

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 the “ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 9.84-ACRE PROPERTY FROM THE PUD-M-36-CO (PLANNED UNIT DEVELOPMENT MULTIFAMILY 36 UNITS PER NET ACRE COUNTY-ANNEXED) ZONING DISTRICT TO THE RMF-3-36 (RESIDENTIAL MULTI-FAMILY-3 – 36 UNITS PER ACRE) ZONING DISTRICT”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on _____, **2019**.

Clerk of Council

Date

(SEAL)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 9.84-ACRE PROPERTY FROM THE PUD-M-36-CO (PLANNED UNIT DEVELOPMENT MULTIFAMILY 36 UNITS PER NET ACRE COUNTY-ANNEXED) ZONING DISTRICT TO THE RMF-3-36 (RESIDENTIAL MULTI-FAMILY-3 – 36 UNITS PER ACRE) ZONING DISTRICT.

ZONING HEARING OCCURRED ON , **2019**.

ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON , **2019**.

ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON , **2019**.

Eddie W. DeLoach, Mayor

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 9.84-ACRE PROPERTY FROM THE PUD-M-36-CO (PLANNED UNIT DEVELOPMENT MULTIFAMILY 36 UNITS PER NET ACRE COUNTY-ANNEXED) ZONING DISTRICT TO THE RMF-3-36 (RESIDENTIAL MULTI-FAMILY-3 – 36 UNITS PER ACRE) 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, 3 Woodcock Road containing 9.84 acres more or less, be rezoned from its present PUD-M-36-CO Zoning District to the RMF-3-36 Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Legal Description: As depicted on a certain plats recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book PLA00Y Page 186 and Book 51 Page 780:

All that certain lot, parcel, and tract of land situate, lying and being in the 5th G.M. District, Chatham County, Georgia, and being shown as “Portion of Deptford Tract” on that plat entitled, “Boundary & Tree Survey, 9.837 Acre Portion of the Deptford Tract, 5th G.M. District, Chatham County, Georgia”, prepared by Robert K. Morgan, III, G.R.L.S. No. 3087, dated September 3, 2014. Said property being more specifically described as follows:

Beginning at a concrete monument found at the intersection of the northern boundary line of the right of way of President Street Extension (R/W varies) and the western boundary line of the right of way of Woodcock Road (a 70’ R/W), said point being the POINT OF BEGINNING;

Thence N 89°55’51” W a distance of 93.53 feet to a 5/8” iron rod found;

Thence N 73°04’41” W a distance of 451.28 feet to a 5/8” iron rod found;

Thence N 26°01’48” E a distance of 912.62 feet to a 3/4” iron pipe found;

Thence N 89°31’38” E a distance of 26.47 feet to a concrete monument found;

Thence S 63°56’58” E a distance of 238.97 feet to a concrete monument found;

Thence S 17°35’58” E a distance of 387.27 feet to a 3/4” iron pipe found;

Thence S 26°03’02” W a distance of 531.65 feet to a concrete monument found, said point being the POINT OF THE BEGINNING.

Said property being a portion of the property conveyed in a certain Limited Warranty Deed from MARINER BRAND DEPTFORD LLC to ELLIS APARTMENTS LP

that was recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Deed Book 1193 Pages 229-234.

SECTION 1B: Said property being known as:

1. 3 Woodcock Road (A PT OF DEPTFORD TCT N SIDE PRESIDENT ST EXT + PARCEL A) with PIN 20282 01002 owned by ELLIS APARTMENTS LP;
2. City Rights-of-way.

SECTION 2: Being the same property that was:

SECTION 2A: Designated as being in the Residential-General Future Land Use Category by the Chatham County Board of Commissioners on August 14, 2015 under Z-150302-00020-1-FLUM.

SECTION 2B: Rezoned by the Chatham County Board of Commissioners on August 14, 2015 from I-H to PUD-M-36 under MPC File No. Z-150205-00012-1.

SECTION 2C: Annexed into the corporate limits by The Mayor and Aldermen of the City of Savannah via resolution passed on August 3, 2017.

SECTION 2D: Voluntarily removed from an industrial area within Chatham County by the property owner on August 17, 2017 pursuant to a Certificate to Remove Property from Industrial Area recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Deed Book 1156 Page 332-334.

SECTION 2E: Zoned PUD-M-36-CO on the effective date of the annexation of said property into the corporate limits of the City of Savannah pursuant to O.C.G.A. 36-66-4(e) and the law in such cases made and provided.

SECTION 3: The intent of the Chatham County-Savannah Comprehensive Plan, along with the Future Land Use Map, adopted by The Mayor and Aldermen on January 19, 2017 and by the Chatham County Board of Commissioners on February 24, 2017 is met:

SECTION 3A: The Future Land Use Map designates the 9.84-acre property as being in the Residential-General Future Land Use Category.

SECTION 3B: The Residential-General Future Land Use Category is defined as “Areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre”.

SECTION 3C: Section 5.10.2 of the Zoning Ordinance of the City of Savannah allows the RMF-3-36 Zoning District in the Residential-General 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 the _____ day of _____, 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 _____, 2019.

Eddie W. DeLoach, Mayor

ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-005748-ZA