



AN ORDINANCE TO AMEND THE FUTURE LAND USE CATEGORY AS PROVIDED IN THE COMPREHENSIVE PLAN FOR CHATHAM COUNTY AND THE CITY OF SAVANNAH, GEORGIA FOR A 0.34-ACRE PROPERTY FROM THE RESIDENTIAL-SUBURBAN SINGLE FAMILY CATEGORY TO THE COMMERCIAL-NEIGHBORHOOD CATEGORY.

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PLANNING COMMISSION MEETING OCCURRED ON **NOVEMBER 19, 2019**.

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ZONING HEARING OCCURRED ON **DECEMBER 19, 2019**.

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ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON \_\_\_\_\_.

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ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON \_\_\_\_\_.

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Eddie W. DeLoach, Mayor

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE CATEGORY AS PROVIDED IN THE COMPREHENSIVE PLAN FOR CHATHAM COUNTY AND THE CITY OF SAVANNAH, GEORGIA FOR A 0.34-ACRE PROPERTY FROM THE RESIDENTIAL-SUBURBAN SINGLE FAMILY CATEGORY TO THE COMMERCIAL-NEIGHBORHOOD CATEGORY.

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 Future Land Use Category as provided in the Comprehensive Plan for Chatham County and the City of Savannah, Georgia for the following described property, 1110 East 68<sup>th</sup> Street containing 0.34 acres more or less be changed from its present Residential-Suburban Single Family Category to the Commercial-Neighborhood Category based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Description: As depicted on a certain plat recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book SUB00A Page 25, said plat by reference are incorporated into and made part of this description, and being more particularly described as follows:

Commencing at a point located at the approximate intersection of the centerline of East 69<sup>th</sup> Street & Waters Avenue,

Thence proceeding in a SE direction along the approximate centerline of East 69<sup>th</sup> Street for an estimated distance of 214.4 ft. to a point, said point being, THE POINT OF BEGINNING,

Thence proceeding **N 18° 03' 34" W** along a line for approximately 121.1' to a point,

Thence proceeding S 71° 56' 06" W along a line for approximately 150' to a point,

Thence proceeding S 18° 03' 34" W along a line for approximately 121.1' to a point, said point being located along the approximate centerline of East 69<sup>th</sup> Street,

Thence proceeding in a NW direction along the approximate centerline of East 69<sup>th</sup> Street for approximately 150' to a point, said point being, THE POINT OF BEGINNING.

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

1. 1110 EAST 69<sup>TH</sup> STREET (222 223 224 220 221 BEVILL WD SOUTH GARDENS) with PIN 20114 14010 owned by DSCD HOLDINGS LLC.

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

SECTION 2A: Currently designates the 0.34-acre property as Residential-Suburban Single Family.

SECTION 2B: The existing Residential-Suburban Single Family Future Land Use Category is defined as “Areas identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre”.

SECTION 2C: The proposed Commercial-Neighborhood Future Land Use Category is defined as “Nodal and strip business areas that are within predominately residential areas and are developed at a scale and intensity compatible with adjacent residential uses”.

SECTION 2D: On November 19, 2019, the Planning Commission voted to recommend approval of amending the Future Land Use Category from Residential-Suburban Single Family to Commercial-Neighborhood because the block face on which the subject parcel is located on is bookended by office, retail and institutional uses. Therefore, the interior of the block face may be better suited for office-type uses than detached single-family residential uses.

SECTION 2E: The Mayor and Aldermen concur with the Planning Commission’s recommendation by designating the 0.34-acre property as being in the Commercial-Neighborhood Future Land Use Category.

SECTION 3: 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 3, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: 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 \_\_\_\_\_.**

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Eddie W. DeLoach, Mayor

ATTEST:

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Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-006127-CPA.