

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP FROM TN-1 (TRADITIONAL NEIGHBORHOOD - 1) TO TC-2 (TRADITIONAL COMMERCIAL – 2) FOR 1001 WHITAKER STREET, 1015 WHITAKER STREET, 120 WEST PARK AVENUE, AND 124 WEST PARK AVENUE (PINS 20044 25001, 20044 25002, 20044 24002, AND 20044 24003); 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 TN-1 to TC-2 for the properties located at 1001 Whitaker Street (PIN 20044 25001), 1015 Whitaker Street (PIN 20044 25002), 120 West Park Avenue (PIN 20044 24002), and 124 West Park Avenue (PIN 20044 24003) and described as:

(Approximate Representation)

Beginning from a point located at the approximate intersection of the centerlines of Whitaker Street & West Park Avenue, said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction along the approximate centerline of West Park Avenue for an estimated distance of 358.9 ft. to a point, said point being located along the approximate intersection of the center line of West Park Avenue & Barnard Street,

Thence proceeding in a NE direction along the approximate centerline of Barnard Street for an estimated distance of 152.2 ft. to a point,

Thence proceeding in a SE direction [S 73-17-26 E] along a line for an estimated distance of 184.0 ft. to a point, said point being located along the approximate centerline of Howard Street,

Thence proceeding in a NE direction along the approximate centerline of Howard Street for an estimated distance of 151.8 ft. to a point, said point being located along the approximate intersection of the center line of Howard Street & West Waldburg Street,

Thence proceeding in a SE direction along the approximate centerline of West Waldburg Street for an estimated distance of 172.5 ft. to a point, said point being located along the approximate intersection of the center line of West Waldburg Street & Whitaker Street,

Thence proceeding in a SW direction along the approximate centerline of Whitaker Street for an estimated distance of 300.7 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 1B: The condition that permissible uses shall be limited to those allowed within the TN-1 zoning district and shall comply with all applicable supplemental use standards.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18th 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 4th day of December 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: _____ 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:

12/04/2024

and that the fees charged are legal.
Sworn to and subscribed before on 12/04/2024

Legal Clerk

Notary, State of WI. County of Brown

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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, December 19, 2024, at 2:00 p.m. in Eli Whitney Administrative Complex (Board of Education Meeting Chambers), 2 Laura Avenue, Board Room Savannah, GA.

A Petition of Jeff Jepson, on behalf of Seacrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Garcia, for a Future Land Use Map (FLUM) Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 124 West Park Avenue (PINs 20044 25001, 20044 25002, 20044 24002, and 20044 24003) to Change the FLUM designation from Traditional Neighborhood to Traditional Commercial (File No. 24-005816-ZA).

A Petition of Jeff Jepson, on behalf of Seacrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Garcia, for Zoning Map Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 124 West Park Avenue (PINs 20044 25001, 20044 25002, 20044 24002, and 20044 24003) to Change the Traditional Neighborhood-1 (TN-1) to Traditional Commercial-2 (TC-2) (File No. 24-005815-ZA).

Petition of Robert McCorkle on behalf of Speir Property, LLC, to zone ~677 acres located on 420 Bush Road and 302 Bush Road (PINs 11026 01002C and 11026 01017) from R-A (Residential Agriculture) and PDR-SM (Planned Development Reclamation Surface Mining) to PD (Planned Development) (File No. 24-006311-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, December 4, 2024.