

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO REZONE FROM TRADITIONAL NEIGHBORHOOD-1 (TN-1) TO  
TRADITIONAL COMMERCIAL-1 (TC-1) 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 1201 Abercorn Street (PIN 20053 03001) and 115 East Duffy (PIN 20053 03014) be rezoned from TN-1 to TC-1:

**(Approximate Representation)**

Beginning at a point [X: 988050.228914 & Y: 752150.102958], located at the approximate intersection of the centerlines of Abercorn Street & East Duffy Street, said point being, THE POINT OF BEGINNING

Thence proceeding in a SW direction along the approximate centerline of Abercorn Street for an estimated distance of 159.4 ft. to a point, said point being located at the approximate intersection of the centerlines of Abercorn Street & East Duffy Lane,

Thence departing the approximate centerline of Abercorn Street and proceeding in a SW direction along the approximate centerline of East Duffy Lane for an estimated distance of 125.3 ft. to a point,

Thence proceeding in a NE direction [N 17-29-32 E] along a line for an estimated distance of 156.7 ft. to a point, said point being located along the approximate centerline of East Duffy Street,

Thence proceeding in a SE direction along the approximate centerline of East Duffy Street for an estimated distance of 124.9 ft to a point, said point being, THE POINT OF BEGINNING.

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

1. A recombination plat for the two subject parcels shall be submitted upon approval by City Council; and
2. Development shall be consistent with the General Development Plan reviewed and approved in association with this rezoning petition. Future redevelopment shall require MPC approval of a new General Development Plan.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18<sup>th</sup>, 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 10<sup>th</sup> day of June 2024, 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: \_\_\_\_\_ 2024.

\_\_\_\_\_  
Van R. Johnson, II  
Mayor

ATTEST:

\_\_\_\_\_  
Mark Massey  
Clerk of Council

# LOCALiQ

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## AFFIDAVIT OF PUBLICATION

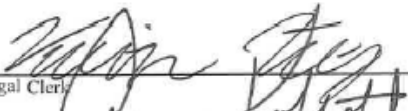
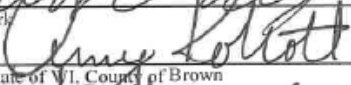
Zarina Davis  
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Po Box 1027  
Savannah GA 31402-1027

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:

06/10/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 06/10/2024

  
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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, June 27, 2024, at 2:00 a.m. in Council Chambers, 2 East Bay St, second floor of City Hall, Savannah, GA.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Asbury United Methodist Church to Amendment to Future Land Use Map from Traditional Neighborhood to Traditional Commercial at 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03001 & 20053 03014). File No. 24-002111-ZA.

Petition of Joshua Yellin on behalf of Asbury United Methodist Church for a zoning map amendment to rezone 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03001 & 20053 03014) from TN-1 (Traditional Neighborhood-1) to TC-1 (Traditional Commercial-1). File No. 24-002007-ZA.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Asbury United Methodist Church for Special Use Permit Requests to Allow 1) the Accessory Alcohol Sales in a Restaurant and 2) Hall, Banquet, or Reception within TN-1 (Traditional Neighborhood-1) at 1201 Abercorn Street and 115 E. Duffy Street (PIN 20053 03001 & 20053 03014). File No. 24-002006-ZA.

Petition of Robert L. McCorkle, III on behalf of Waters CO2B, LLC for a zoning map amendment of 0.14 acres at 1190 East 31st Street (PIN 20055 08016) from TR-2 (Traditional Residential-2) to TC-1 (Traditional Commercial-1). File No. 24-002022-ZA).

Petition of Robert McCorkle, III, on behalf of Ramsay Khalidi, LLC for a Special Use Permit for the Indoor Amusement Use at 106 West Lathrop Ave (PIN 20023 10001 and 20023 12002). File No. 24-002463-ZA.

Petition of Raffaello Nutini on behalf of the Housing Authority of Savannah for a Text Amendment to the Hitch Village PUD. File No. 24-002441-ZA.

Petition of Donald E. Dyches, Jr. on behalf of Fort Argyle Storage, LLC and Fort Argyle, LLC to zone 7.25 acres at 2505 and 2521 Fort Argyle Road (PINs 11048801022 and 11048801023) from B-N (Neighborhood Business) to B-N-CO (Neighborhood Business-County). File No. 24-002255-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](mailto:planning@savannahga.gov) or by calling 912-651-3100. 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://90-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or [planning@savannahga.gov](mailto:planning@savannahga.gov).

Envío un correo electrónico a [planning@savannahga.gov](mailto:planning@savannahga.gov) para solicitar esta notificación en Español. #10560315 6/10/24

