AN ORDINANCE To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE RSF-10 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE O-I (OFFICE - INSTITUTIONAL) 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-10 zoning district to an O-I zoning district with conditions:

SECTION 1A: Property Description.

Beginning from a point [X: 986366.010497 & Y: 730940.587306], located at the approximate intersection of the centerlines of Waters Avenue & the right-of-way centerline for Highland Drive, said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction along the centerline of the right-of-way for Highland Drive for an estimated distance of 159.7 ft. to a point,

Thence proceeding in a NE direction [N 16-24-42 E] along a line for an estimated distance of 231.5 ft. to a point,

Thence proceeding in a SE direction [S 73-3-20 E] along a line for an estimated distance of 156.9 ft. to a point, said point being located along the approximate centerline of Waters Avenue,

Thence proceeding in a SW direction along the approximate centerline of Waters Avenue for an estimated distance of 230.7 ft. to a point [X: 986366.010497 & Y: 730940.587306], said point being, THE POINT OF BEGINNING;

SECTION 1B: Said property being known as 176 Highland Drive (PIN 20491 07010);

SECTION 1C: The approval for the O-I zoning district shall include the following conditions:

- 1. The approval for the O-I zoning district shall only permit the Office, General use which shall be included in the Owner Deed of Transfer which shall be provided to the City;
- 2. The following standards shall apply to the site plan review:

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- a. Install and maintain a new 5' high black aluminum fence along Highland Drive from Waters Avenue to the property located at 714 Highland Drive;
- b. Maintain a 4' chain link fence on the north of the property and 6' wooden fence on the west of the property;
- c. Permit ingress and egress from Waters Avenue; and
- d. Apply the O-I Zoning District development standards.

SECTION 2: That the requirements of Section 3.2 of the New Zoning Ordinance adopted the 18th day of July 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 27th day of October 2020, and a copy of said notice being attached hereto and made a part hereof.

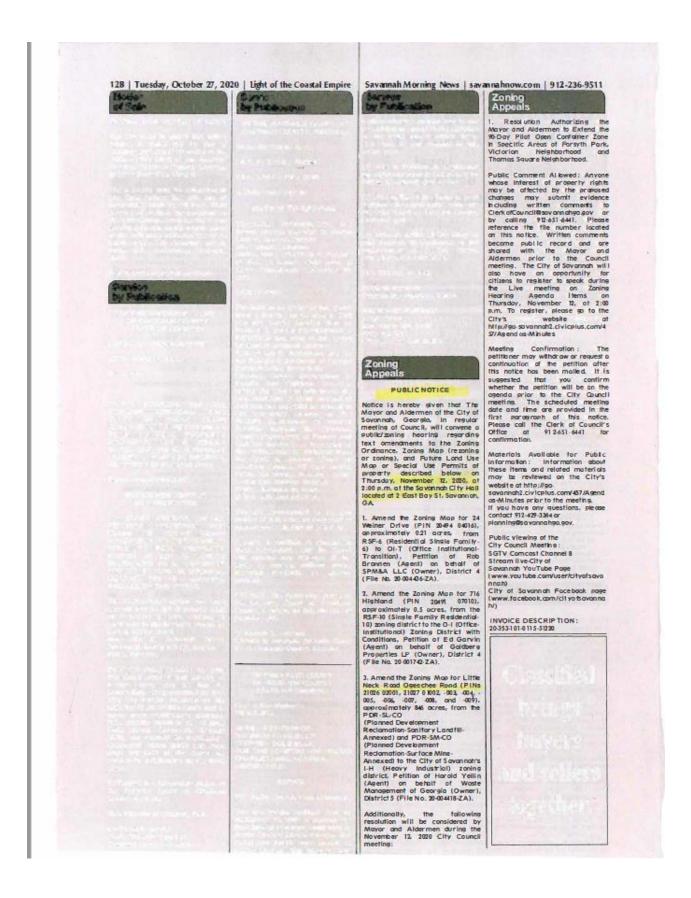
SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: 12th day of November 2020.

	Van R. Johnson, II Mayor	
ATTEST:		
Mark Massey Clerk of Council		

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