

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 0.37-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE TR-1 (TRADITIONAL RESIDENTIAL) ZONING DISTRICT TO THE EAST BROAD MARKET LOFTS (A-2.6) PD (PLANNED DEVELOPMENT) ZONING DISTRICT”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on     , 2019.

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Clerk of Council

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Date

(SEAL)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 0.37-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE TR-1 (TRADITIONAL RESIDENTIAL) ZONING DISTRICT TO EAST BROAD MARKET LOFTS (A-2.6) PD (PLANNED DEVELOPMENT) ZONING DISTRICT.

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ZONING HEARING OCCURRED ON     , **2019**.

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ORDINANCE ON FIRST READING IN COUNCIL OCCURRED ON     , **2019**.

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ORDINANCE ON SECOND READING IN COUNCIL OCCURRED ON     , **2019**.

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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 0.37-ACRE PROPERTY AND CITY RIGHTS-OF-WAY FROM THE TR-1 (TRADITIONAL RESIDENTIAL) ZONING DISTRICT TO EAST BROAD MARKET LOFTS (A-2.6) PD (PLANNED DEVELOPMENT) 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 containing approximately 0.37 acres, and City Rights-of-way (ROW) be rezoned from its present TR-1 Zoning District to the East Broad Market Lofts (A-2.6) PD Zoning District based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, adequate public services, resource protection, and design review:

SECTION 1A: Tract A containing approximately 0.07 acres.

SECTION 1B: Tract B containing approximately 0.30 acres.

SECTION 1C: Legal Description: To be provided.

SECTION 1D: 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):

1. 613 EAST 39<sup>TH</sup> STREET (LOT 7 BLOCK 16 GARRARD WARD) with PIN 20075 06006 containing 0.07 acres owned by SAVANNAH CORE LLC;
2. 608 EAST 39<sup>TH</sup> STREET (LOTS 4, 5, & 6 BLOCK 15 OF GLATIGNY WARD) with PIN 20075 02010 containing 0.18 acres owned by 19 BERKELEY PLACE LLC; and
3. 612 EAST 39<sup>TH</sup> STREET (LOTS 7 & 8 BLOCK 15 OF GLATIGNY WARD) with PIN 20075 02009 containing 0.12 acres owned by LEWIS ROBERT ISAACSON LLC.

### SECTION 2:

SECTION 2A: Tract A being the same property that was rezoned to the East Broad Market Lofts PUD (Planned Unit Development) by The Mayor and Aldermen on April 26, 2018 under File No. 18-000955-ZA.

SECTION 2B: Tract B being the same property that was identified on the East Broad Market Lofts Master Plan as parking, said Master Plan being approved and adopted by The Mayor and Aldermen on April 26, 2018 under File No. 18-000955-ZA.

SECTION 2C: On the condition that development of the property be consistent and comply with the text of the East Broad Market Lofts (A-2.6) PD approved on April 26, 2018 under File No. 18-000955-ZA and the Master Plan, both as amended.

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 0.37-acre property as being in the Residential-Single Family Future Land Use Category.

SECTION 3B: The Residential-Single Family Future Land Use Category is defined as “Areas identified for single-family detached residential dwellings at a density not to exceed eight (8) units per gross acre”.

SECTION 3C: 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 3D: 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 3E: Therefore, The Mayor and Aldermen will maintain the existing Residential-Single Family Future Land Use Category for the 0.37-acre property for the time being and allow the proposed PD Zoning District in said Future Land Use Category for the said property.

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.**

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Eddie W. DeLoach, Mayor

ATTEST:

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Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-006027-ZA

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