

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM ITS PRESENT PLANNED UNIT DEVELOPMENT MULTIFAMILY (PUD-M), FOUR FAMILY RESIDENTIAL (R-4), AND GENERAL BUSINESS (B-G) ZONING DISTRICTS TO THE INSTITUTIONAL PROFESSIONAL (I-P) ZONING DISTRICT; 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 3.461-acre (more or less) property, 61 Graham Street and unassigned land, be rezoned from its present PUD-M, R-4, and B-G Zoning Districts to the I-P Zoning District:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BURNEY WARD, CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS PARCEL A, OF THE J. E. ALLBRITTON SUBDIVISION (ACCORDING TO A PLAT OF SURVEY BY HELMLY & ASSOCIATES, INC. DATED SEPTEMBER 19, 1985 AND RECORDED IN PLAT BOOK 7S, PAGE 92, CHATHAM COUNTY RECORDS), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF TUTEN STREET WITH THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE N 53°06'20" W, A DISTANCE OF 256.92' TO AN IRON ROD, SAID IRON ROD IS ALSO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE S 36°45'20" W, A DISTANCE OF 107.39' TO AN CONCRETE MONUMENT; THENCE S 17°21'17" W, A DISTANCE OF 61.17' TO A CONCRETE MONUMENT; THENCE N 72°38'58" W, A DISTANCE OF 570.43' TO AN IRON ROD ON THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET N 17°16'35" W, A DISTANCE OF 199.47' TO AN CONCRETE MONUMENT AT THE INTERSECTION OF EASTERN RIGHT OF WAY LINE OF GRAHAM STREET AND THE SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET, THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET S 72°38'58" E, A DISTANCE OF 502.13' TO AN IRON ROD AT THE INTERSECTION OF SOUTHERN RIGHT OF WAY LINE OF PULASKI STREET AND THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE S 53°06'20" E, A DISTANCE OF 110.62' TO AN IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING, SAID TRACT OR

PARCEL OF LAND HAVING AN AREA OF 2.640 ACRES, MORE OR LESS.

ALONG WITH:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BURNEY WARD, CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS AN UNOPENED PORTION OF PULASKI STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF TUTEN STREET WITH THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE N 53°06'20" W, A DISTANCE OF 367.54' TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE N 72°38'58" W A DISTANCE OF 502.13' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE N 17°16'35" E A DISTANCE OF 40.00' ALONG SAID EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE S 72°38'58" E A DISTANCE OF 389.44' TO A POINT ON SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE S 53°06'20" E A DISTANCE OF 119.57' ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE TO THE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 0.409 ACRES, MORE OR LESS.

ALONG WITH:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BURNEY WARD, CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS AN UNOPENED PORTION OF OGLETHORPE AVENUE (FORMERLY KNOWN AS SHELMAN STREET), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF TUTEN STREET WITH THE SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE; THENCE PROCEED ALONG SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE N 53°06'20" W, A DISTANCE OF 256.92' TO AN IRON ROD; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF HUDSON AVENUE S 36°45'20" W, A DISTANCE OF 107.39' TO AN CONCRETE MONUMENT; THENCE S 17°21'17" W A DISTANCE OF 61.17' TO A CONCRETE MONUMENT; THENCE N 72°38'58" W, A DISTANCE OF 121.23' TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE **POINT OF BEGINNING**; THENCE S 17°18'53" W A DISTANCE OF 40.00' TO A POINT; THENCE N 72°38'58" W A DISTANCE OF 449.18' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE N 17°16'35" E A DISTANCE OF 40.00' ALONG SAID EASTERN RIGHT OF WAY LINE OF GRAHAM STREET; THENCE S 72°38'58" E A DISTANCE OF 449.20' TO THE **POINT OF BEGINNING**, SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 0.412 ACRES, MORE OR LESS.

The property is further identified by the Property Identification Number(s) (PIN(s)) as follows:  
PIN(s): 2-0023 -18-001 and Unassigned Land.

SECTION 2: That the subject parcels be rezoned in conjunction with the following conditions that:

1. The unopened Rights-of-way (ROW) or portions thereof (unassigned land) shall be rezoned only if the applicant acquires them from the City;
2. If the unopened ROWs or portions thereof (unassigned land) are acquired by the applicant from the City, that a Subdivision/Plat shall be reviewed and approved by the City for the recombination of 61 Graham Street with the unopened ROWs or portions thereof (unassigned land) and upon approval shall be recorded with the Office of the Clerk of Superior Court of Chatham County;
3. The permitted uses shall be limited to age-restricted multifamily residential and/or long term care facility on a portion of the property and medical facilities, medical offices, and other related, ancillary uses on the other portion of the property;
4. The Planning Commission shall approve any General Development Plan submitted for the subject property.

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code 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 \_\_\_\_ day of \_\_\_\_\_, 2019, and the \_\_\_\_ day of \_\_\_\_\_, 2019, 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: \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

FILE NO.: 19-000875-ZA