

I, Mark Massey, Clerk of Council for The Mayor and Alderman of the City of Savannah, Georgia do hereby certify the attached to be a true copy of “AN ORDINANCE TO REZONE 317, 319, 321, 323, AND 325 EAST 32ND STREET FROM THE TN-2 (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT TO THE TC-1 (TRADITIONAL COMMERCIAL) ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on _____.

Clerk of Council

Date

(SEAL)

AN ORDINANCE TO REZONE 317, 319, 321, 323, AND 325 EAST 32ND STREET FROM THE TN-2 (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT TO THE TC-1 (TRADITIONAL COMMERCIAL) ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

PLANNING COMMISSION MEETING OCCURRED ON **OCTOBER 29, 2019**.

ZONING HEARING OCCURRED ON _____.

ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON _____.

ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON _____.

Van Johnson, Mayor

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE 317, 319, 321, 323, AND 325 EAST 32ND STREET FROM THE TN-2 (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT TO THE TC-1 (TRADITIONAL COMMERCIAL) 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, that:

SECTION 1: The following described property containing 0.125 acres more or less be rezoned from its present TN-2 Zoning District to the TC-1 Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Said property being depicted on a certain plat recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book MAP01 Page 196B, said plat by reference is incorporated into and made part of this description, and being depicted on the attached Aerial Map, and being more particularly described as follows:

Commencing at a point [X: 988360.099356 Y: 750797.260191], located at the approximate intersection of the centerline of East 32nd Street & Habersham Street, said point being, THE POINT OF BEGINNING,

Thence proceeding in a SW direction along the approximate centerline of Habersham Street for an estimated distance of 86.1 ft. to a point,

Thence proceeding in a NW direction [N 73-46-43 W] along a line for an estimated distance of 131.6 ft. to a point,

Thence proceeding in a NE direction [N 15-52-48 E] along a line for an estimated distance of 86.8 ft. to a point, said point being located along the approximate centerline of East 32nd Street,

Thence proceeding in a SE direction along the approximate centerline of East 32nd Street, for an estimated distance of 131.6 ft. to a point, [X: 988360.099356 Y: 750797.260191], said point being, THE POINT OF BEGINNING.

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

1. 317 E 32ND ST with PIN 20053 33014 containing 0.03 acres owned by GORDON CHARLES L;
2. 319 E 32ND ST with PIN 20053 33015 containing 0.02 acres owned by CJG LEASING LLC;
3. 321 E 32ND ST with PIN 20053 33016 containing 0.02 owned by GORDON DEVELOPMENT GROUP, LLC;

4. 323 E 32ND ST with PIN 20053 33017 containing 0.02 owned by GORDON CHARLES & JOENELLE;
5. 325 E 32ND ST (aka 0 E 32ND ST) with PIN 20053 33001 containing 0.02 owned by GORDON CHARLES L.

SECTION 2: The intent of the Chatham County-Savannah Comprehensive Plan, along with its Future Land Use Map, adopted by The Mayor and Aldermen on January 19, 2017 is met:

SECTION 2A: The Future Land Use Map as amended by The Mayor and Aldermen on _____, 2020 under File No. 19-005715-CPA designates the 0.125-acre property as being in the Traditional Commercial Future Land Use Category.

SECTION 2B: The Traditional Commercial Future Land Use Category is defined as “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods”.

SECTION 2C: Section 5.13.2 of the Zoning Ordinance of the City of Savannah allows the TC-1 Zoning District in the Traditional Commercial Future Land Use Category.

SECTION 3: Being the same property that:

SECTION 3A: Was rezoned by The Mayor and Aldermen to the P-R-B Zoning District on October 30, 1980 under MPC File No. 80-5221-S.

SECTION 3B: Was rezoned by The Mayor and Aldermen from the P-R-B (Planned Residential Business) Zoning District to the TN-2 Zoning District on February 3, 2005 and in conjunction with the adoption of Article K Mid-City District.

SECTION 3C: Was rezoned by The Mayor and Aldermen to the TN-2 Zoning District on July 18, 2019, effective September 1, 2019.

SECTION 3D: The Planning Commission voted to recommend approval of the request to rezone to the TC-1 Zoning District under File No. 19-005683-ZA on October 29, 2019 because “The Streetcar neighborhood, formerly Mid-City, is a mixed-use neighborhood characterized by commercial and residential uses existing in close proximity to one another. The dimensions of the subject lots are substantially smaller than most of the residential parcels in the vicinity. The subject properties have remained undeveloped, seemingly since the lots of record were established, due to the dimensional shortcomings. The potential for redevelopment lies in combining the parcels. Although this potential combination of lots would permit residential, as a corner lot on Habersham Street, mixed use or nonresidential uses are appropriate as allowed under the proposed zoning”.

SECTION 3E: The Mayor and Aldermen concur with the Planning Commission’s recommendation by rezoning the 0.125-acre property as being in the Commercial-Neighborhood Future Land Use Category.

SECTION 4: The requirements of Section 3.2 of the Zoning Ordinance of the City of Savannah 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 December 23, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 5: 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 THIS _____.

Van Johnson, Mayor

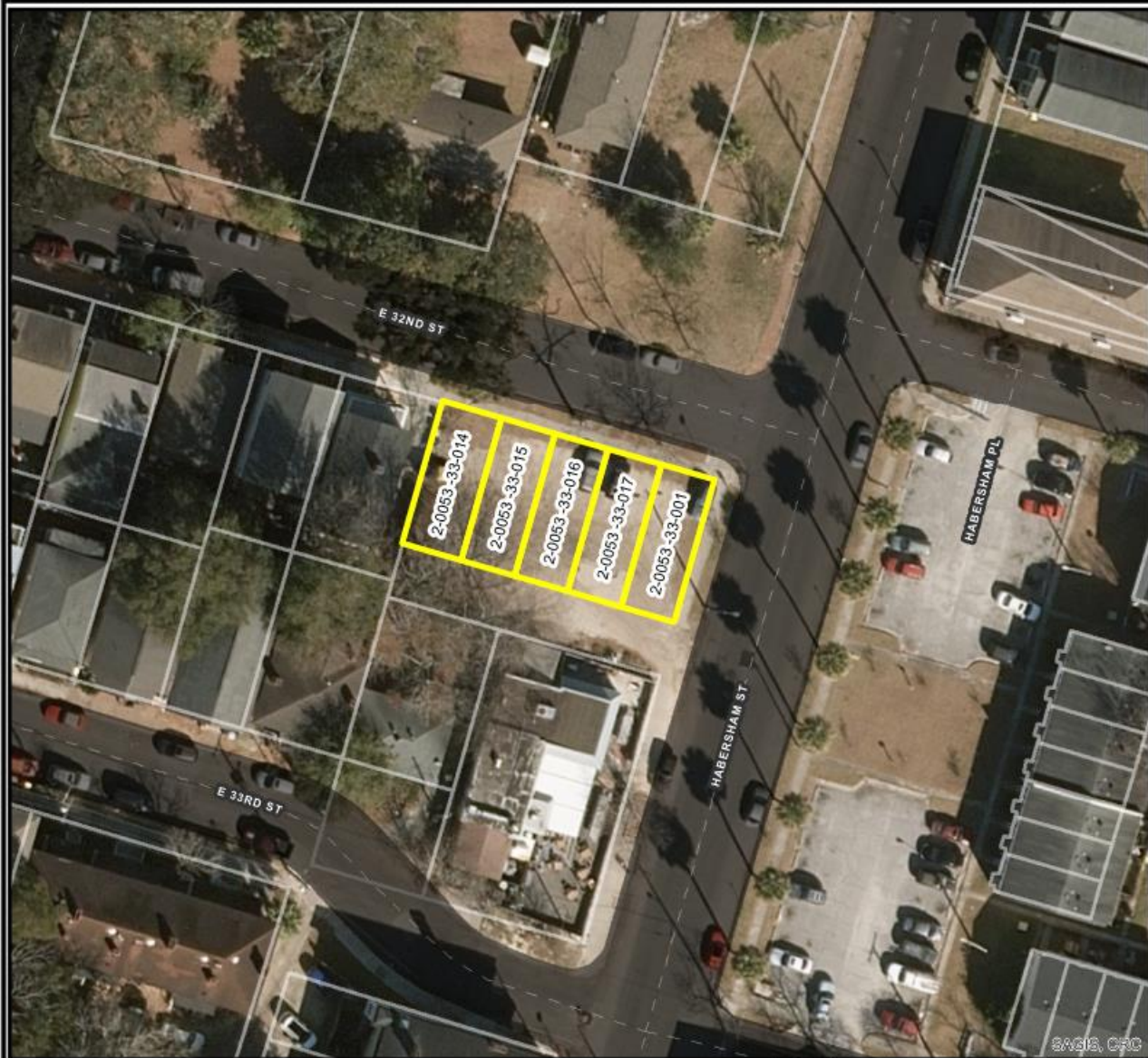
ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-005683-ZA.

Approved under Agenda Items _____ on the _____ Regular City Council Meeting as “_____
_____”.



AERIAL MAP

FILE # 19-005683-ZA (19-005715-CPA)
 Address: 317, 319, 321, 323 E. 32nd. St.
 Savannah, Ga
 Aldermanic District: 2 (Durrence)
 Commission District: 2 (Holmes)
 Neighborhood: Thomas Square Area
 PIN(s): See Map

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 50 feet



10/8/2019

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-651-1446

AFFIDAVIT OF PUBLICATION
SAVANNAH MORNING NEWS

STATE OF GEORGIA,
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

Dec 23, 2019

_____, 2019

_____, 2019

_____, 2019

And finds that the following advertisement to wit:

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher
(Deponent)

This 23 day of Dec, 2019

Eugene J Cronk
Notary Public; Chatham County, GA.

EUGENE J CRONK
Notary Public, Chatham County, Georgia
My Commission Expires January 24, 2022

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 the amendments to the Zoning Ordinance (text amendment), Zoning Map (rezoning or zoning), and Future Land Use Map of property described below on Thursday, January 16, 2020 at 2:00 p.m. at the Savannah City Hall located at 2 E Bay St, Savannah, GA.

I. Petition of Bridget Lidy for The Mayor and Aldermen and Phillip McCorkle on behalf of Jack Wardlaw for the property owner, Rockingham Farms, LLC, in conjunction with an Annexation Petition, are requesting approval to zone an 1036.69-acre portion of 343 Buckhalter Rd (PIN 10943 01001) from Chatham County's existing M (Manufacturing) and P-M (Planned Manufacturing) Zoning Districts to the City of Savannah's M-CO (Manufacturing - County) Zoning District (File #19-006681-ZA). The property is more fully described on the December 5, 2019 City Council Regular Meeting Agenda under Agenda Item #44 that Acknowledges Receipt of the Annexation Petition in "Exhibit 1: Annexation Petition - Rockingham Farms". Plat Book 52 Page 227 depicts the boundaries of the subject 1036.69 acres. Both the Petition and Plat has 2 Parcels:

- A. 954.86 acres that are south of Buckhalter Rd, Bruham Tract, Norris Tract, and Old Buckhalter Rd (an unopened 30 ROW) between the Seaboard Coastline Railroad and Veteran's Parkway/Southwest Bypass;
- B. The remaining 81.83-acre portion that is south of Old Buckhalter Rd (an unopened 30 ROW) between Veteran's Parkway/Southwest Bypass and Hunter Army Airfield.

II. Petition of Bridget Lidy for The Mayor and Aldermen to consider an amendment to the Zoning Ordinance regarding the Historic Preservation Commission (19-007267-ZA).

III. Petition of Joshua Yellin on behalf of Gordon Development Group, LLC for the listed property owners of approximately 0.125 acres to:

- 1. 317 E 32ND ST with PIN 20053 33014 owned by GORDON CHARLES L;
- 2. 319 E 32ND ST with PIN 20053 33015 owned by C.J.G LEASING LLC;
- 3. 321 E 32ND ST with PIN 20053 33016 owned by GORDON DEVELOPMENT GROUP, LLC;
- 4. 323 E 32ND ST with PIN 20053 33017 owned by GORDON CHARLES & JOENELLE;
- 5. 325 E 32ND ST with PIN 20053 33001 owned by GORDON CHARLES L.

A. Amend the Future Land Use Map Category for said properties from Traditional Neighborhood to Traditional Commercial (File #19-005715-CPA);

B. Rezone said properties from TN-2 (Traditional Neighborhood - 2) Zoning District to the TC-1 (Traditional Commercial - 1) Zoning District (File #19-005683-ZA);

C. On October 29, 2019, the Planning Commission voted to recommend approval of the request.

IV. Petition of Harold Yellin, which was filed on October 22, 2019 on behalf of Danny Nelson and Gail Waters for WATERS ANNETTE I*, property owner of 10614 MIDDLEGROUND RD with PIN 20752 01007 and 10816 MIDDLEGROUND RD with PIN 20752 01008 containing approximately 3.67 acres to:

A. Amend the Future Land Use Map Category for a portion of said properties from General Residential to Civic/Institutional (File #19-006134-CPA);

B. Rezone said properties from the RMF-2-10 (Multi-Family Residential-2 - 10 units per acre) Zoning District to the RMF-2-25 (Residential-Multifamily-2 - 25 units per acre) and O-1 (Office and Institutional) Zoning Districts (File #19-006079-ZA);

C. On December 10, 2019, the Planning Commission voted to recommend denial of both requests and approval of an alternative recommendation to rezone both properties to the RMF-2-25 Zoning District (File #19-007207-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time and be heard and submit evidence and 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. Please call the Clerk of Council's Office at 912.651.6441 for confirmation.

If You Cannot Attend the City Council Meeting: If you cannot attend the meeting, but would like to have comments made part of the official record, please provide a letter to the Clerk of Council's Office at City Hall with your comments before the meeting. Please reference the file number located on this notice. Written comments become public record.

Materials Available for Public Information: The application, Planning Commission recommendation, and related materials may be inspected by the public during normal business hours at the Planning Commission, 110 E State St, Savannah, 912.651.1440; Clerk of Council's Office; or the City's Planning & Urban Design Department at the Development Services Building, 5515 Abercorn St, Savannah, 912.651.6530.

Submittal of Written Materials: Written comments or evidence may be submitted to the Planning Commission, Clerk of Council's Office, or the City's Planning & Urban Design Department prior to the public/zoning hearing.

INSERT DATE: DECEMBER 23, 2019
INVOICE DESCRIPTION: 19-567-101-0115-51220