

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP FROM TR-2 (TRADITIONAL RESIDENTIAL-2) TO TC-1 (TRADITIONAL COMMERCIAL – 1) FOR 1421 W. GWINNETT STREET AND 1425 W. GWINNETT STREET (PINS 20050 16021 AND 20050 16022); 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: Amend the Zoning Map from TR-2 to TC-1 for the properties located at 1421 W. Gwinnett Street and 1425 W. Gwinnett Street (PINs 20050 16021 AND 20050 16022) and described as:

Commencing from a point [X: 981500.805005 & Y: 755309.835155], located at the approximate intersection of the centerlines of West Gwinnett Street & Elliott Avenue,

Thence proceeding in a NW direction along the approximate centerline of West Gwinnett Street for an estimated distance of 126.8 ft. to a point, said point being, THE POINT OF BEGINNING

Thence departing the approximate centerline of West Gwinnett Street and proceeding in a SW direction [S 18-33-43 W] along a line for an estimated distance of 110.8 ft. to a point,

Thence proceeding in a NW direction [N 72-55-15 W] along a line for an estimated distance of 121.4 ft. to a point, said point being located along the approximate centerline of Allen Avenue,

Thence proceeding along the approximate centerline of Allen Avenue for an estimated distance of 128.8 ft. to a point, said point being located along the approximate centerline of West Gwinnett Street,

Thence proceeding in a SE direction along the approximate centerline of West Gwinnett Street for an estimated distance of 127.6 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 1B: The zoning map amendment shall include the following conditions:

1. Allowed uses on the property shall be limited to those allowed as permitted, limited, and special uses in the TN-3 district and as regulated by use standards in Article 8.0 applicable to TN- districts. The provisions of Sec. 5.12.8.d shall not apply.
2. Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future

redevelopment of the site for any other use shall require MPC review and approval of a General Development Plan.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 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 13th day of March 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: _____ day of _____ 2025.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

LOCALiQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Zarina Davis
ATTN: BIANCA BISSETTE
City Of Savannah
Po Box 1027

Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

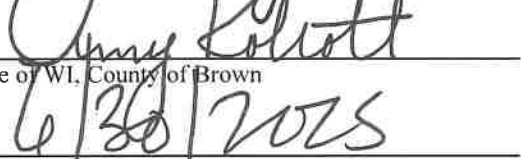
03/12/2025

and that the fees charged are legal.
Sworn to and subscribed before on 03/12/2025

Legal Clerk



Notary, State of WI, County of Brown



6/30/2025

My commission expires

Publication Cost: \$80.00
Tax Amount: \$0.00
Payment Cost: \$80.00
Order No: 11111466
Customer No: 758801
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

PUBLIC NOTICE

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public/zoning hearing regarding text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, March 27, 2025, at 2:00 p.m. in Eli Whitney Administrative Complex (Board of Education Meeting Chambers), 2 Laura Avenue, Board Room Savannah, GA.

Petition of Warner Moore, Agent, on behalf of WJ Moore Properties, LLC, and Jaakima Davis-Moore, JW Moore Properties, LLC, to Amend the Future Land Use Map from Residential Single-Family to Traditional Commercial for ~0.21 Acres at 1421 W. Gwinnett Street and 1425 W. Gwinnett Street (PINs 20050 16021 and 20050 16022) in Aldermanic District 1 (File No. 24-001813-ZA).

Petition of Warner Moore, Agent, on behalf of WJ Moore Properties, LLC, and Jaakima Davis-Moore, JW Moore Properties, LLC, to Amend the Zoning Map from TR-2 (Traditional Residential-2) to Traditional Commercial-1 (TC-1) with Conditions for ~0.21 acres at 1421 W. Gwinnett Street and 1425 W. Gwinnett Street (PINs 20050 16021 and 20050 16022) in Aldermanic District 1 (File No. 24-001759-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

If You Cannot Attend the City Council Meeting: Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to planning@savannahga.gov or by calling 912-651-3108. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or planning@savannahga.gov.

Envíe un correo electrónico a planning@savannahga.gov para solicitar esta notificación en Español.

SAVANNAH MORNING NEWS - SPECIAL NOTICE COLUMN

Please insert the above notice in the Special Notice Column of the Savannah Morning News: Wednesday, March 12, 2025.

11111466