

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE 7.0, SECTION 7.11.14.c. ADDITIONAL REGULATIONS APPLICABLE TO MARTIN LUTHER KING, JR. BOULEVARD AND MONTGOMERY STREET; 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 regular meeting of Council assembled, and pursuant to lawful authority thereof:

SECTION 1: That Division II, Part 8, Planning and Regulation of Development, Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia be amended to read as follows:

Note: Text to be enacted shown in red and underlined.

Section 7.11.14. Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

ii. TC-2 Development Standards

For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:

1. Density. A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
2. Height. The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height is the limit specified for the base district.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective September 1, 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 1st day of July 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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: ____ day of ____ 2021.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

PUBLIC NOTICE

Notice is hereby given that the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public/hearing hearing regarding last amendments to the Zoning Ordinance, Zoning Map (zoning or zoning), and Future Land Use Map or Special Use Permits at property described below on Thursday, July 20, 2023, at 4:30 p.m. of the Savannah City Hall located at 2 Court Day St, Savannah, GA.

1. Petition of Kishia Gentry on behalf of 1822 Remountment (Property Owner/Partner) to Amend the Zoning Map for 820 Wheeler Street (PIN 3000 1800) from B (Light Industrial) to IL-1 (Light Industrial/Traffic) with Conditions. (File No. 21-00204-ZA)

2. Petition of Anthony Gratch from USF Associates, Ltd. (Agent) on behalf of Great Works from Corbett Capital (Owner) to Amend the Zoning Map for 315 N. 38th Street (PIN 3001 1801) from T1-2 (Traditional Neighborhood) to TC-1 (Traditional Commercial). (File No. 21-00202-ZA)

3. Petition of Bridget Lily (Agent) on behalf of the Mayor and Aldermen

of the City of Savannah to Amend Section 7.01.4. Contributing Openness Map (of the Center-Brownville Historic Overlay District) of the Zoning Ordinance. (File No. 21-00203-ZA)

4. Petition of Bob Jackson (Agent) on behalf of Savannah Corp (Owner) to Amend the Zoning Map for 311 E. 20th Street (PIN 2000 1400) Area 714.2 (Traditional Neighborhood 2) to East Broad Market PD. (File No. 21-00211-ZA)

5. Petition of Bob Jackson (Agent) on behalf of Savannah Corp (Owner) to Amend East Broad Market PD to include 317 E. 20th Street (PIN 2000 1401). (File No. 21-00207-ZA)

6. Petition of Dono Brown (Agent) on behalf of DBL LLC for a Special Use Permit for Alcohol Sales by the Drink in Association with a Restaurant at 9 West 6th Street (PIN 3001 1401). (File No. 21-00208-ZA)

7. Petition of Bridget Lily (Agent) on behalf of the Mayor and Aldermen of the City of Savannah for a Zoning Text Amendment to the Zoning Ordinance, Center District. (File No. 21-00204-ZA)

Public Comment Allowed: Anyone whose interest in property rights may be affected by the proposed changes may submit evidence including written comments to CityCouncil@savannahga.gov or by calling 512-61-5441. Please reference the file number located on this notice. Written comments become public records and are shared with the Mayor and Aldermen prior to the Council meeting. The City of Savannah will also have an opportunity for citizens to register to speak during the live meeting on Zoning Hearing Open House on Thursday, July 20, 2023, at 4:30 p.m. To register, please go to the City's website at cityof-savannah2.civicplus.com/Meeting-op-Meeting

Materials Available for Public Information: Information about these items and related matters may be reviewed on the City's website at www.cityof-savannah2.civicplus.com/Meeting-op-Meeting prior to the meeting. If you have any questions, please contact 910-69-1004 or clarkb@savannahga.gov.

Public viewing of the City Council meeting:
RDTV Channel 3 Channel 4
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