

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 9.14-ACRE PROPERTY FROM THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT TO THE RMF-2-40 (RESIDENTIAL MULTI-FAMILY - 40 UNITS PER NET ACRE) ZONING DISTRICT”, as adopted and approved by The Mayor and Aldermen in regular meeting of Council on _____, **2019**.

Clerk of Council

Date

(SEAL)

ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF SAVANNAH, GEORGIA BY REZONING A 9.14-ACRE PROPERTY FROM THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT TO THE RMF-2-40 (RESIDENTIAL MULTI-FAMILY - 40 UNITS PER NET ACRE) ZONING DISTRICT.

ZONING HEARING

ORDINANCE ON FIRST READING IN COUNCIL

ORDINANCE ON SECOND READING IN COUNCIL

ZONING HEARING OCCURRED ON October 10, 2019.

ORDINANCE READ FOR THE FIRST TIME ON _____, 2019, THEN

READ A SECOND TIME, PLACED UPON ITS PASSAGE, ADOPTED AND APPROVED 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 9.14-ACRE PROPERTY FROM THE B-C (COMMUNITY BUSINESS) ZONING DISTRICT TO THE RMF-2-40 (RESIDENTIAL MULTI-FAMILY - 40 UNITS PER NET 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, 4504 Ogeechee Road containing 9.14 acres more or less, be rezoned from its present B-C Zoning District to the RMF-2.40 Zoning District based upon the criteria of suitability and community need, compatibility, consistency, and reasonable use:

Commencing from a point [X: 964616.07401 Y: 745912.299488], located at the approximate intersection of the centerlines of Ogeechee Road & Heathcote Circle, said point being, THE POINT OF BEGINNING,

Thence proceeding in a SW direction along the approximate centerline of Ogeechee Road for an estimated distance of 213.9 ft. to a point,

Thence proceeding in a NW direction [N 15-40-0 W] along a line for an estimated distance of 1,050.0 ft. to a point,

Thence proceeding in a NE direction [N 73-16-49 E] along a line for an estimated distance of 400.8 ft. to a point,

Thence proceeding in a SE direction [S 16-18-1 E] along a line for an estimated distance of 1,051.9 ft. to a point, said point being located along the approximate centerline of Ogeechee Road,

Thence proceeding in a SW direction along the approximate centerline of Ogeechee Road for an estimated distance of 198.4 ft. to a point, [X: 964616.07401 Y: 745912.299488], said point being, THE POINT OF BEGINNING.

The property is further identified by the Property Identification Numbers (PINs) as follows:

PIN(s): 20873 01020.

SECTION 2: 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 2A: The Future Land Use Map as amended by The Mayor and Aldermen on _____, 2019 designates the 9.14-acre property as being in the General Residential Future Land Use Category.

SECTION 2B: The General Residential 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 2C: Section 5.10.2 of the Zoning Ordinance of the City of Savannah allows the RMF-2-40 Zoning District in the General Residential 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 the ____ day of _____, 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 _____, 2019.

Eddie W. DeLoach, Mayor

ATTEST:

Mark Massey, Clerk of Council

(SEAL)

FILE NO.: 19-004404-ZA