

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP
AT 1103 EAST 69TH STREET (PIN 20114 19002) FROM O-I (OFFICE-
INSTITUTIONAL) TO B-N (NEIGHBORHOOD BUSINESS) 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 1A: The following described property at 1103 East 69th Street (PIN 20114 19002) be amended on the City of Savannah Zoning Map from O-I to B-N:

Commencing from a point [X: 988690.800139 & Y: 738883.339793], located at the approximate intersection of the centerlines of Waters Avenue & East 69th Street,

Thence proceeding in a SE direction [S 72-18-57 E] along the approximate centerline of East 69th Street for an estimated distance of 127.8 ft. to a point, said point being, THE POINT OF BEGINNING

Thence continuing in a SE direction along the approximate centerline of East 69th Street for an estimated distance of 90.0 ft. to a point,

Thence proceeding in a SW direction [S 17-53-36 W] along a line for an estimated distance of 125.6 ft. to a point,

Thence proceeding in a NW direction [N 72-6-32 W] along a line for an estimated distance of 89.9 ft. to a point,

Thence proceeding in a NE direction [N 17-51-47 E] along a line for an estimated distance of 126.4 ft. to a point, said point being, THE POINT OF BEGINNING.

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

1. That the drive-thru component be removed from the development plan, as the proposed stacking length does not meet the minimum 160-foot requirement and is anticipated to create traffic congestion that may negatively affect circulation on adjacent neighborhood streets.
2. That the rezoning be tied to the conceptual site configuration reviewed through the zoning process.
3. That the site plan must come back to the MPC for the review process.

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 30th day of July 2025, 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: _____ 2025.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

