

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 “AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 0.83-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) AND NEIGHBORHOOD BUSINESS ZONING DISTRICTS 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 \_\_\_\_\_.

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

(SEAL)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 0.83-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) AND NEIGHBORHOOD BUSINESS ZONING DISTRICTS TO THE O-I (OFFICE AND INSTITUTIONAL) ZONING DISTRICT.

---

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

---

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

---

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 0.83-ACRE PROPERTY FROM THE RSF-6 (RESIDENTIAL SINGLE-FAMILY) AND NEIGHBORHOOD BUSINESS ZONING DISTRICTS 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, 1119 and 1123 East 68<sup>th</sup> Street and 0 and 1110 East 69<sup>th</sup> Street containing 0.83 acres more or less and City Rights-of-way (ROW), be rezoned from its present RSF-6 and B-N Zoning Districts 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: Said property being 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 from a point [X: 988765.154977 Y: 739113.584083], located at the approximate intersection of the centerline of East 68th Street & Waters Avenue,

Thence proceeding in a SE direction along the approximate centerline of East 68th Street for an estimated distance of 244.4 ft. to a point, [X: 988997.669037 Y: 739038.262207], said point being, THE POINT OF BEGINNING,

Thence continuing in a SE direction along the approximate centerline of East 68th Street for an estimated distance of 179.9 ft. to a point,

Thence proceeding S 18° 03' 05" W along a line for an estimated distance of 123.1 ft. to a point,

Thence proceeding S 71° 56' 06" E along a line for an estimated distance of 29.7 ft. to a point,

Thence proceeding S 18° 03' 34" W along a line for an estimated distance of 121.1 ft. 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 an estimated distance of 210.0 ft. to a point,

Thence proceeding N 18° 06' 58" E along a line for an estimated distance of 243.4 ft. to a point, [X: 988997.669037 Y: 739038.262207], said point being, THE POINT OF BEGINNING.

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

1. 1119 EAST 68TH STREET with PIN 20114 14005 (Lots 18, 199, 200) containing 0.20 acres owned by DSCD HOLDINGS LLC;
2. 1123 EAST 68TH STREET with PIN 20114 14006 (Lots 196, 197) containing 0.14 acres owned by DSCD HOLDINGS LLC;
3. 0 EAST 69TH STREET with PIN 20114 14011 (Lots 218, 219) containing 0.15 acres owned by DSCD HOLDINGS LLC;
4. 1110 EAST 69TH STREET with PIN 20114 14010 (Lots 220, 221, 222, 223, 224) containing 0.34 acres owned by DSCD HOLDINGS LLC.

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 through the Subdivision/Plat Process.

SECTION 3: Being the same property, except 1110 East 69<sup>th</sup> Street, that was rezoned by The Mayor and Aldermen to the PUD-IS-B Zoning District on **January 1, 1975** under **File No. .**

SECTION 4: 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 4A: The Future Land Use Map designates the 0.83-acre property as being in the Commercial-Neighborhood Future Land Use Category, including the Future Land Use Amendment regarding 1110 East 69<sup>th</sup> Street was approved by The Mayor and Aldermen on \_\_\_\_\_.

SECTION 4B: The 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 4C: 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, Office-Transition, 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.

SECTION 4D: Additionally, The Mayor and Aldermen have determined that the Commercial-Suburban Future Land Use Category is not appropriate for the 0.83-acre property.

SECTION 4E: Therefore, The Mayor and Aldermen will maintain the existing Commercial-Neighborhood Future Land Use Category for the 0.83-acre property for the time being and allow the O-I Zoning District in said Future Land Use Category.

SECTION 5: 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 6: 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 \_\_\_\_\_.**

---

Eddie W. DeLoach, Mayor

ATTEST:

---

Clerk of Council, City of Savannah

(SEAL)

FILE NO.: 19-006044-ZA.