

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP AT OGEECHEE ROAD (20595 07002), 2910 DAWES AVENUE (20595 07005), 2912 DAWES AVENUE (20595 07006), 3006 DAWES AVENUE (20595 07009), 3010 DAWES AVENUE (20595 07010), DAWES AVENUE (20595 07011), 3013 DAWES AVENUE (20595 07012), 3102 DAWES AVENUE (20595 07013), DAWES AVENUE (20595 07014), DAWES AVENUE (20595 07015), 3118 DAWES AVENUE (20595 07017), DAWES AVENUE (20595 07018), 3208 DAWES AVENUE (20595 07019), 3210 DAWES AVENUE (20595 07020), 3212 DAWES AVENUE (20595 07021), DAWES AVENUE (20595 07022), 3214 DAWES AVENUE (20595 07023), 3216 DAWES AVENUE (20595 07024), 3302 DAWES AVENUE (20595 07026), DAWES AVENUE (20595 07027), DAWES AVENUE (20595 07028), 3310 DAWES AVENUE (20595 07029), 3312 DAWES AVENUE (20595 07030), 3314 DAWES AVENUE (20595 07031), DAWES AVENUE (20595 07032), DAWES AVENUE (20595 07033), DAWES AVENUE (20595 07034), DAWES AVENUE (20595 07035), 2801 HIRAM STREET (20595 06005), 2803 HIRAM STREET (20595 06006), 2801 47TH STREET (20595 05003), 2802 W ARDEN STREET (20595 04003), 2805 46TH STREET (20595 04004), 46TH STREET (20595 04005), 131 NETTLES INDUSTRIAL BOULEVARD (20594 04011), AND NETTLES INDUSTRIAL BOULEVARD (20595 07025) FROM RESIDENTIAL-SINGLE FAMILY, INDUSTRIAL LIGHT AND COMMERCIAL NEIGHBORHOOD TO PLANNED DEVELOPMENT; 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 properties at Ogeechee Road (20595 07002), 2910 Dawes Avenue (20595 07005), 2912 Dawes Avenue (20595 07006), 3006 Dawes Avenue (20595 07009), 3010 Dawes Avenue (20595 07010), Dawes Avenue (20595 07011), 3013 Dawes Avenue (20595 07012), 3102 Dawes Avenue (20595 07013), Dawes Avenue (20595 07014), Dawes Avenue (20595 07015), 3118 Dawes Avenue (20595 07017), Dawes Avenue (20595 07018), 3208 Dawes Avenue (20595 07019), 3210 Dawes Avenue (20595 07020), 3212 Dawes Avenue (20595 07021), Dawes Avenue (20595 07022), 3214 Dawes Avenue (20595 07023), 3216 Dawes Avenue (20595 07024), 3302 Dawes Avenue (20595 07026), Dawes Avenue (20595 07027), Dawes Avenue (20595 07028), 3310 Dawes Avenue (20595 07029), 3312 Dawes Avenue (20595 07030), 3314 Dawes Avenue (20595 07031), Dawes Avenue (20595 07032), Dawes Avenue (20595 07033), Dawes Avenue (20595 07034), Dawes Avenue (20595 07035), 2801 Hiram Street (20595 06005), 2803 Hiram Street (20595 06006), 2801 47th Street (20595 05003), 2802 W Arden Street (20595 04003), 2805 46th Street (20595 04004), 46th Street (20595 04005), 131 Nettles Industrial Boulevard (20594 04011), and Nettles Industrial Boulevard (20595 07025) be amended on the FLUM from Residential-single Family, Industrial Light and Commercial

Neighborhood to Planned Development:

Beginning from a point [X: 978503.643676 & Y: 749605.28915], located at the approximate intersection of the centerlines of Ogeechee Road & Dawes Avenue, said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction along the approximate centerline of Ogeechee Road for an estimated distance of 621.44 ft. to a point, [X: 979116.782772 Y: 749706.530137],

Thence proceeding in a SW direction [S 24-57-10 W] along a line for an estimated distance of 362.9 ft. to a point, [X: 978963.671991 Y: 749377.473704], said point being located along the approximate centerline of Nettles Industrial Blvd.,

Thence continuing in a SW direction along the approximate centerline of Nettles Industrial Blvd. for an estimated distance of 1,404.7 ft. to a point, [X: 978856.099226 Y: 748071.855217],

Thence proceeding in a NW direction [N 73-31-18 W] along a line for an estimated distance of 361.4 ft. to a point,

Thence proceeding in a SW direction [S 15-26-22 W] along a line for an estimated distance of 173.9 ft. to a point, [X: 978463.168101 Y: 748006.693502], said point being located along the approximate centerline of an existing railroad easement,

Thence proceeding in a NW direction [N 29-31-57 W] along the approximate centerline of said railroad easement, for an estimated distance of 158.7 ft. to a point, [X: 978384.914212 Y: 748144.824186],

Thence departing said railroad easement centerline and proceeding in a NE direction [N 15-22-21 E] along a line for an estimated distance of 442.9 ft. to a point, [X: 978502.349309 Y: 748571.970285], said point being located along the approximate centerline of Dawes Avenue,

Thence continuing in a NE direction along the approximate centerline of Dawes Avenue for an estimated distance of 142.2 ft. to a point,

Thence leaving Dawes Avenue and proceeding in a SW direction [S 89-11-23 W] along a line for an estimated distance of 83.4 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 140 ft. to a point,

Thence proceeding in a NE direction [N 89-11 -22 E] along a line for an estimated distance of 84.8 ft. to a point,

Thence proceeding in a NE direction [N 0-14-28 E] along a line for an estimated distance of

9.1 ft. to a point,

Thence proceeding in a NE direction [N 89-11-23 E] along a line for an estimated distance of 105.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-38 W] along a line for an estimated distance of 90 ft. to a point,

Thence proceeding in a SW direction [S 89-29-9 W] along a line for an estimated distance of 160.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-36 W] along a line for an estimated distance of 139.9 ft. to a point,

Thence proceeding in a NE direction [N 89-11-21 E] along a line for an estimated distance of 56.6 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NW direction [N 89-11-21 E] along the approximate centerline of Dawes Avenue for an estimated distance of 100.0 ft. to a point,

Thence departing from the approximate centerline of Dawes Avenue and proceeding in a SW direction [S 89 -11-21 W] along a line for an estimated distance of 56.6 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 100 ft. to a point,

Thence proceeding in a SW direction [S 89-11-23 W] along a line for an estimated distance of 30.0 ft. to a point,

Thence proceeding in a SE direction [S 0-48-38 E] along a line for an estimated distance of 100.0 ft. to a point,

Thence proceeding in a SW direction [S 89-11-22 W] along a line for an estimated distance of 60.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-38 W] along a line for an estimated distance of 120.3 ft. to a point, said point being located along the approximate centerline of Arden Street,

Thence proceeding in a NE direction [N 88-52-24 E] along the approximate centerline of Arden Street, for an estimated distance of 147.5 ft. to a point, said point being along the approximate centerline of Dawes Avenue,

Thence proceeding in a SW direction [S 0-37-50 W] along a line for an estimated distance of 31.9 ft. to a point,

Thence proceeding in a NE direction [N 89-11-24 E] along a line for an estimated distance of 103.2 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 59.9 ft. to a point,

Thence proceeding in a SW direction [S 89-11-25 W] along a line for an estimated distance of 101.7 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NE direction [N 0-37-50 E] along the approximate centerline of Dawes Avenue for an estimated distance of 60.0 ft. to a point,

Thence proceeding in a NE direction [N 89-11-23 E] along a line for an estimated distance of 100.2 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 59.9 ft. to a point,

Thence proceeding in a SW direction [S 89-11-24 W] along a line for an estimated distance of 99.5 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NW direction [N 1-37-28 W] along the approximate centerline of Dawes Avenue for an estimated distance of 117.4 ft. to a point, [X: 978503.643676 & Y: 749605.28915], said point being, THE POINT OF BEGINNING.

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