



NOVEMBER 7, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Provision of Zoning Designation for the 504.8-acre Property Subject to the Annexation Petition by Keller and Christian et al

Subject Properties:

- Parcel 1: Zone 496.8 acres more or less from the Chatham County's R-A Zoning District to the City of Savannah's R-A-CO Zoning District
PINs 11007 01004 (236.6 acres more or less) and 11007 01012 (257.2 acres more or less)
Even side of Little Neck Road
Harold Yellin, Petitioner, for Alice Keller and A & B Hopeton Trust, Property Owners
- Parcel 2: Zone 3.68 acres more or less from the Chatham County's R-A Zoning District to the City of Savannah's R-A-CO Zoning District
PINs 11028 01011 (3.68 acres more or less)
891 Little Neck Road
Harold Yellin, Petitioner, for Brenda Sue Christian, Property Owner

Additional Information:

A request to annex two contiguous parcels comprising approximately 504.8 acres at the southeast corner of Little Neck Road and Interstate 95 and one parcel at the southwest corner comprising approximately 3.68 acres, while keeping Chatham County's R-A (Residential-Agriculture) Zoning District.

The Mayor and Aldermen, at their Regular City Council Meeting, acknowledged receipt of an annexation petition for the parcels on September 12, 2019.

Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning classification applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning classification shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning classification to show that the County's zoning classification shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning classification shall not be deemed non-conforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning classification in conformity with this zoning ordinance".*

Transportation Network: The subject property have direct frontage along Little Neck Road, a paved two-lane rural street. Little Neck Road currently functions as a minor arterial street, pursuant to

the Chatham County-Savannah Comprehensive Plan, between US 17 and US 80. Little Neck Road has an interchange with Interstate 16 north of the subject property. The subject property does not have access to Interstate 95.

Public Services and Facilities: The property is not served by public water and sewer infrastructure. This area is served by individual wells and by on-lot waste water systems. The property is currently served by the Chatham County Police Department and Chatham Emergency Services. After annexation, the property will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

Subject Parcels:

- Parcel 1:
 - Contains 496.8 acres more or less on 2 parcels;
 - Currently undeveloped;
 - A Chatham County Canal Right-of-way divides the 2 parcels:
 - The Canal Right-of-way is explicitly excluded from the annexation.
 - Adjacent properties to the:
 - North – Interstate 95, City of Pooler’s R-A Zoning District and Chatham County’s R-A and PDR-SM Zoning Districts;
 - South – Little Neck Road, Chatham County’s R-A, PUD-C, and PUD-M-10 Zoning Districts;
 - East – Chatham County’s R-A and PDR-SM Zoning Districts;
 - West – Interstate 95, Little Neck Road, 891 Little Neck Road (Parcel 2), Chatham County’s R-A, PUD-C, and PUD-M-10 Zoning Districts.
 - PIN 11007 01004:
 - 2010 Deed Book 363U Pages 407-408 is for a 388.4-acre parcel and references the Last Will and Testament of Hubert Keller, dated December 8, 1958, which was recorded with the Probate Court of Chatham County, Georgia under File #K-722 for a map or plat marked as “Exhibit D”;
 - 1984 Unrecorded Plat:
 - 239.6 acres:
 - East side of Interstate 95;
 - PIN 11007 01004;
 - Part of Subject Parcel 1.

- 126.6 acres:
 - West side of Interstate 95;
 - PIN 51009 02003;
 - Annexed by Pooler in 2006.
- 22.2 acres:
 - Difference between Deed and Plat;
 - Possibly the Right-of-Way for Interstate I-95.
- The mechanism for the subdivision of the 388.4-acre property mentioned in the 2010 Deed is currently unknown.
- PIN 11007 01012 (Lot Z):
 - 2013 Deed Book 393E Pages 258-261 is for the subject 257.2-acre property;
 - References to:
 - 2003 Deed Book 263W Pages 626-631:
 - Legal description of the division of old PIN 11007 01005 into Lots X, Y, and Z;
 - References survey dated December 4, 2003 prepared by Michael E. Stone, which should have been recorded.
 - 2003 Deed Book 260N Pages 716-720 for applicable easements and rights-of-way:
 - References the Last Will and Testament of Hubert Keller, dated December 8, 1958, which was recorded with the Probate Court of Chatham County, Georgia under File #K-722 for maps or plats marked as “Exhibits A through AX”.
- Parcel 2:
 - Contains 3.68 acres on 1 parcel;
 - Currently undeveloped;
 - Adjacent properties to the:
 - North – Interstate 95, Little Neck Road, Parcel 2, City of Savannah’s PDR-SM-CO Zoning District;
 - South – Chatham County’s R-A Zoning District;
 - East – Little Neck Road and Parcel 2;

- West – Interstate 95, Chatham County’s R-A Zoning District, and City of Savannah’s PDR-SM Zoning District.
- PIN 11028 01011:
 - A Plat was recorded under Plat Book 11S Page 22 in 1990.

Sincerely,



Tiras Winn Petrea
Principal Zoning Inspector