AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP AT 906 DRAYTON STREET AND 905 ABERCORN STREET (PINS 20044 20012 AND 20044 20001) FROM TN-1 (TRADITIONAL NEIGHBORHOOD 1) TO TC-2 (TRADITIONAL COMMERCIAL 2); 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 at 906 Drayton Street and 905 Abercorn Street (PIN 20044 20012 and 20044 20001) be amended on the City of Savannah Zoning Map from TN-1 to TC-2:

Beginning from a point [X: 987926.38861 & Y: 752979.151168], located at the approximate intersection of the centerlines of Drayton Street & East Bolton Lane, said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction along the approximate centerline of Drayton Street for an estimated distance of 151.0 ft. to a point, said point being the approximate intersection of Drayton Street & East Bolton Street,

Thence proceeding in a SE direction along the approximate centerline of East Bolton Street, for an estimated distance of 361.9 ft. to a point, said point being the approximate intersection of East Bolton Street & Abercorn Street,

Thence proceeding in a SW direction along the approximate centerline of Abercorn Street for an estimated distance of 151.5 ft. to a point, said point being the approximate intersection of & Abercorn Street & East Bolton Lane.

Thence proceeding in a NW direction along the approximate centerline of East Bolton Lane for an estimated distance of 363.3 ft. to a point, [X: 987926.38861 & Y: 752979.151168], said point being, THE POINT OF BEGINNING.

SECTION 1B: These conditions shall apply to the rezoning:

1. A recombination plat combining the two properties shall be required.
2. The uses permitted shall be limited to those permitted in Traditional Commercial-1(TC-1).
3. If necessary 1001 Abercorn St will be utilized to meet any parking requirements.
4. The maximum building footprint shall be capped at 7,500 square feet.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on

the 18th day of July 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 _____day of _____, 2026, 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.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ day of _____, 2026.

_____
Van R. Johnson, II
Mayor

ATTEST:

_____
Mark Massey
Clerk of Council