

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 3.9-ACRE PROPERTY AND UNASSIGNED LAND FROM THE RTF (RESIDENTIAL TWO FAMILY) AND RSF-5 (RESIDENTIAL SINGLE FAMILY – 5) ZONING DISTRICTS TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 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 3.9-ACRE PROPERTY AND UNASSIGNED LAND FROM THE RTF (RESIDENTIAL TWO FAMILY) AND RSF-5 (RESIDENTIAL SINGLE FAMILY – 5) ZONING DISTRICTS TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 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 3.9-ACRE PROPERTY AND UNASSIGNED LAND FROM THE RTF (RESIDENTIAL TWO FAMILY) AND RSF-5 (RESIDENTIAL SINGLE FAMILY – 5) ZONING DISTRICTS TO THE RMF-2-25 (RESIDENTIAL MULTI-FAMILY-2 – 25 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, a 3.9 acres more or less portion of 0 Sterling Street, be rezoned from its present RTF and RSF-5 Zoning Districts to the RMF-2-25 Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Tract A from RTF (Northern Property to include Edinburgh Court, Reid Court (fka Reirdon Street), Wheaton Street, Pounder Street, Joe Street, Rockefeller Street):

Commencing from a point [State Plane Coordinate GA East Zone X: 992661.330912 & Y: 753420.886177], located at the approximate intersection of the centerlines of the right-of-way for Wheaton Street & Sterling Street,

Thence proceeding in a SE direction [S 29-05-50 E] along the approximate centerline of Wheaton Street for an estimated distance of 98 ft. to a point, said point being, THE POINT OF BEGINNING,

Thence proceeding in a NE direction [N 60-54-10 E] along a line for an estimated distance of 253 ft. to a point, said point being at the back and splitting lots 113 & 114 Rivers Ward,

Thence proceeding in a SE direction [S 29-05-50 E] along a line for an estimated distance of 245 ft. to a point,

Thence proceeding in a SW direction [S 54-47-45 W] along a line for an estimated distance of 70 ft. to a point,

Thence proceeding in a SE direction [S 38-02 E] along a line for an estimated distance of 118 ft. to a point, being the eastern R/W of Reid Court,

Thence proceeding in a SW direction [S 51-58 W] along the eastern R/W of Reid Court for an estimated distance of 30 ft. to a point,

Thence proceeding along an arc to the right with a radius of 55 ft., delta angle of 317-21-10 when it intersects with the southern line of lot 37 and the northern line of lot 39 to a point,

Thence proceeding in a SE direction [S 29-05-50 E] along a line for an estimated distance

of 190 ft. to a point, said point being located along the centerline of Pounder Street,

Thence proceeding in a SW direction along the centerline of Pounder Street for an estimated distance of 130 (100 on Pounder Street) ft. to a point, [X: 993008.863353 Y: 752805.642001], said point being located along the intersection of the centerlines of Pounder Street & Wheaton Street,

Thence proceeding in a SW direction [S 61-7-47 W] along a line for an estimated distance of 30 ft. to a point,

Thence continuing in a SW direction [S 80-39-24 W] along a line for an estimated distance of 151 ft. to a point, said point being located along the centerline of Joe Street / Rockefeller Street,

Thence proceeding in a NW direction along the centerline of Joe Street / Rockefeller Street for an estimated distance of 309 ft. to a point,

Thence proceeding in a NE direction [N 60-46-4 E] along a line for an estimated distance of 88 ft. to a point,

Thence proceeding in a NW direction [N 22-52-35 W] along a line for an estimated distance of 71 ft. to a point,

Thence proceeding in a NW direction [N 73-43-13 W] along a line for an estimated distance of 92 ft. to a point,

Thence proceeding in a SW direction [S 15-57-39 W] along a line for an estimated distance of 125 ft. to a point, said point being located along the approximate centerline of Rockefeller Street,

Thence proceeding in a NW direction [N 73-57-7 W] along the approximate centerline of Rockefeller Street for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 15-57-35 E] along a line for an estimated distance of 125 ft. to a point,

Thence proceeding in a NW direction [N 73-76-36 W] along a line for an estimated distance of 75 ft. to a point,

Thence proceeding in a NE direction [N 16-13-24 E] along a line for an estimated distance of 15 ft. to a point,

Thence proceeding in a SE direction [S 73-44-50 E] along a line for an estimated distance of 75 ft. to a point,

Thence proceeding in a NE direction [N 16-1-11 E] along a line for an estimated distance of 99 ft. to a point,

Thence proceeding in a NE direction [N 64-14-15 E] along a line for an estimated distance of 24 ft. to a point,

Thence proceeding in a SE direction [S 29-27-57 E] along a line for an estimated distance of 35 ft. to a point,

Thence proceeding in a NE direction [N 61-51-27 E] along a line for an estimated distance of 127 ft. to a point, said point being located along the approximate centerline

of Wheaton Street,

Thence proceeding in a NW direction along the approximate centerline of Wheaton Street for an estimated distance of 140 ft. to a point, [X: 992661.330912 & Y: 753420.886177], said point being, THE POINT OF BEGINNING.

SECTION 1B: Tract B from RSF-5 (Southern Property at the intersection of Wheaton Street with Bouhan Avenue/Waters Avenue):

Beginning at a point [X: 993123.916929 & Y: 752610.957679], located at the approximate intersection of the centerlines of Wheaton Street & Bouhan Avenue/Waters Avenue, said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction [N 31-21-40 W] along the approximate centerline of Wheaton Street for an estimated distance of 120 ft. to a point,

Thence proceeding in a NE direction [N 51-34-42 E] along a line for an estimated distance of 130 ft. to a point,

Thence proceeding in a SE direction [S 30-46-51 E] along a line for an estimated distance of 120 ft. to a point, said point being located along the centerline of Bouhan Avenue,

Thence proceeding in a SW direction along a line for an estimated distance of 130 ft. to a point, [X: 993123.916929 & Y: 752610.957679], said point being, THE POINT OF BEGINNING.

SECTION 1C: Said property being a portion of the property known as and with a certain Parcel Identification Number (PINs):

1. 0 STERLING STREET (PARCELS 1, 3 THRU 7 & PT OF 2 URBAN RENEWAL PROJECT) with PIN 20034 02008 owned by HOUSING AUTHORITY OF SAVANNAH;
2. Unassigned Land, and
3. City Rights-of-way.

SECTION 2: Being the same property that was:

SECTION 2A: Rezoned by the by The Mayor and Aldermen of the City of Savannah on April 25, 2019 from the R-M-25, R-4, B-C, I-L Zoning Districts to the R-M-25 Zoning District under File No. 19-001847-ZA.

SECTION 2B: Rezoned by the by The Mayor and Aldermen of the City of Savannah on July 18, 2019, effective September 1, 2019 from the R-M-25 Zoning District to the RTF and RSF-5 Zoning Districts.

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 is met:

SECTION 3A: The Future Land Use Map as amended designates the 3.9-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-2-25 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.: 19-006025-ZA