

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM RSF-6 (SINGLE FAMILY RESIDENTIAL-6) ZONING CLASSIFICATION TO AN OI-T (OFFICE INSTITUTIONAL-TRANSITION) ZONING DISTRICT WITH CONDITIONS; 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:

SECTION 1: The following described property be rezoned from its present RSF-6 zoning district to the OI-T zoning district with the following conditions:

SECTION 1A: Property Description.

Beginning at a point [X: 983987.011974 & Y: 727196.761788], located at the approximate intersection of the centerlines of Lyn Avenue & Montgomery Cross Road, said point being, THE POINT OF BEGINNING,
Thence proceeding in a NW direction along the centerline of Montgomery Cross Road for an estimated distance of 62.9 ft. to a point,
Thence proceeding in a NE direction [N 16-7-0 E] along a line for an estimated distance of 121.7 ft. to a point,
Thence proceeding in a SE direction [S 74-6-0 E] along a line for an estimated distance of 138.7 ft. to a point, said point being located along the approximate centerline of Weiner Drive,
Thence proceeding in a SW direction along the approximate centerline of Weiner Drive, for an estimated distance of 117.2ft. to a point, said point being located along the approximate centerline of Montgomery Cross Road,
Thence proceeding in a NW direction along the centerline of Montgomery Cross Road for an estimated distance of 76.6 ft. to a point, [X: 983987.011974 & Y: 727196.761788], said point being, THE POINT OF BEGINNING.

SECTION 1B: Said property being known as 23 Weiner Drive (PIN 20494 03004);

SECTION 1C: The following conditions shall apply to the rezoning:

1. Any proposed building shall be compatible with the surrounding neighborhood architecturally, with components such as a flat roof and other building design principles that comply with all applicable ordinances (Sec. 5.15.9 Additional Requirements Applicable to the OI Districts);
2. Type B Buffer Planting Standards (Sec. 9.5 Screening and Buffers);
3. Fencing may be required based on the Type B Buffer Planting Standards (Sec. 9.6

- Fences and Walls);
4. Access to the site shall be from a single point of entry from E. Montgomery Cross Road (9.2.5 Driveway Connections);
 5. Site lighting shall not exceed .5 foot-candle at the property lines adjacent to residentially zoned parcels. Site lighting shall not exceed 1 foot-candle at property lines adjacent to non-residentially zoned parcels (Section 9.8.6 General Lighting Standards);
 6. Free-standing signs shall be monument signs that are no higher than eight (8) feet and no greater than twenty (20) square feet of sign area (Table 9.9-3);
 7. While the ordinance requires site lighting not to exceed a height of thirty-five (35) feet, staff recommends any site lighting that is not building mounted shall be from a cut off light source no greater than fifteen (15) feet in height;
 8. Refuse collection shall be from residential style bins and not from a dumpster enclosure; and
 9. All other applicable provisions of the Zoning Ordinance shall apply to the rezoning.

SECTION 2: That the requirements of Section 3.2 of the New Zoning Ordinance effective on the 1st day of September 2019 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 8th day of February 2021, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: 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: _____, 2021.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council