

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP
AT 1800 EAST 63RD STREET (PIN 20104 30014) FROM RSF-6)
RESIDENTIAL SINGLE-FAMILY-6) TO RMF-2-16 (RESIDENTIAL
MULTI-FAMILY-2-16); 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 at 1800 East 63rd Street (PIN 20104 30014) be amended on the City of Savannah Zoning Map from RSF-6 to RMF-2-16:

Commencing from a point located at the approximate intersection of the centerlines of Spring Hill Road & East 63rd Street,

Thence proceeding in a NW direction [N 74-2-53 W] along the approximate centerline of East 63rd Street for an estimated distance of 378.8ft. to a point, said point being, THE POINT OF BEGINNING

Thence proceeding in a SW direction [S 17-1-22 W] along a line for an estimated distance of 138.3 ft. to a point,

Thence proceeding in a NW direction [N 74-2-44 W] along a line for an estimated distance of 1,033.0 ft. to a point,

Thence proceeding in a NE direction [N 0-4-26 E] along a line for an estimated distance of 602.8 ft. to a point,

Thence proceeding in a NE direction [N 90-0-0 E] along a line for an estimated distance of 91.5 ft. to a point,

Thence proceeding in a SE direction [S 74-2-44 E] along a line for an estimated distance of 1,124.0 ft. to a point,

Thence proceeding in a SW direction [S 17-21-56 W] along a line for an estimated distance of 466.8 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 1B: These conditions shall apply to the rezoning:

- 1) All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.
- 2) The Planning Commission shall approve a General Development Plan meeting the requirements of Sec. 3.8.4.a. of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved.
- 3) The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:
 - a. Pre-development versus Post-Development Runoff Rate Comparison
 - b. Detention Volume Calculation
 - c. Flood elevation Impact analysis
 - d. Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement
- 4) Conserve the nine (9) acres on the eastern portion of the site.
- 5) Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.
- 6) Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets.

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 27th day of August 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: _____ 2025.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council

LOCALiQ

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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:

08/12/2025

and that the fees charged are legal.

Sworn to and subscribed before on 08/12/2025

*****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 hearing on Thursday, August 28, 2025, at 2:00 p.m. in Council Chambers of City Hall, 2 East Bay Street, Savannah, GA.

During this time, City Council will consider a proposed update to the Five-Year Community Work Program portion of the adopted Capital Improvements Element. The update is part of a draft 2025 Capital Improvements Element Annual Update report to be transmitted to the Coastal Georgia Regional Commission for regional and State review per the requirements of the State's Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Development Impact Fee Act. Said public hearing will be held in accordance with Section (9)(a) of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements.

Public Comment Allowed: Any persons wishing to provide comments or suggestions on the proposed updates to the Five-Year Community Work Program are invited to attend.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civic-plus.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.

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