembly hall uses may sell, serve, or allow the provision of alcoholic beverages.
9. The assembly hall and/or restaurant shall not operate until a site plan has been reviewed and approved through the City's Site Development Permit Review Process exhibiting that all development standards including setbacks, buffers, and required parking have been met.
10. This Ordinance incorporates the relevant conditions that were approved under MPC File No. 98-12106-S on July 2, 1998 and File No. 15-003655-ZA on March 15, 2016.

Said conditions shall not be amended unless approved by the Mayor and Aldermen.

SECTION 3: That the requirements of Section 8-3182(f) 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 ____ day of _____, 2018, and the ____ day of _____, 2018, a copy of said notice being attached hereto and made a part hereof.

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: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-003858-ZA