



NOVEMBER 7, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Changes between the First Reading on May 9 and the DRAFT Second Reading of the Text Amendment Ordinance Regarding Savannah Harbor Parcel 5 Planned Development

On May 9, 2019, the petitioner, Joseph R. Ross for Savannah Harbor Partners, LLC, requested that the Second Reading of the Savannah Harbor Parcel 5 Planned Unit Development and the related rezoning map amendment be delayed. On July 18, 2019, The Mayor and Aldermen at their Regular Meeting of City Council adopted a New Zoning Ordinance. Therefore, the format of the Ordinances regarding zoning had to change. Additionally, as the New Zoning Ordinance has different formatting requirements, it is proposed that the article/section numbers, numbering system, and format be used at the time of codification of this Planned Development Ordinance.

Changes:

- 2 “cover sheet” pages;
- **To be Entitled:**
 - **From:** AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, PERTAINING TO THE CREATION OF A PLANNED UNIT DEVELOPMENT DISTRICT FOR SAVANNAH HARBOR PARCEL 5; AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.
 - **To:** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF SAVANNAH, APPENDIX A-2.18 SAVANNAH HARBOR PLANNED DEVELOPMENT FOR THE CREATION OF THE SAVANNAH HARBOR PARCEL 5 PLANNED DEVELOPMENT AS A-2.18.05; AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.
- **BE IT ORDAINED:**
 - **From:** by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:
 - **To:** 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:**
 - **From:** That Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code", be amended as follows:
 - **To:** The Appendix A-2.18 Savannah Harbor Planned Development of the Zoning Ordinance of the City of Savannah be amended as follows, but utilizing the article/section numbers, numbering system, and format of the current Zoning

Ordinance adopted on July 18, 2019, based upon the criteria of consistency, new or changing circumstances, error or inappropriate standard, compliance with higher law, resource protection, and design review:

- **Title of Article:**
 - **From:** Article U. Savannah Harbor – Parcel 5 Planned Unit Development
 - **To:** A-2.18.05 Savannah Harbor Parcel 5 Planned Development
- **Section Nos.:**
 - **From:** Sec. 8-XXXX;
 - **To:** Sec. XXXX.
- **Section 2:**
 - **From:**
 - Any zoning regulation not specifically addressed by the PUD or Master Plan shall comply with the City of Savannah Zoning Ordinance;
 - Any non-zoning regulation or policy not specifically addressed by the master plan shall comply with the applicable regulations and policies of the City of Savannah as well as other local, state and federal laws;
 - Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities;
 - Before any signage can be approved, a sign plan for the development shall be submitted and approved by the Planning Commission.
 - **To:**
 1. Any zoning regulation not specifically addressed by the text of the PD or Master Plan shall comply with the Zoning Ordinance of the City of Savannah.
 2. Any non-zoning regulation or policy not specifically addressed by the text of the PD or Master Plan shall comply with the applicable regulations and policies of the City of Savannah, including the Complete Streets Ordinance, as well as other local, state, and federal laws.
 3. Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities.
 4. Before any signage can be approved, a Sign Plan for the development shall be submitted and approved by the Planning Commission.
- **Section 3:**
 - **From:** That the requirement of Section 8-3182(f) of said Code and the law in such cases made and provided has been satisfied. That 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.

- **To:** The requirements of Section 8-3182(f)(2) of the old Zoning Ordinance, Section 3.2 of the new 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:**

- **From:** Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.
- **To:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

Sincerely,

Tiras Winn Petrea

Tiras Winn Petrea
Principal Zoning Inspector