



NOVEMBER 7, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Changes between the First Reading on May 9 and the DRAFT Second Reading of the Rezoning Map Amendment Ordinance Regarding 0 Resort Drive and Savannah Harbor Parcel 5 Planned Development

On May 9, 2019, the petitioner, Joseph R. Ross for Savannah Harbor Partners, LLC, requested that the Second Reading of the rezoning map amendment and the related text amendment for the Savannah Harbor Parcel 5 Planned Unit Development be delayed. On July 18, 2019, The Mayor and Aldermen at their Regular Meeting of City Council adopted a New Zoning Ordinance and rezoned the property to the Savannah Harbor Planned Development Zoning District (A-2.18). Therefore, the format of the Ordinances regarding zoning had to change. Additionally, on May 9, 2019, The Mayor and Aldermen requested that additional conditions be placed or stressed.

Changes:

- 2 “cover sheet” pages;
- **To be Entitled:**
 - **From:** AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE PLANNED UNIT DEVELOPMENT WATERFRONT URBAN CENTER (PUD-B-W-70) ZONING CLASSIFICATION TO THE SAVANNAH HARBOR PARCEL 5 PLANNED UNIT DEVELOPMENT ZONING CLASSIFICATION; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.
 - **To:** AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 39.4-ACRE PROPERTY FROM THE SAVANNAH HARBOR (A-2.18) PLANNED DEVELOPMENT ZONING DISTRICT TO THE SAVANNAH HARBOR PARCEL 5 (A-2.18.05) PLANNED DEVELOPMENT ZONING DISTRICT.
- **BE IT ORDAINED:**
 - **From:** by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:
 - **To:** by The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled, and pursuant to lawful authority thereof, that:
- **Section 1:**
 - **From:** The following described property, 0 Resort Drive containing 28.997 acres, be rezoned from its present PUD-B-W-70 Zoning District to the Savannah Harbor Parcel 5 PUD Zoning District:
 - **To:** The following described property containing 28.997 acres more or less and City Rights-of-Way (ROW) be rezoned from its present Savannah Harbor (A-2.18)

Planned Development Zoning District to the Savannah Harbor Parcel 5 (A-2.18.05) Planned Development Zoning District, based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, adequate public services, resource protection, and design review:

- New Section 1A contains the revised Legal Description;
- New Section 1B contains the addresses, PINs, and property owners of the subject property.

- **New Section 2:**

- The rezoning be approved with the following conditions:
 1. Development of the property be consistent and comply with the text of the Savannah Harbor Parcel 5 (A-2.18.05) Planned Development (PD) approved on under File No. 19-001440-ZA and the Master Plan entitled “PUD Master Plan Parcel 5 Hutchinson Island” dated February 2019.
 2. Any zoning regulation not specifically addressed by the text of the PD or Master Plan shall comply with the Zoning Ordinance of the City of Savannah.
 3. Any non-zoning regulation or policy not specifically addressed by the text of the PD or Master Plan shall comply with the applicable regulations and policies of the City of Savannah, including the Complete Streets Ordinance, as well as other local, state, and federal laws.
 4. Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities.
 5. Before any signage can be approved, a Sign Plan for the development shall be submitted and approved by the Planning Commission.
 6. That Subdivision Plats be recorded after being approved by applicable City infrastructure departments and the Planning Commission, to include the subdivision of Parcel 5 as described in Riverwalk Deed and Easement Agreement recorded under Deed Book 323W Page 734 and depicted on a certain plat that was not approved by the City, but was recorded under Plat Book 25P Page 4.

- **New Section 3:**

- As the Savannah Harbor Parcel 5 PD Zoning District contains more than 2 acres of land, it shall be classified as a Large-Scale (“L-PD”) Planned Development on the Official Zoning District Map of the City of Savannah, pursuant to Section 6.1.24 of the Zoning Ordinance of the City of Savannah.

- **New Section 4:**

- Being the same property or a portion of the property that was:
 - SECTION 4A: Rezoned by the Chatham County Board of Commissioners on

March 25, 1988 to PUD-B-W-70 and PUD-C under MPC File No. 88-8649C.

- SECTION 4B: Annexed into the corporate limits of the City of Savannah by the General Assembly of Georgia via Act passed on August 3, 1997 (GA. L. 1997, p. 4452).
 - SECTION 4C: Zoned PUD-B-W-70 and PUD-C 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 4D: Subject to the original Map Amendment (Rezoning) Application filed with the City on March 5, 2019 to rezone the subject property from PUD-B-W-70 to the Savannah Harbor Parcel 5 Planned Unit Development.
 - SECTION 4E: Rezoned by The Mayor and Aldermen on July 18, 2019 to the Savannah Harbor (A-2.18) Planned Development Zoning District, effective September 1, 2019.
- **New Section 5:**
 - 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 is met:
 - SECTION 5A: The Future Land Use Map designates Parcel 5 of Savannah Harbor containing 28.997 acres as being in the Downtown-Expansion Land Use Category.
 - SECTION 5B: The Downtown-Expansion Future Land Use Category is defined as “Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic, and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development”.
 - SECTION 5C: The Planned Development Future Land Use Category is defined as “Master planned areas accommodating cluster development, neotraditional development, or mixed residential, commercial, or civic uses. Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components. This category includes Amenity Communities, Village Centers, Town Centers, and existing Planned Unit Developments”.
 - SECTION 5D: Articles 5 and 6 of the Zoning Ordinance of the City of Savannah do not restrict the PD Zoning District to a specific Future Land Use Category.

- SECTION 5E: Therefore, The Mayor and Aldermen have determined that the Downtown-Expansion Future Land Use Category allows the Large-Scale Planned Development District.
- **Section 2 becomes Sections 6, 7 and Effective Date:**
 - **From:** 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 ____ day of _____, 2019, and the ____ day of _____, 2019, a copy of said notice being attached hereto and made a part hereof;
 - **To:** The requirements of Section 8-3182(f)(2) of the old Zoning Ordinance, Section 3.2 of the new 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 2 becomes Section 7:**
 - **From:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
 - **To:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- **Effective Date:**
 - **From:** This ordinance shall be effective as of the date hereof.
 - **To:** This ordinance shall be effective as of the date hereof.

Sincerely,

Tiras Winn Petrea

Tiras Winn Petrea

Principal Zoning Inspector