

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE R-A-CO (RESIDENTIAL-AGRICULTURAL-COUNTY) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION 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 R-A-CO zoning classification to the PD zoning classification:

SECTION 1A: Property description:

COMMENCING at a point at the northeast intersection of Interstate 1-95 and Little Neck Road with a Georgia State Plane East Zone NAD(83) grid coordinate of

North:738,626.06 East:934,376.30, which is the point or PLACE OF BEGINNING; Thence along the eastern right-of-way of 1-95 the following courses and distances; N22°41'41"E a distance of 594.23 feet to a point, N29°49'56"E a distance of 402.38 feet to a point, N22°39'26"E a distance of 387.91 feet to a point, thence meandering along the approximate centerline of the Little Ogeechee River the following courses and distances; S49°52'19"E a distance of 100.57 feet to a point, S86°12'49"E a distance of 101.97 feet to a point, S48°09'54"E a distance of 117.49 feet to a point, S11°33'51"W a distance of 166.04 feet to a point, S32°18'04"E a distance of 396.93 feet to a point, S02°39'29"E a distance of 427.42 feet to a point, S45°36'34"E a distance of 232.80 feet to a point, N70°10'46"E a distance of 117.33 feet to a point, S63°22'39"E a distance of 115.68 feet to a point, S31°23'29"E a distance of 249.45 feet to a point, N79°53'01 "E a distance of 102.38 feet to a point, N70°08'06"E a distance of 152.28 feet to a point, S55°07'49"E a distance of 138.31 feet to a point, N52°56'41"E a distance of 167.60 feet to a point, S29°57'34"E a distance of 140.26 feet to a point, N76°22'41"E a distance of 194.26 feet to a point, S09°36'44"E a distance of 144.45 feet to a point, S58°07'09"E a distance of 239.50 feet to a point, N63°49'06"E a distance of 83.00 feet to a point, S76°37'59"E a distance of 152.53 feet to a point, S76°30'34"E a distance of 478.78 feet to a point, S10°14'39"E a distance of 182.77 feet to a point, S33°32'29"E a distance of 147.80 feet to a point, S47°45'49"E a distance of 267.45 feet to a point, S86°33'04"E a distance of 198.78 feet to a point, S53°51'04"E a distance of 325.83 feet to a point, N66°24'46"E a distance of 184.06 feet to a point, S39°12'49"E a distance of 304.92 feet to a point, S39°39'59"E a distance of 405.91 feet to a point, S07°54'53"W a distance of 69.16 feet to a point, S68°53'29"E a distance of 1,337.93 feet to a point, S40°45'07"E a distance of 1,204.32 feet to a point, S30°44'36"E a distance of 1,201.46 feet to a point, thence along the northwest property line of Lot X, the Hubert Keller Tract, now or formerly Hopeton South Land Trust LLC (deed book 399F, page 542) S48°54'24"W a distance of 3,301.04 feet to a point, thence along the eastern right-of-way of Little Neck Road the following courses and distances; with a non-tangent curve to the right having an arc length of 609.02', a radius of 16685.09', a delta angle of 2°05'29", a tangent of 304.54', a chord bearing of N42°43'52"W, and a cord length of 608.98' to a point, N43°39'39"W a distance of 1,159.62 feet to a point, with a curve to the right having an arc length of 429.37' a radius of 17138.73', a delta angle of

1°26'07", a tangent of 214.70', a chord bearing of N42°59'21"W, and a chord length of 429.36' to a point, with a curve to the left having an arc length of 60.00', a radius of 17138.74', a delta angle of 0°12'02", a tangent of 30.00', a chord bearing of N41°54'11"W, and a chord length of 60.00' to a point, with a curve to the left having an arc length of 156.04', a radius of 17138.74', a delta angle of 0°31'18", a tangent of 78.02', a chord bearing N41°44'34"W, and a chord length of 156.04' to a point, N41°28'54"W a distance of 1,099.51 feet to a point, with a curve to the right having an arc length of 1376.02', a radius of 5679.58', a delta angle of 13°52'53", a tangent of 691.40', a chord bearing N34°30'54"W, and a chord length of 1372.66' to a point, N27°35'24"W a distance of 1,779.11 feet to a point, with a curve to the left having an arc length of 436.73', a radius of 2914.79', a delta angle of 8°35'05", a tangent of 218.77', a chord bearing N31°52'59"W, and a chord length of 436.32' to a point, with a curve to the left having an arc length of 150.85', a radius of 2914.79', a delta angle of 2°57'55", a tangent of 75.44', a chord bearing N37°39'29"W, and a chord length of 150.83' to a point, N39°08'29"W a distance of 351.80 feet to a point, N50°51'31"E a distance of 20.00 feet to a point, N39°08'29"W a distance of 200.00 feet to a point, N50°51'31"E a distance of 10.00 feet to a point, N39°08'29"W a distance of 217.01 feet to the POINT OF BEGINNING.

Less and except a 60' Chatham County canal right-of-way being more particularly described as follows:

COMMENCING at a point on the eastern right-of-way of Little Neck Road and the northern right-of-way of a 60' Chatham County canal right-of-way having a Georgia State Plane East zone grid coordinate of North:733872.95 East:937594.87 thence along the northern right-of-way of said 60' canal the following courses and distances; N20°33'01"E a distance of 1,000.06 feet to a point, with a curve to the left having an arc length of 480.70', a radius of 646.57', a delta angle of 42°35'52", a tangent of 252.07', a chord bearing N00°44'54"W and a chord length of 469.71' to a point, N22°02'49"W a distance of 214.91 feet to a point, with a curve to the right having an arc length of 273.86', a radius of 340.00', a delta angle of 46°09'02", a tangent of 144.85', a chord bearing N01°01'41"E, and a chord length of 266.52' to a point, N24°06'16"E a distance of 199.16 feet to a point, with a curve to the right having an arc length of 443.28', a radius of 930.00', a delta angle of 27°18'36", a tangent length of 225.94', a chord bearing N37°45'31"E, and a chord length of 439.10' to a point, N51°24'51"E a distance of 993.04 feet to a point, thence along the approximate centerline of the Little Ogeechee River S07°54'53"W a distance of 69.16 feet to a point, thence along the southern right-of-way of said 60' canal right-of-way S51°23'48"W a distance of 950.76 feet to a point, with a curve to the left having an arc length of 414.49', a radius of 870.00', a delta angle of 27°17'50", a tangent of 211.26', a chord bearing S37°44'18"W, and a chord length of 410.58' to a point, S24°07'36"W a distance of 199.19 feet to a point, with a curve to the left having an arc length of 225.46', a radius of 280.00', a delta angle of 46°08'09", a tangent of 211.26', a chord bearing S01°02'16"E, and a chord length of 219.42' to a point, S22°02'49"E a distance of 214.85 feet to a point, with a curve to the right having an arc length of 525.32', a radius of 706.57', a delta angle of 42°35'52", a tangent of 275.46', a chord bearing OF S00°48'24"E, and an arc length of 513.30' to a point. S20°34'04"W a distance of 1,030.43 feet to the POINT OF BEGINNING.

All lands having a net total of approximately 491.4 acres.

SECTION 1B: Said property being known as Little Neck Road (PINs 21007 01001 and 21007 01002);

SECTION 1C: As a condition of the rezoning, the property owner shall enter into an agreement with Chatham County regarding issues related to stormwater, traffic, and canal access.

SECTION 2: The following development and use standards shall apply to the PD zoning classification for the subject property:

I. PLANNED DEVELOPMENT

The Hopeton Landing Planned Development (“Hopeton Landing PD”) is hereby established to master-plan and develop property for commercial, residential and office/institutional purposes. The Development Guidelines contained herein have been prepared by Little Ogeechee Partners, LLC (“Declarant”).

II. THE MASTER PLAN

The Master Plan for Hopeton Landing (“Master Plan”) is attached as the last page of this section. Any change to the approved master plan, except for matters described below, shall require approval by the Mayor and Aldermen of the City of Savannah.

i. *Major Modifications.*

Major modifications to the Master Plan that would otherwise be treated as variances under the City of Savannah Zoning Ordinance shall require review and approval by the Metropolitan Planning Commission (“MPC”) and are limited to the following:

- a. *Development Standards.*** Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by 10 percent or more, or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or more.
- b. *Parking.*** A reduction in the number of parking spaces required by this Section.

ii. *Minor Modifications Permitted.*

Minor modifications to the Master Plan shall require review and approval by Metropolitan Planning Commission Staff. MPC Staff may forward a minor modification to the Metropolitan Planning Commission when MPC Staff deems that a public meeting is appropriate due to the nature of the modification requested. A denial by the Metropolitan Planning Commission staff may be appealed to the Metropolitan Planning Commission.

Minor modifications, include, but are not limited to:

- a. *Development Standards.*** Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent, or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.

b. **Street relocation.** Any relocation of a street, road or lane shown on the Master Plan or any addition of a street, road or lane not shown on the Master Plan shall be submitted to the Metropolitan Planning Commission as a Site Development Plan.

iii. **Variances.**

A denial of a decision by the Metropolitan Planning Commission with respect to matters described in Article II may be appealed to the Board of Appeals and the variance process shall follow the procedure established in Article 3.21 of the City of Savannah Zoning Ordinance.

iv. **Subdivision.**

Any subdivision or recombination of lots shall be submitted to the Metropolitan Planning Commission prior to approval of a Site Development Plan.

v. **Site Development Plan.**

A Site Development Plan shall be required for each proposed development within the PD which shall be consistent with the Master Plan. The criteria for submittal shall be the same criteria as set forth in the Planned Development pursuant to Section 6.1 of the City of Savannah Zoning Ordinance. Any Site Development Plan submitted to the Metropolitan Planning Commission must be accompanied with a written approval from the Declarant or Declarant’s successors and assigns.

vi. **Administration and Enforcement.**

Administration and enforcement of this Section shall follow the process described in Article 12.0 (Violations, Penalties and Enforcement) of the City of Savannah Zoning Ordinance. After the adoption of the PD, the Declarant shall execute and record a Declaration of Covenants and Restrictions (“Declaration”) in the land records of Chatham County, Georgia which shall: (i) create a governing authority for the approval of design guidelines created under the Declaration; and (ii) provide for the enforcement of such design guidelines.

III. DISTRICTS AND USES

A. Establishment of Districts.

The following districts are hereby established. Each district corresponds to a land use, which encompasses specific tracts of land as shown on the approved Master Plan.

Master Plan Land Classification	District – Tracts Encompassed
Commercial	Commercial – Tract 4
Institutional/Office	Institutional/Office – Tract 1 Institutional/Office – Tract 2 Institutional/Office – Tract 3
Residential	Multifamily Residential – Tract 6 Townhome Residential – Tract 5 Single family Residential – Tract 7 Single family Residential – Tract 8

	Single family Residential – Tract 9
Wetland/Marsh	Wetland/Marsh
Future Development	Future Development – Tract 11

B. Uses.

Uses permitted within each zoning district are located in the Table IV.1. A used permitted as a matter of right is identified by an “X.”

Hopeton Landing	Block Designation (Tract)					
USE	Residential (7, 8, 9)	Residential (6)	Residential (5)	Commercial (4)	Institutional/ Office (1, 2, 3)	
(X) = Permitted (-) = Not Permitted or No Condition						
RESIDENTIAL						
Dwelling						
Single-family dwelling a. Attached b. Semi-detached c. Detached	X					
Two-family dwelling						
Multi-family dwelling a. Townhouse b. Stacked townhouse c. Two-family d. Apartment		X	X X			
Accessory dwelling units (Garage Apartments)						
INSTITUTIONAL						
Assisted living facility						X
Nursing Home						X
Personal Care Home						X
Continuing Care Retirement Community						X
CIVIC						
Park / Open Area						
Park, general	X	X	X	X	X	X
Community garden	X	X	X	X	X	X
Places of Worship						
All places of worship				X	X	
Community Services						
Police/fire station or substation	X	X	X	X	X	X
Cultural Facilities (art/photo studio, gallery; museum; theater/cinema/performing arts; event venue; hall, banquet or reception)				X	X	
Day Care Services						

Hopeton Landing	Block Designation (Tract)					
USE	Residential (7, 8, 9)	Residential (6)	Residential (5)	Commercial (4)	Institutional/ Office (1, 2, 3)	
(X) = Permitted (--) = Not Permitted or No Condition						
Adult care center					X	
Child care center					X	
Educational						
School, public or private (K - 12)				X	X	
College, University, Seminary					X	
Educational building used by a college, university or seminary					X	
Instructional studio or classroom				X	X	
Club or Lodge						
Private club or lodge				X		
Health Care						
Hospitals and Medical Centers				X	X	
Pharmacy, Drug Stores				X		
COMMERCIAL						
Utilities						
Utilities, minor	X	X	X	X	X	
Utilities, major	X	X	X	X	X	
Telephone exchange, gas, and electrical regulator stations		X		X	X	
Office						
Office, general				X	X	
Office, medical				X	X	
Research, testing, and development laboratory				X	X	
Studio/multimedia production facilities				X	X	
Services						
Animal services, indoor				X		

Hopeton Landing	Block Designation (Tract)						
USE		Residential	Residential		Residential	Commercial	Institutional/ Office
(X) = Permitted (-) = Not Permitted or No Condition		(7, 8, 9)	(6)		(5)	(4)	(1, 2, 3)
Animal services, outdoor						X	
Bank						X	X
Interior Decorating						X	X
Personal service shops						X	X
Restaurants							
Restaurants (on premises retail consumption dealer shall not require special use approval)						X	
Indoor Recreation							
Indoor amusement						X	
Retail Sales							
Agricultural produce stand/Seafood stand						X	X
Fuel/gas station, including automobile wash						X	
Dry cleaning drop-off facility						X	
Food-oriented retail						X	
Convenience stores						X	
Garden center						X	
Plant nursery						X	
Business support services						X	X
Retail, general						X	
Vehicle service, minor						X	
Watercraft sales, repair, and services (excluding outdoor boat yards)						X	
Ancillary retail dealer (off-premises consumption of alcohol)						X	
Services, general						X	X
Lodging							

Hopeton Landing	Block Designation (Tract)					
USE (X) = Permitted (-) = Not Permitted or No Condition	Residential (7, 8, 9)	Residential (6)	Residential (5)	Commercial (4)	Institutional/ Office (1, 2, 3)	
Hotel (16-74 rooms, 75 or more rooms)				X		
OTHER						
Water-Oriented						
Dock or Boardwalk (Private or Residential Community)	X		X			
Accessory Uses						
Accessory Uses and Structures	X	X	X	X	X	
Signs						
Incidental or Temporary	X	X	X	X	X	
Announcement	X	X	X	X	X	
Directional	X	X	X	X	X	
Fascia	X	X	X	X	X	
Principal Use	X	X	X	X	X	
Temporary Uses						
The use of public facilities or public parks for carnivals, community fairs, or other events of public interest	X	X	X	X	X	

- C. Prohibited Uses. The following uses and activities are not permitted: (i) the sale of firearms and adult-oriented material; and (ii) adult-oriented entertainment. Any use or activity not specifically identified as a permitted use in subsection (g) shall be deemed to be a prohibited use, unless the City Manager or her designee determines that a proposed use is similar to a permitted use in the PD.
- D. Temporary Uses. The following uses may be permitted by Declarant, or Declarant’s successors or assigns, on a temporary basis: construction offices and construction storage units during the time of active construction; outdoor weddings, receptions and meetings; recreational activities; outdoor events; religious services; and the sale of seasonal plants and produce.

IV. GENERAL DEVELOPMENT STANDARDS

The following general development standards are specific to the Hopeton Landing PD and are in addition to the standards provided in this Chapter and elsewhere in this Code. In the event of a conflict between this section and any other section contained herein, the standards in this section shall apply.

A. Open Space.

At least twenty percent (20%) of the PD shall be designated as open space; provided, however, not more than fifty percent (50%) of wetlands may be used to calculate the open space requirement under this section. Each individual lot shall meet the open space requirement of this section. In addition to wetlands, open space shall include areas identified as open space on the Master Plan, which shall include but not be limited to, parks, plazas, playgrounds, courtyards, and other similar hardscaped and greenspace areas.

B. Screening and Buffers.

Buffer zones or strips will be established on Site Development Plans submitted pursuant to Article II. Buffer zones or strips are intended to be planted or undisturbed, except for enhancing existing buffers, drainage and/or utilities, clearing dead or dying wood, scrub growth removal, selective clearing, or opening for roads. Minimum buffer types and dimensions shall be provided in accordance with Article 9.5 of the City of Savannah Zoning Ordinance

Buffer requirements may be waived by the Declarant only if lakes, wetlands, or some other feature satisfies separations and adequately screens areas. Development activity permitted in the buffers may include driveways/road cuts, sidewalks, fencing, landscaping, irrigation, signage, lighting, earthwork, and utilities. Notwithstanding anything herein to the contrary, use buffers, as required in Article 9.5 of the City of Savannah Zoning Ordinance shall not be required for uses outside of the Hopeton Landing PD located across Little Neck Road.

C. Residential Development Standards.

DISTRICT TYPE (TRACT)	MIN. LOT AREA (SQ. FT.) OR LOT AREA PER UNIT (SQ. FT.) (As Specified)	MIN. FRONT YARD*	MIN. LOT WIDTH (FT.) OR MIN. LOT WIDTH PER UNIT (FT.) (As Specified)	MIN. SIDE (INTERIOR) YARD	MIN. SIDE (STREET) YARD	MIN. REAR YARD	FROM ACCESS EASEMENT	MAX. BUILDING HEIGHT	MAX. DWELLING UNITS PERMITTED PER ACRE OF LAND AREA (DWELLING UNIT DENSITY)	MIN. PERCENTAGE OF GROSS LAND AREA, PER TRACT, TO BE RESERVED FOR OPEN SPACE
Residential - Single Family (8)	4,000	15	40	5	10	20	5	36	Max. dwelling density shall not exceed max. density permitted in the Tract in which project is located as shown on the Master Plan.	60
Residential - Single Family (9, 7)	5,000	20	50	5	10	20	5	36		60
Residential - Apartment (6)	N/A	25	55	10	15	25	5	50	The density to be established will be recommended by the MPC, but shall not be more than 40 units per acre.	50
Residential - Townhouse (5)	N/A	20	20	5	10	25	5	50		50

*Front yard setback measured from edge of street right-of-way.

Building separation for multifamily, townhouse, and apartments shall be provided per the requirements of the City of Savannah Fire Code.

(1) Streets

All streets within the individual neighborhoods are to be paved to applicable standards.

(2) Rights-of-Way

All neighborhood streets shall have a minimum 60-foot right-of-way. All cul-de-sacs (with 20 single-family units or less) may have 50-foot rights-of-way, subject to approval by the applicable governing authority.

D. Non-Residential Development Standards.

(1) Commercial

All businesses within the designated commercial part of the Master Plan shall conform to the following design standards:

a. No building footprint may contain more than 45,000 square feet of leasable floor area;

b. Where a business directly abuts a residential district, without being separated by greenspace, wetlands, or spine road rights-of-way, side and/or rear yards shall be provided as follows:

(i) Buildings: 25 feet;

(ii) Parking areas: 25 feet.

c. Maximum building height shall be three (3) stories, not to exceed fifty (50) feet.

(2) Office/Institutional

The Hopeton Landing PD allows for office and institutional uses as shown in the Use Chart and as designated in Tracts 1, 2, and 3. In Tract 4, commercial activity may be permitted as indicated in the Use Chart.

E. Parking.

All single family dwellings will require two (2) parking spaces per dwelling. The number of parking spaces for multifamily, office and institutional uses shall be as required by the City of Savannah Zoning Ordinance. For non-single family residential units, commercial uses, and institutional / office / uses, common area parking “lots” may be provided, if desirable. For assisted living facilities, nursing homes, personal care homes, and continuing care retirement communities, parking shall be 0.5 parking spaces per dwelling unit. Parking lots will be paved and striped. Medians shall be a minimum of twelve (12) feet wide and shall have at least a ten (10) foot wide tree “island” at each end. Long runs exceeding twelve (12) parking spaces will be broken with landscaped planting “islands.” The addition of larger landscaped buffers or other creative methods of reducing the parking impact may be acceptable instead of standard median and island designs. Shade trees in parking areas are required. Except as indicated above, all off-street parking shall comply with the requirements of the City of Savannah’s Zoning Ordinance.

F. Signage.

(1) Residential; Institutional.

One monument sign per entrance may be erected for neighborhood identification at the entrances (*See G. ENTRANCES, below*). The signs shall be integrated into any wall, fence, or landscape feature forming party of the total entrance design. The text area or plaque where words/logos are placed shall not exceed thirty (30) square feet nor be more than five (5) feet above ground level. The sign may be any material and with any font style, but the overall sign panel must conform to the Hopeton Landing Declaration.

Temporary signs may be permissible for at a maximum of sixty (60) days (unless “for sale” signs). They shall be a maximum of six (6) square feet and conform to residential temporary sign prototypes.

(2) Commercial; Civic.

Each principal use sign shall be no more than sixty (60) square feet nor be more than twenty feet (20’) above ground level. The sign may be any material and with any font style, but the overall sign panel must conform to the Hopeton Landing Declaration.

Each parcel with freestanding buildings may have one directional sign along the interior road on which the building faces. The frontage sign may be single or double-faced and shall be not more than twenty (20) square feet in text area. The frontage signs will be mounted on the frontage sign prototype.

Each building may also have fascia signage attached to it so long as it fits proportionally into the façade and is planned for as part of the architectural design. No signage may be mounted incidentally on any roof. If there is more than one tenant in any building, each tenant’s name may be displayed once on the building. If multiple tenants share common entrances into one building, a small directory sign may be added to the face of the building, or free standing by the entrance, or as separate plaques on the frontage sign.

Announcement signage shall be permitted for each entrance or exit of a business, and shall be restricted to emergency information, business hours, credit card information or incidental information related to the business. The announcement sign shall not be more than four (4) square feet in the aggregate.

Pole signs shall be prohibited.

(3) Office.

Each principal use sign shall be no more than 40 square feet nor be more than 10’ above ground level. The sign may be any material and with any font style, but the overall sign panel must conform to the Hopeton Landing Declaration.

Each parcel with freestanding buildings may have one directional sign along the interior road on which the building faces. The frontage sign may be single or double-faced and shall be not more than 20 square feet in text area. The frontage signs will be mounted on the frontage sign prototype.

Each building may also have fascia signage attached to it so long as it fits proportionally into the façade and is planned for as part of the architectural design. No signage may be mounted incidentally on any roof. If there is more than one tenant in any building, each tenant's name may be displayed once on the building. If multiple tenants share common entrances into one building, a small directory sign may be added to the face of the building, or free standing by the entrance, or as separate plaques on the frontage sign.

Announcement signage shall be permitted for each entrance or exit of a business, and shall be restricted to emergency information, business hours, credit card information or incidental information related to the business. The announcement sign shall not be more than 4 square feet in the aggregate.

Pole signs shall be prohibited.

G. Entrances.

The vehicular entries into the commercial and residential areas shall have ingress and egress from either Little Neck Road or Boulevards A or B. Each may display a unique name, but common elements will bind the Hopeton Landing PD entrances.

Each entrance road shall be divided by a landscaped median. Neighborhood, commercial, and office/institutional identity signage must be located on private property on one or both sides of the entry, and not in the landscaped median for such entrance roads.

H. Pedestrian Systems.

A main spine pedestrian walk will be installed as part of the construction of Boulevards A and B. This walk will serve as a "collector" for all feeder walks that emerge from each neighborhood as well as between neighborhoods and the commercial area. All neighborhoods will have internal pedestrian walk systems. The entry area to residential neighborhoods shall include paved pedestrian walkways, a minimum of five (5) feet in width, which shall tie into the pedestrian walkways along Boulevard A or B.

V. ARCHITECTURAL GUIDELINES

Contemporaneously with the adoption of the Hopeton Landing PD, Declarant shall execute and record a Declaration of Covenants and restrictions ("Declaration") in the land records of Chatham County, Georgia which shall: (i) establish design standards for all block designations created herein; (ii) identify additional uses that may be prohibited; (iii) create a governing authority for the approval of design guidelines created under the Declaration; and (iv) provide for the enforcement of such design guidelines. Each approval by the Declarant, or Declarant's successors or assigns, or architectural review board appointed under the Declaration shall be noted on the Master Plan or applicable Site Development Plan.

VI. DEFINITIONS

The following definitions are specific to the Hopeton Landing Master Plan. Definitions not listed herein shall be referenced in the Zoning Ordinance.

Assisted Living Facility. A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care.

Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density and parking requirements.

Dwelling. One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one (1) or more persons living as a household. Dwelling shall only apply to residential uses identified in Section III as one-family, two family, three and four-family, multifamily and upper story residential dwellings.

Food-oriented Retail. An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes grocery stores, butcher shops, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, convenience stores, catering establishments, farmer's markets, or package stores.

Multi-family Residential. A residential building containing five (5) or more dwelling units.

Signs. Any structure, part thereof, or device attached thereto or painted or represented thereon or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark or other representation used as or in the nature of an announcement, advertisement, direction or designation of any person, group, organization, place, commodity, product, service, business, profession, enterprise or industry which is located upon any land or any building or upon a window. The flag, emblem or other insignia of a nation; governmental unit; educational, charitable or religious group shall not be included within the meaning of this definition. For the purposes of this chapter, sign types shall be identified as follows:

- (i) Announcement sign. A single-faced nonilluminated professional or announcement sign attached wholly to a building, window or door unless otherwise permitted within this Code as a freestanding illuminated sign. Where such sign only includes emergency information, business hours, credit cards honored, and other accessory information it shall be known as an incidental use sign.
- (ii) Directional sign. A sign containing information relative to the location, distance to, entrance to, and exit from structures or land use activities.
- (iii) Facia sign. A single-faced sign which is in any manner attached or fixed flat to an exterior wall of a building or structure. Individual letters in addition to the "box type" (i.e., letters and symbols on an attached backing) sign may also be installed.
- (iv) Principal use sign. A sign which identifies or advertises a profession, principal land use activity, or service occupying or available on the premises upon which such sign is located.

- (v) Separate use sign. An off-premises sign which advertises or directs attention to businesses, products, services or establishments not usually conducted on the premises on which the sign is located.

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

SECTION 3: 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 4: 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

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:

July 1, 2021

_____, 2021

_____, 2021

_____, 2021

And finds that the following advertisement to wit:

21-243

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher

(Deponent)

This 1 day of July 2021

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/zoning hearing regarding text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of the below described property, Thursday, July 22, 2021, at 6:30 p.m. at the Savannah City Hall located at 2 East Bay St, Savannah, GA.

i. Petition of Phillip R. McCorkle from McCorkle, Johnson & McCoy, LLP (Petitioner) on behalf of Whitaker @ Charlton Lane, LLC (Owner) for a Special Use Permit to have a Restaurant at 348 Whitaker Street (PIN 20002 0500), File No. 21-00773-ZA.

ii. Petition of Harold Yellin (Agent) on behalf of Alice Keller (Owner) for a Map Amendment to rezone Little Neck Road (PINs 21007 01001 and 21007 01002) R-A-CO (Residential-Agricultural-County) to PD (Planned Development) with Conditions, File No. 20-005235-ZA.

iii. Resolution of the Mayor and Aldermen of the City of Savannah to Transmit the Draft Chatham County - Savannah 2040 Comprehensive Plan to the Coastal Regional Commission and then to the Georgia Department of Community Affairs.

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, Thursday, July 22, 2021, at 6:30 p.m.

To register, please go to the City's website at <http://go-savannah2.civicplus.com/457/Agendas-Minutes>

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://go-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-659-3364 or planning@savannahga.gov.

Public viewing of the City Council Meeting:

SGTV Comcast Channel & Stream live-City of Savannah YouTube Page (www.youtube.com/user/cityofsavannah) City of Savannah Facebook page (www.facebook.com/cityofsavannah/)

INVOICE DESCRIPTION:
21-245-101-2143-51220