

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE SAVANNAH RIVER LANDINGS
(EASTERN WHARF) PLANNED DEVELOPMENT MASTER PLAN FOR
THE INCLUSION OF ~1.49 ACRES LOCATED AT EAST PRESIDENT
STREET (PIN 20006 03002); 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 City of Savannah Zoning Map to include East President Street (PIN 20006 03002) in the Savannah River Landings (Eastern Wharf) Planned Development and described as:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONSISTING OF APPROXIMATELY 1.491 ACRES, LYING AND BEING IN THE 2nd G.M. DISTRICT, LAMAR WARD, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA, BEING SHOWN AND DEPICTED AS "REMAINDER OF LANDS OF MAYOR & ALDERMEN CITY OF SAVANNAH" ON THAT CERTAIN BOUNDARY SURVEY TITLED, "RIGHT OF WAY ACQUISITION PLAT OF 1.947 ACRES BEING THE LANDS OF THE MAYOR & ALDERMEN OF THE CITY OF SAVANNAH," DATED APRIL 27, 2020, PREPARED FOR THE CITY OF SAVANNAH BY THOMAS & HUTTON ENGINEERING CO., BEARING JOB NO. 26193.0002, FILED FOR RECORD ON JULY 23, 2020 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN PLAT BOOK 52, PAGE 501, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST PRESIDENT STREET (A PUBLIC VARIABLE RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF THE BILBO DRAINAGE CANAL (A PRIVATE VARIABLE RIGHT OF WAY); THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY LINE OF EAST PRESIDENT STREET N 75°29'49" WA DISTANCE OF 298.91 FEET TO A CONCRETE MONUMENT; THENCE DEPARTING SAID RIGHT OF WAY LINE N 18°16'26" E A DISTANCE OF 290.30 FEET TO A 3/4" IRON PIPE; THENCE S 73°01'14" EA DISTANCE OF 299.36 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE BILBO DRAINAGE CANAL; THENCE CONTINUING ALONG SAID DRAINAGE CANAL RIGHT OF WAY LINES N 18°29'06" W A DISTANCE OF 277.41 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 84,800 SQUARE FEET OR 1.947 ACRES OF LAND.

LESS AND EXCEPT 0.456 ACRES REQUIRED BILBO CANAL RIGHT OF WAY AS SHOWN ON THAT CERTAIN RIGHT OF WAY PLAT ENTITLED "BILBO CANAL

DRAINAGE IMPROVEMENTS", PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING CO., DATED SEPTEMBER 17, 2012, SEALED BY WRIGHT C. POWERS, JR, GA RLS #2612, BEARING JOB NUMBER 21310.0000, SAID REQUIRED BILBO CANAL RIGHT OF WAY HAVING THE FOLLOWING METES AND BOUNDS TO WIT: COMMENCING AND BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST PRESIDENT STREET (A PUBLIC VARIABLE RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF THE BILBO DRAINAGE CANAL (A PRIVATE VARIABLE RIGHT OF WAY); THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY LINE OF EAST PRESIDENT STREET N 75°29'49" W A DISTANCE OF 82.69 FEET TO A 3/4" IRON PIPE; THENCE DEPARTING SAID RIGHT OF WAY LINE N 27°27'56" EA DISTANCE OF 77.38 FEET TO A 3/4" IRON PIPE; THENCE N 19°07'27" EA DISTANCE OF 204.95 FEET TO A 3/4" IRON PIPE; THENCE S 73°01'14" EA DISTANCE OF 68.15 FEET TO A POINT; THENCE S 18°29'06" WA DISTANCE OF 277.41 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 19,862 SQUARE FEET OR 0.456 ACRES OF LAND.

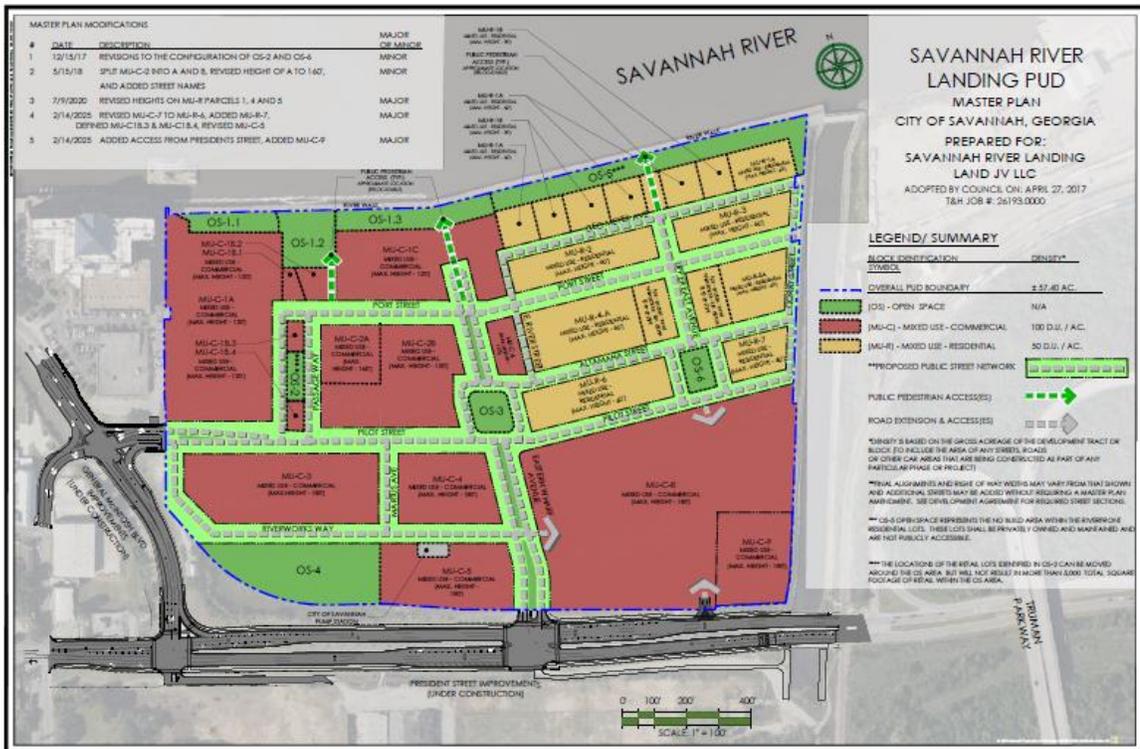
SUBJECT, HOWEVER, TO ALL COVENANTS, EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

SECTION 1B: Amend the Division II, Part 8, Planning and Regulation of Development, Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia hereinafter be referenced as "Code", be amended to read as follows:

Note: Revisions shown in red.
Master Plan to be repealed shown in bold and strikethrough.
Master Plan to be enacted shown in bold and underlined.

A-2.5 Eastern Wharf

Sec. 8-3349. Master 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 26th 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

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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:

03/26/2025

and that the fees charged are legal.
Sworn to and subscribed before on 03/26/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$80.00
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AMY KOKOTT
Notary Public
State of Wisconsin

PUBLIC NOTICE

Notice is hereby given that The Mayor and Alderman 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, April 10, 2025, at 2:00 p.m. in Eli Whitney Administrative Complex (Board of Education Meeting Chambers), 1 Laura Avenue, Board Room Savannah, GA.

Petition of Josh Yellin on behalf of SRL Land Venture LLC for a Zoning Map Amendment for ~1.49 acres at East President Street (PIN 20006 03002) to change the I-L (Light Industrial) to PD (Planned Development) within Aldermanic District 2 (File No. 25-000899-ZA).

Petition of Josh Yellin on behalf of SRL Land Venture LLC for an Amendment to the Savannah River Landings (Eastern Wharf) Planned Development Master Plan for the inclusion of ~1.49 acres located at East President Street (PIN 20006 03002) within Aldermanic District 2 (File No. 25-000900-ZA).

Petition of Thomas Behm on behalf of Ballantry PMC 30 Adlers, LLC and SRL Land Venture LLC for an Amendment to Savannah River Landings (Eastern Wharf) Planned Development Master Plan to 400 and 500 Pilot Street, 300 Passage Way, and East President Street (PINs 20006 05007, 20006 05013, 20006 05083, 20006 05084, and 20006 05088) within Aldermanic District 2 (File No. 25-000901-ZA).

Petition of Bridget Lidy on behalf of the Mayor and Aldermen of the City of Savannah, GA to Amend the City of Savannah's Zoning Map to Include the Affordable Housing Overlay District (AHOD) (File No. 25-001546-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.

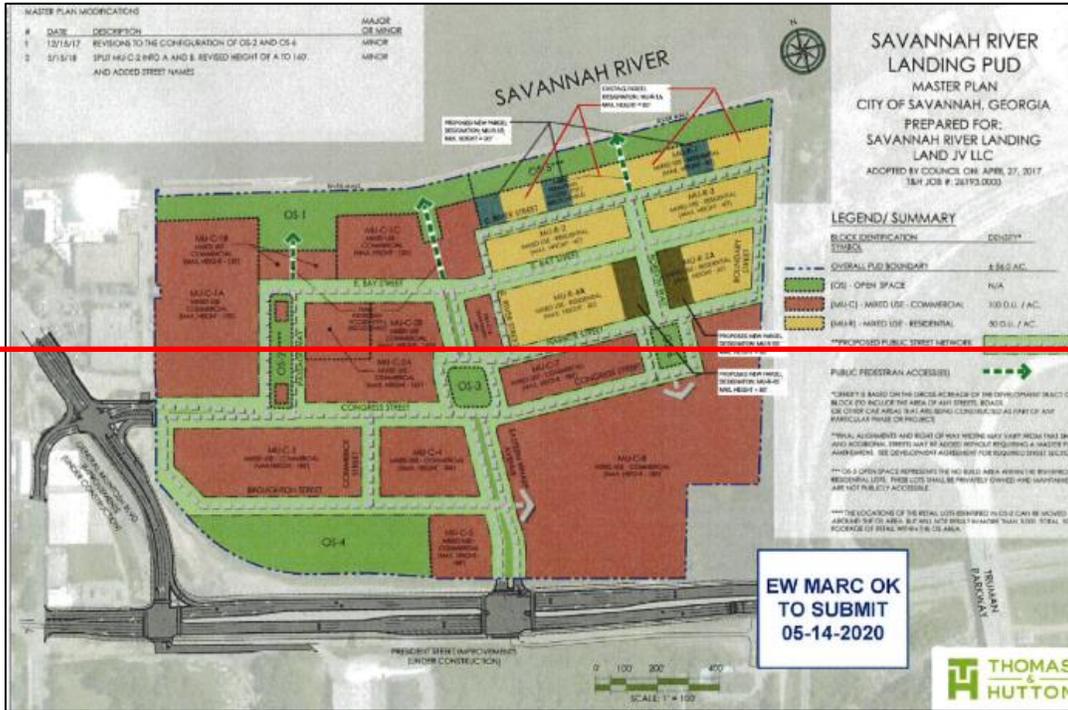
Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided 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 ej@cityofsavannahga.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://www.cityofsavannahga.gov/civics-plus/civicsplus/permissions-filings> prior to the meeting. If you have any questions, please contact 912-525-3097 or ej@cityofsavannahga.gov.

Envíe un correo electrónico a ej@cityofsavannahga.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 26, 2025.



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

