

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM AN I-L (LIGHT-INDUSTRIAL) ZONING CLASSIFICATION TO A D-C (DOWNTOWN-COMMERCIAL) 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 property known as 925 and 1301 East President Street and portions of Tybee Depot (PINs: 20014 04001, 20006 04001A, and 20006 04001) be rezoned from its present I-L zoning classification to a D-C zoning classification:

SECTION 1A: Commencing from a point [X: 991878.433202 & Y: 756554.102055], located at the approximate intersection of the centerlines of Randolph Street & East President Street,

Thence proceeding in a SE direction along the approximate centerline of East President Street for an estimated distance of 334.5 ft. to a point, [X: 992299.162828 & Y: 756445.403058], said point being, THE POINT OF BEGINNING

Thence proceeding in a SE direction along the approximate centerline of East President Street for an estimated distance of 1846.4 ft. to a point,

Thence proceeding in a SW direction [S 18-49-14 W] along a line for an estimated distance of 637.3 ft. to a point,

Thence proceeding in a NW direction [N 73-15-13 W] along a line for an estimated distance of 582.4 ft. to a point,

Thence proceeding in a NW direction [N 73-18-12 W] along a line for an estimated distance of 105.1 ft. to a point,

Thence proceeding in a SW direction [S 17-33-2 W] along a line for an estimated distance of 149.9 ft. to a point,

Thence proceeding in a NW direction [N 73-18-13 W] along a line for an estimated distance of 438.5 ft. to a point,

Thence proceeding in a NE direction [N 17-33-24 E] along a line for an estimated distance of 150.0 ft. to a point,

Thence proceeding in a NW direction [N 73-18-11 W] along a line for an estimated distance of 119.3 ft. to a point,

Thence proceeding in a NW direction [N 73-14-42 W] along a line for an estimated distance of 323.0 ft. to a point,

Thence proceeding in a NE direction [N 16-45-18 E] along a line for an estimated distance of 15.6 ft. to a point,

Thence proceeding in a NW direction [N 73-14-43 W] along a line for an estimated distance of 178.5 ft. to a point,

Thence proceeding in a NE direction [N 14-17-24 E] along a line for an estimated distance of 191.0 ft. to a point,

Thence proceeding in a NW direction [N 72-29-2 W] along a line for an estimated distance of 49.1 ft. to a point,

Thence proceeding in a NE direction [N 14-17-23 E] along a line for an estimated distance of 357.0 ft. to a point, [X: 992299.162828 & Y: 756445.403058], said point being, THE POINT OF BEGINNING

SECTION 1B: The following conditions shall apply to the rezoning:

1. A general master plan, which may be done in phases, shall be required to come back to the Metropolitan Planning Commission prior to a site development plan approval. The MPC shall approve the master plan upon a finding that the uses are permitted and that the project conforms to the applicable development standards;
2. No building taller than five (5) stories or fifty (50) feet in height shall be constructed within 100 feet of a property line shared with a residential or institutional use existing at the date of zoning adoption; and
3. Large Hotels, Event Space and Continuing Care Facility as defined in the Zoning Ordinance shall be permitted by right.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st day of September 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 24th day of August 2022, 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.

ADOPTED AND APPROVED: ____ day of _____ 2022.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council