

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING ARTICLE K, MID-CITY DISTRICT TO REVISE THE REVIEW PROCESS FOR NEW CONSTRUCTION AND THE DEMOLITION STANDARDS; 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 regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code," be amended as follows:

Note: Text to be enacted shown in blue, bold, and underlined.

ENACT

Sec. 8-3199. Boundaries.

The boundaries of the Mid-City district shall be the area bounded on the north by Anderson Lane; on the south by Victory Drive; on the east by Price Street; and, on the west by the Martin Luther King, Jr. Boulevard/Montgomery Street corridor, excluding the commercial corridor and is more fully described herein. The Mid-City district's phase 1 study area boundary map shall coincide with the boundaries designated herein and such map is made a part of this chapter to the same extent as if the information set forth on such map was fully described and incorporated herein. [See Exhibit "A".] Beginning at a point located on the centerline of Victory Drive approximately 160 feet east of its intersection with the centerline of Montgomery Street, thence proceeding in a northerly direction along a line parallel to the centerline of Montgomery Street a distance of approximately 136 feet to a point, thence westerly along a line parallel to the centerline of West 43rd Street a distance of approximately 53 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 43rd Street, thence easterly along the centerline of West 43rd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 42nd Street, thence westerly along the centerline of West 42nd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 41st Street, thence westerly along the centerline of West 41st Street a distance of approximately 18 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 40th Street, thence easterly along the centerline of West 40th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street lane, thence westerly along the centerline of said lane a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street, thence in an

easterly direction along the centerline of West 39th Street a distance of approximately 27 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 38th Street lane, thence easterly along said lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street to its intersection with the centerline of West 38th Street, thence westerly along the centerline of West 38th Street a distance of approximately 174 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street lane, thence easterly along the centerline of West 37th Street lane a distance of approximately 45 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street, thence westerly along the centerline of West 37th Street a distance of approximately 82 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street lane, thence easterly along the centerline of West 36th Street lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street, thence easterly along the centerline of West 36th Street for a distance of approximately 134 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street lane, thence westerly along the centerline of said lane a distance of approximately 35 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street, thence in a westerly direction along the centerline of West 35th Street a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street lane, thence easterly along the centerline of said lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street, thence westerly along the centerline of west 34th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street lane, thence easterly along the centerline of said lane a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street, thence westerly along the centerline of West 33rd Street a distance of approximately 32 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 32nd Street, thence easterly along the centerline of West 32nd Street a distance of approximately 22 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st Street lane, thence easterly along the centerline of West 31st Street lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street a distance of approximately 85 feet to a point, thence westerly along a line parallel to the centerline of West 31st Street a distance of approximately 148 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st street, thence in a westerly direction along the centerline of West 31st Street until its intersection with the centerline of Montgomery Street, thence in a northerly direction along the centerline of Montgomery Street until its intersection with the centerline of West Anderson Lane, thence easterly along the centerline of West Anderson Lane for a distance of approximately 533 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street a distance of approximately 15 feet to a point, thence easterly along a line

parallel to the centerline of West 31st Street to its intersection with the centerline of Barnard Street, thence southerly along the centerline of Barnard Street a distance of approximately 15 feet to a point, thence easterly along the centerline of Anderson Street lane extended then Anderson Street lane to its intersection with the centerline of Price Street, thence southerly along the centerline of Price Street to its intersection with the centerline of Victory Drive, thence westerly along the centerline of Victory Drive back to the point of beginning.

The boundaries of the Mid-City district shall also include the following: Beginning at a point located at the approximate intersection of the centerlines of West 31st Street and Montgomery Street, said point being, THE POINT OF BEGINNING; Thence proceeding in a SW direction along the approximate centerline of Montgomery Street for approximately 241.527 ft. to a point, said point being located at the approximate intersection of the centerlines of Montgomery Street and West 32nd Street; Thence proceeding in a NW direction along the approximate centerline of West 32nd Street for approximately 191.152 ft. to a point; Thence proceeding in a NE direction [N 16-34-58 E] along a line for approximately 139.979 ft. to a point; Thence proceeding in a NW direction [N 73-12-11 W] along a line for approximately 136.642 ft. to a point, said point being located on the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard; Thence proceeding in a NE direction along the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard for approximately 8.00 ft. to a point; Thence proceeding in a SE direction [S 73-12-12 E] along a line for approximately 96.885 ft. to a point; Thence proceeding in a NE direction [N 16-34-57 E] along a line for approximately 95.491 ft. to a point, said point being located on the approximate centerline of West 31st Street; Thence proceeding in a SE direction along the approximate centerline of West 31st Street for approximately 231.154 ft. to a point, said point being, THE POINT OF BEGINNING.

The boundaries of the Mid-City district shall also include the following: Beginning from a point [X: 985373.138207 & Y: 751759.159962] located at the approximate intersection of the centerlines of the Right-of-Way of Martin Luther King Jr. Blvd. & West 32nd Street, said point being, THE POINT OF BEGINNING; Thence proceeding in a NE direction along the approximate centerlines of the Right-of-Way of Martin Luther King Jr. Blvd. for an estimated distance of 141.0 ft. to a point; Thence proceeding in a SE direction [S 73-12-11 E] along a line for an estimated distance of 136.6 ft. to a point; Thence proceeding in a SW direction [S 16-34-58 W] along a line for an estimated distance of 139.9 ft. to a point, said point being located on the approximate centerline of West 32nd Street; Thence proceeding in a NW direction along the approximate centerline of West 32nd Street for an estimated distance of 137.5 ft. to a point, said point being located on the approximate centerline of the Right-of-Way of Martin Luther King Jr. Blvd., said point being, THE POINT OF BEGINNING.

[Amended 1/4/18 (17-004803-ZA) and 4/12/18 (18-000496-ZA)]

SECTION 2: That the requirement of Section 8-3341 of said Code and the law in such cases made and provided has been satisfied. That 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 _____, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance 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.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-003702-ZA

DRAFT