

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 development plan:

- a. Install and maintain a six-foot black aluminum fence along the south side of the subject parcel along Highland Drive from Waters Avenue to the property located at 714 Highland Drive;
- b. Plant landscaping buffering adjacent to the existing six-foot wood fence with brick posts on the north side of the subject parcel;
- c. Remove the existing chain link fence on the west side of the subject parcel and replace with an eight-foot new wooden fence;
- d. Require a Type C buffer according to Sec. 9.5 Screening and Buffering on the west side of the subject parcel;
- e. Design the parking lot to City of Savannah standards with turn around capability on-site;
- f. Permit ingress and egress for vehicular traffic from Waters Avenue; and
- g. Apply all other applicable O-I Zoning District development standards.

SECTION 2: That the requirements of Section 3.2 of the New Zoning Ordinance adopted the 18<sup>th</sup> 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 27<sup>th</sup> 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: \_\_\_ day of \_\_\_\_\_ 2020.

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Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council



AFFIDAVIT OF PUBLICATION  
SAVANNAH MORNING NEWS

STATE OF GEORGIA,  
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says:  
That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah  
Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said  
newspaper is of general circulation in said county and in the area adjacent thereto; That said  
newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed  
the regular editions of the Savannah Morning News, published:

Oct. 27, 2020 \_\_\_\_\_, 2020

\_\_\_\_\_, 2020 \_\_\_\_\_, 2020

And finds that the following advertisement to wit:

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher  
(Deponent)

This 2 day of Nov, 2020

Eugene J Cronk  
Notary Public; Chatham County, GA.

EUGENE J CRONK  
Notary Public, Chatham County, Georgia  
My Commission Expires January 24, 2022

**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 regarding zoning text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, November 12, 2020, at 2:00 p.m. at the Savannah City Hall located at 2 East Bay St, Savannah, GA.

1. Amend the Zoning Map for 24 Weiner Drive (PIN 20494 0414), approximately 0.21 acres, from RSF-6 (Residential Single Family-6) to O-I (Office Institutional-Transition), Petition of Rob Brannen (Agent) on behalf of SPW&A LLC (Owner), District 4 (File No. 20-004436-ZA).

2. Amend the Zoning Map for 716 Highland (PIN 20491 07010), approximately 0.5 acres, from the RSF-10 (Single Family Residential-10) zoning district to the O-I (Office Institutional) Zoning District with Conditions, Petition of Ed Garvin (Agent) on behalf of Goldberg Properties LP (Owner), District 4 (File No. 20-001742-ZA).

3. Amend the Zoning Map for Little Neck Road Ogeechee Road (PINs 20026 02001, 21027 01002, -003, -004, -005, -006, -007, -008, and -009), approximately 846 acres, from the PDR-SL-CO (Planned Development Reclamation-Sanitary Landfill-Annexed) and PDR-SW-CO (Planned Development Reclamation-Surface Mine-Annexed) to the City of Savannah's I-H (Heavy Industrial) zoning district, Petition of Harold Yellin (Agent) on behalf of Waste Management of Georgia (Owner), District 5 (File No. 20-004418-ZA).

Additionally, the following resolution will be considered by Mayor and Aldermen during the November 12, 2020 City Council meeting:

1. Resolution Authorizing the Mayor and Aldermen to Extend the 90-Day Pilot Open Container Zone in Specific Areas of Forsyth Park, Victorian Neighborhood and Thomas Square Neighborhood.

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to ClerkofCouncil@savannahga.gov or by calling 912-651-6441. Please reference the file number located on this notice. Written comments become public record 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 Agenda Items on Thursday, November 12, at 2:00 p.m. To register, please go to the City's website at <http://savannah2.civicplus.com/457/Agenda-Minutes>

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda prior to the City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice. Please call the Clerk of Council's Office at 912-651-6441 for confirmation.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civicplus.com/457/Agenda-Minutes> prior to the meeting. If you have any questions, please contact 912-629-3364 or [planning@savannahga.gov](mailto:planning@savannahga.gov).

Public viewing of the City Council Meeting:  
SGTV Comcast Channel 6  
Stream live-City of Savannah YouTube Page ([www.youtube.com/user/cityofsavannah](http://www.youtube.com/user/cityofsavannah))  
City of Savannah Facebook page ([www.facebook.com/cityofsavannah](http://www.facebook.com/cityofsavannah))

INVOICE DESCRIPTION:  
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