

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 1.43-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) ZONING DISTRICT”, as adopted and approved by the Mayor and Aldermen of the City of Savannah, Georgia, 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 1.43-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) ZONING DISTRICT.

PLANNING COMMISSION MEETING OCCURRED ON **OCTOBER 8, 2019.**

ZONING HEARING OCCURRED ON _____.

ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON _____.

ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON _____.

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 1.43-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) ZONING DISTRICT.

BE IT ORDAINED 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: The following described property, 104, 106, 108, 110, 112, and 114 East DeRenne Avenue containing 1.43 acres more or less and City Rights-of-way (ROW) be rezoned from its present RSF-6 Zoning District to the O-I Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Description:

Beginning from a point [X: 984861.530567 & Y: 739077.646819], located at the approximate intersection of the centerlines of DeRenne Avenue & Habersham Street, said point being, THE POINT OF BEGINNING,

Thence proceeding in a NW [N 73-56-22 W] direction along the approximate centerline of DeRenne Avenue for an estimated distance of 550.14 ft. to a point,

Thence proceeding in a NE direction [N 16-30-13 E] along a line for an estimated distance of 215.91 ft. to a point, said point being located along the approximate centerline of Brandywine Lane,

Thence proceeding in a SE direction along the approximate centerline of Brandywine Lane for an estimated distance of 386.87 ft. to a point,

Thence proceeding in a SW direction [S 16-51-30 W] along a line for an estimated distance of 4.0 ft. to a point,

Thence proceeding in a SE direction [S 73-13-51 E] along a line for an estimated distance of 165.38 ft. to a point, said point being located along the approximate centerline of Habersham Street,

Thence proceeding in a SW direction along the approximate centerline of Habersham Street for an estimated distance of 205.45 ft. to a point [X: 984861.530567 & Y: 739077.646819], said point being, THE POINT OF BEGINNING.

SECTION 1B: Said property being depicted on the below Plats, which by reference are incorporated into and made part of this description, recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia; and being known as and with Parcel Identification Numbers (PINs):

Plat Book SUB00A Page 168:

1. 104 E DeRenne Ave with PIN 20128 04018 owned by PYTOWSKI & ULMER GRAZYNA & HUGH;

2. 106 E DeRenne Ave with PIN 20128 04017 owned by WAKELY & CHILDERS-WAKELY MICHAEL K & PAT RICIA;
3. 108 E DeRenne Ave with PIN 20128 04016 owned by FRANKLIN ANNELLE K;
4. 110 E DeRenne Ave with PIN 20128 04015 owned by MERRITT THOMAS G;
5. 112 E DeRenne Ave with PIN 20128 04014 owned by ZADACH JEFFREY B JR; and
6. 114 E DeRenne Ave with PIN 20128 04013 owned by PETTIGREW & DELOACH F C & E D.

SECTION 2: The rezoning be approved with the following conditions:

1. That Subdivision Plat(s) for the recombination of the parcels into a unified parcel(s) be recorded after being approved by applicable City infrastructure departments and the Planning Commission.

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 designates the 1.43-acre property as being in the Transition Future Land Use Category. Furthermore, The Mayor and Aldermen considers this section of DeRenne Avenue as being in the Arterial Corridor Transition Overlay Area Future Land Use Category.

SECTION 3B: The Arterial Corridor Transition Overlay Area Future Land Use Category is defined as “Areas having established residential character that due to their arterial location are confronted with potential commercial intrusion. Within this overlay rezoning petitions may proceed where the combined lot width of property is equal to or greater than 175 feet along the arterial street”.

SECTION 3C: The 1.43-acre property has approximately 520 linear feet of frontage along DeRenne Avenue and 160 feet along Habersham Street.

SECTION 3D: Section 5.15.2 of the Zoning Ordinance of the City of Savannah allows the O-I Zoning District in the following Future Land Use Categories: Office/Institutional and Commercial-Suburban. However, the Office/Institutional and Office-Transition Future Land Use Categories currently do not exist in the Chatham County-Savannah Comprehensive Plan. Additionally, The Mayor and Aldermen have determined that the Commercial-Suburban Future Land Use Category is not appropriate for the 1.43-acre property. Therefore, The Mayor and Aldermen will maintain the existing Transition and Arterial Corridor Transition Overlay Area Future Land Use Categories for the 1.43-acre property for the time being and allow the O-I Zoning District in said Future Land Use Categories.

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 ____ of _____, 2019.

Eddie W. DeLoach, Mayor

ATTEST:

Clerk of Council, City of Savannah

(SEAL)

FILE NO.: 19-002401-ZA