

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE CATEGORY AS PROVIDED IN THE COMPREHENSIVE PLAN AND ON ITS FUTURE LAND USE MAP FOR CHATHAM COUNTY AND THE CITY OF SAVANNAH, GEORGIA FOR 2818 BEE ROAD FROM THE COMMERCIAL SUBURBAN TO THE TRADITIONAL COMMERCIAL FUTURE LAND USE CATEGORY; 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 Future Land Use Category as provided in the Comprehensive Plan and its Future Land Use Map for Chatham County and the City of Savannah, Georgia for the following described property containing 0.387-acre more or less be changed from its present Commercial Suburban to the Traditional Commercial Category based upon the criteria of suitability, community need, compatibility, consistency, reasonable use, and adequate public services:

SECTION 1A: Said property being depicted on a certain plat recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 50 Page 220, said plat by reference is incorporated into and made part of this description, and being depicted on the attached Aerial Map, and being more particularly described as follows:

Commencing from a point [X: 993596.685997 Y: 744803.213452], located at the approximate intersection of the centerlines of Bee Road & Kerry Street,

Thence proceeding along the centerline of Bee Road in a NE direction for approximately 419.1 ft. to a point, [X: 993717.619173 Y: 745204.501749], said point being, THE POINT OF BEGINNING,

Thence continuing along the centerline of Bee Road in a NE direction for approximately 150.0 ft. to a point,

Thence proceeding in a SE direction [S 72-51-31 E] along a line, for an approximate distance of 139.0 ft. to a point,

Thence proceeding in a SW direction [S 17-0-28 W] along a line, for an approximate distance of 150.0 ft. to a point,

Thence proceeding in a NW direction [N 72-51-31 W] along a line, for an approximate distance of 138.3 ft. to a point, [X: 993717.619173 Y: 745204.501749], said point being, THE POINT OF BEGINNING

The property is further identified by the Property Identification Numbers (PINs) as follows:
PIN: 2-0084 -05-016

SECTION 2: The Chatham County-Savannah Comprehensive Plan, along with the Future Land Use Map, adopted by The Mayor and Aldermen on January 19, 2017:

SECTION 2A: Currently designates the 0.387-acre property as Commercial Suburban.

SECTION 2B: The existing Commercial Suburban Future Land Use Category is defined as “Business areas supporting shopping centers and corridor commercial uses at a scale and intensity capable of serving regional markets Residential areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes non-residential uses that are compatible with the residential character of neighborhoods”.

SECTION 2C: The proposed Traditional Commercial Future Land Use Category is defined as “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods”.

SECTION 2D: January 14, 2020, the Planning Commission recommended approval of the request to rezone 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial -1) zoning district “because the requested zoning classification is appropriate and compatible with the surrounding area and the historic development patter. In addition, the Olympus + Victory Manor Area Development Response Study found that this specific block face would benefit from a reclassification to the Traditional Commercial land-use designation on the Future Land Use Map. The rezoning would support the goal of establishing a healthy mix of traditional residential and neighborhood commercial uses and there is no evidence that the rezoning would adversely impact adjacent properties or the public health under File No. 19-006556-ZA. In doing so, they recommended approval of designating the property as being in the Traditional Commercial Future Land Use Category.

SECTION 2E: The Mayor and Aldermen concur with the Planning Commission’s recommendation by designating the 0.387-acre property as being in the Traditional Commercial Future Land Use Category.

SECTION 3: The requirements of Section 3.2 of the Zoning Ordinance of the City of Savannah 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 February 8, 2020, 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: _____, 2018.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

AERIAL MAP

FILE # 19-006556-ZA / 19-006697-CPA
Address: 2818 Bee Rd.
Savannah, Ga
Aldermanic District: 3
Commission District: 2
Neighborhood: Dale Terrace/
Olympus/Victory Square Area
Project: See Map



12/12/2019

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
100 N. STATE ST. SAVANNAH, GA 31401-3100 PHONE 910-881-1100



1 inch = 100 feet



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

INSERT ADVERTISEMENT FROM SAVANNAH MORNING NEWS