



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah

FROM: Bridget Lidy, Director

DATE: November 21, 2022

SUBJECT: Summary of the Provision of Zoning Designation for the ~287.16 acres off of Little Neck Road near Ogeechee Road
Property Subject to the Annexation Petition of Ethan Underwood (Agent) for Hopeton South Land Trust LLC (Property Owner)
File No. 22-005223-ZA


Subject Properties:

Petition of Ethan Underwood (Agent) for Hopeton South Land Trust LLC (Property Owner) to zone approximately 278 acres located off of Little Neck Road near Ogeechee Road from R-A (Residential Agricultural) and P-B-C (Planned Community Business) to R-A-CO (Residential Agricultural-County) and P-B-C-CO (Planned Community Business-County).

Address	PIN	Current Zoning	Proposed Zoning
Ogeechee Rd	11007 01011	R-A (Residential Agriculture)	R-A-CO (Residential Agriculture-County)
5840 Ogeechee Rd	11007 01009	R-A (Residential Agriculture)	R-A-CO (Residential Agriculture-County)
Ogeechee Rd	11007 01010	R-A (Residential Agriculture)	R-A-CO (Residential Agriculture-County)
5850 Ogeechee Rd	11007 01014	P-B-C (Planned Community Business)	P-B-C-CO (Planned Community Business-County)

Proposed Development:

The owner desires to annex into Savannah to access municipal services and utilities at inside city rates. The petitioner intends to develop a mixed-use project at the corner of U.S. Highway 17 and Little Neck Road, which will include ~100 acres of open amenity space, ~4 acres of County Canal land and ~60 acres of protected salt marsh. The ~30 acres along U.S. Highway 17 will feature approximately 275,000 square feet of walkable, village-style commercial/retail uses. Supporting these commercial uses will be ~15 acres of senior housing and ~45 acres of multifamily residential uses. The remaining ~8 acres located along Little Neck Road will consist of approximately 55,000 square feet of convenience and destination type commercial/retail uses. The entire mixed-use development will be interconnected with internal roads containing roundabouts and



sidewalks to provide pedestrian-friendly access and walkability among all of the uses to ensure a cohesive and truly functional mixed-use development.

Additional Information

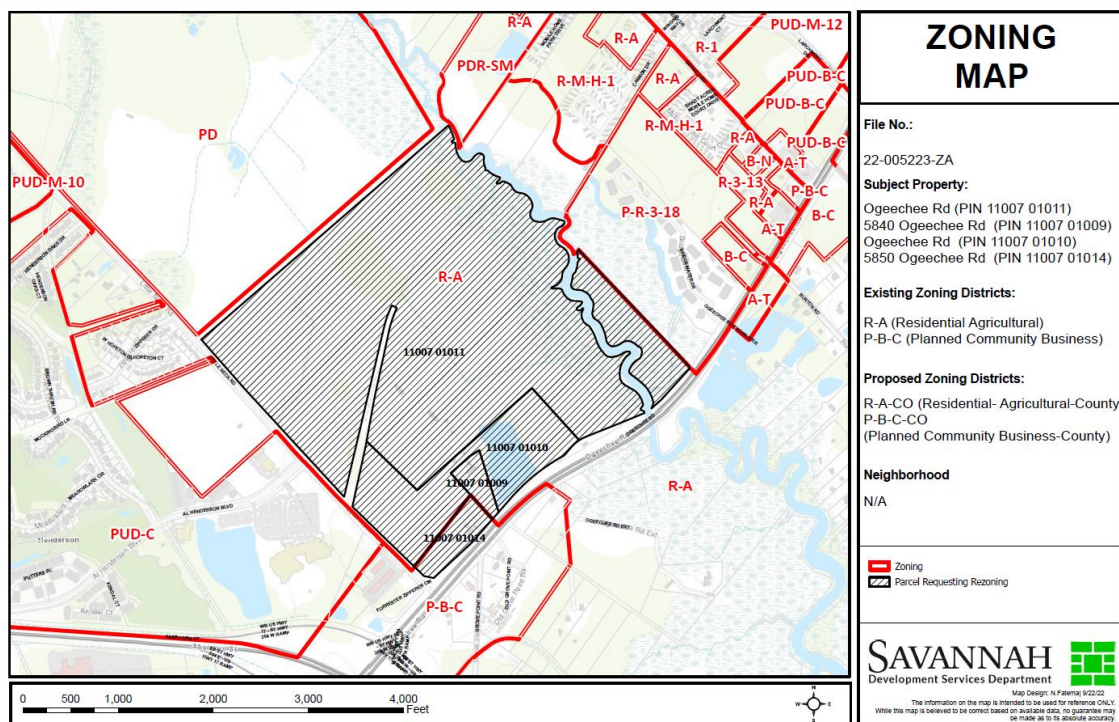
A request to annex four parcels contiguous to the municipal boundaries, comprising approximately 278.16 acres, into the City of Savannah's corporate limits was received October 18, 2022. Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries 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 district 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 district 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 district to show that the County's zoning district 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 district shall not be deemed nonconforming 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 district in conformity with this zoning ordinance."*

Subject Parcels:

The property to the north is currently undeveloped and referred to as Hopeton Landing consisting of ~484 acres. On November 11, 2019, the City of Savannah annexed the subject properties from Unincorporated Chatham County into the corporate limits of the City. On October 28, 2021, the property was rezoned from R-A-CO (Residential - Agriculture - Annexed) to PD (Planned Development). The Master Plan for the development includes single and multi-family residential uses, commercial, institutional, office uses and land set aside for future development.

The surrounding properties are located within unincorporated Chatham County. To the west of the subject property is a large planned unit development comprised of detached, semi-detached, single- or multi-storied dwellings which includes a mixture of residential, cultural, and commercial uses, and common open spaces, all conveniently located to provide a clean, safe, pleasant residential-industrial-business complex involving a minimum of strain on transportation facilities and public services so that greater opportunities for better housing, recreation, commercial uses, and limited industrial facilities conveniently located to each other may extend to the residents of the planned community. A large church is also fronting Little Neck Road.

To the south of the subject property are community shopping facilities consisting of a wide variety of sales and service facilities. To the southeast, several properties are zoned R-A. To the east of the property are residential developments.



Transportation Network: The property has direct frontage along Ogeechee Road as well as Little Neck Road.

Public Services and Facilities: The property is not served by public water and sewer infrastructure. 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.

Recommendation: Staff recommends approval of the request to zone the 278.16 acres located off of Little Neck Road near Ogeechee Road (PINs 11007 01009, 11007 01010, and 11007 01011) from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County) and 5850 Ogeechee Road (PIN 11007 01014) from P-B-C (Planned Community Business) to P-B-C-CO (Planned Community Business-County).

Note: This recommendation was determined from the information contained in the petitioner's application and other information available to staff at the time. This recommendation may be subject to change based on information provided at the public hearing.