

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM RSF-6 (SINGLE FAMILY RESIDENTIAL-6) ZONING CLASSIFICATION TO AN OI-T (OFFICE INSTITUTIONAL-TRANSITION) ZONING DISTRICT 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 1: The following described property be rezoned from its present RSF-6 zoning district to the OI-T zoning district with the following conditions:

SECTION 1A: Property Description.

Commencing from a point [X: 983692.648062 & Y: 727275.645489], located at the approximate intersection of the centerlines of Montgomery Cross Roads & Hurst Avenue, Thence proceeding in a SE direction [S 74-33-16 E] along the approximate centerline of Montgomery Cross Roads for an estimated distance of 118.1 ft. to a point, said point being, THE POINT OF BEGINNING,
Thence proceeding in a NE direction N 10-21-41 E along a line for an estimated distance of 189.4 ft. to a point,
Thence proceeding in a NE direction [N 71-36-29 E] along a line for an estimated distance of 75.0 ft. to a point,
Thence proceeding in a SE direction [S 20-57-29 E] along a line for an estimated distance of 134.0 ft. to a point,
Thence proceeding in a SE direction [S 16-7-0 W] along a line for an estimated distance of 121.7 ft. to a point, said point being located along the approximate centerline of Montgomery Cross Roads,
Thence proceeding in a NW direction [N 74-57-41 W] along the approximate centerline of Montgomery Cross Roads for an estimated distance of 123.6 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 1B: Said property being known as 504 and 506 East Montgomery Cross Roads (PINs 20494 03002 and 20494 03003);

SECTION 1C: The following conditions shall apply to the rezoning:

1. The two parcels (504 and 506 E. Montgomery Cross Road) shall be recombined into a single parcel prior to site development;
2. A twenty (20) foot buffer with six (6) foot fence/wall shall be required along the rear and eastern side of the parcel. This shall include four (4) large trees, seven (7) understory trees, and thirty-five (35) shrubs for every 100 lineal feet of buffer required;

3. Access to the site shall be from a single point of entry from E. Montgomery Cross Road;
4. Site lighting shall not exceed .5 foot-candle at the property lines adjacent to residentially zoned parcels. Site lighting shall not exceed one (1) foot-candle at property lines adjacent to non-residentially zoned parcels;
5. Free-standing signs shall be monument signs that are no higher than eight (8) feet and no greater than twenty (20) square feet of sign area;
6. Any proposed building shall be compatible with the surrounding neighborhood architecturally, with components such as a flat roof and other building design principles that comply with all applicable ordinances;
7. Fencing for the site shall be opaque and conform with the applicable fencing ordinance;
8. Any site lighting that is not building mounted shall be from a cut off light source no greater than fifteen (15) feet in height; and
9. Refuse collection shall be from residential style bins and not from a dumpster enclosure; and
10. All other applicable provisions of the Zoning Ordinance shall apply to the rezoning.

SECTION 2: That the requirements of Section 3.2 of the New Zoning Ordinance effective on the 1st day of September 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 8th day of February 2021, 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: _____, 2021.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council