

Return to:

Office of the Clerk of Council
City of Savannah
P. O. Box 1027
Savannah, GA 31402



PLEASE ALLOW FOUR TO SIX WEEKS FOR PROCESSING

Date: October 18, 2022

TO THE HONORABLE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

I respectfully request your Honorable Body to

The undersigned, being the owner of the real property of the territory described herein, respectfully requests that the City Council of the City of Savannah annex this territory into the City of Savannah, Georgia and extend the City boundaries to include the same.

The territory to be annexed is unincorporated and is or will be contiguous as described in O.C.G.A § 36-36-20 to the existing corporate limits of the City of Savannah, Georgia and the description of the parcels and territory is attached hereto as Exhibit A incorporated herein by reference.

For more information, the attorney for this matter is J. Ethan Underwood, who can be reached at 770-781-4100 or at eunderwood@mhtlegal.com

If you need additional space to state your request, please attach additional pages, as needed.

Signed: _____

Title: Manager of Hopeton South Land Trust, LLC

Print Name: Charles Roberts

Street Address: City, 375 Northridge Rd. Suite 330

State, Zip code: Atlanta, GA 30350

Telephone Number: (770)-856-5000

Email Address: cr@robertsproperties.com

Attachments included: yes ☒ no ☐

Notice: "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia, in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." Requests for relief must be submitted within six months of the event giving rise to a claim.



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
178 S. Main Street | Suite 310 | Alpharetta, Georgia 30009
770-781-4100 | www.mhtlegal.com

Ethan Underwood
eunderwood@mhtlega.com

October 18, 2022

To The Honorable Mayor and Aldermen of the City of Savannah, Georgia:

The undersigned, being the owner of the real property of the territory described herein, respectfully requests that the City Council of the City of Savannah annex this territory into the City of Savannah, Georgia and extend the City boundaries to include the same.

The territory to be annexed is unincorporated and is or will be contiguous as described in O.C.G.A § 36-36-20 et seq. to the existing corporate limits of the City of Savannah, Georgia and the description of the parcels and territory is attached hereto as Exhibit A and incorporated herein by reference.

For more information, the attorney for this matter is J. Ethan Underwood, who can be reached at 770-781-4100 or at eunderwood@mhtlegal.com.

Sincerely,

Hopeton South Land Trust, LLC

By: _____ [SEAL]

Name: Charles Roberts

Title: Manager



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Ethan Underwood
eunderwood@mhtlega.com

October 18, 2022

VIA E-MAIL

Mr. Jay Melder
City Manager
2 East Bay Street
Savannah, GA 31401

RE: Annexation Petition of Hopeton South Land Trust, LLC

Mr. Melder:

Enclosed is a proposed request for annexation submitted by Hopeton South Land Trust, LLC which is the owner of four (4) parcels located near the intersection of Little Neck Road and Ogeechee Road.

The properties are commonly known as Chatham County Tax Parcels: 11007 01009; 11007 01010; 11007 01011; & 11007 01014.

We request that the petition for annexation be considered by the City Council as soon as possible, and that the City makes the required determination that the annexation is in the best interests of the City of Savannah and the property owner.

Sincerely,

Ethan Underwood



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J. Ethan Underwood
eunderwood@mhtlegal.com

CAMPAIGN DISCLOSURE

Applicant:	Hopeton South Land Trust, LLC
Subject Property:	278.16 +/- Acres Designated as Chatham County Tax Parcel(s): 1100701009; 1100701010; 1100701011; 1100701014
Applications:	Annexation & Rezoning
Current Zoning:	R-A - Residential Agriculture & P-B-C - Planned Community Business
Proposed Zoning:	R-A-CO- Residential Agriculture & P-B-C-CO- Planned Community Business
ROW Access:	Ogeechee Road and Little Neck Road
Governing Jurisdiction:	Savannah

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any local officials of the Governing Jurisdiction.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Hopeton South Land Trust, LLC
Subject Property:	278.16 +/- Acres Designated as Chatham County Tax Parcel(s): 1100701009; 1100701010; 1100701011; 1100701014
Applications:	Annexation and Rezoning
Current Zoning:	R-A - Residential Agriculture & P-B-C - Planned Community Business
Proposed Zoning:	R-A-CO- Residential Agriculture & P-B-C-CO- Planned Community Business
ROW Access:	Ogeechee Road and Little Neck Road
Governing Jurisdiction:	Savannah

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the petition for annexation (collectively, the "Application") submitted by the Applicant and the owners of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference.

Sincerely,

Ethan Underwood
Attorney for Applicant

EXHIBIT A

Lot X

ALL THAT CERTAIN tract or parcel of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 41.87 acres of land, more or less, being a portion of the property transferred by Deed from The Hubert Keller Family Limited Partnership, as Grantor to Jean Keller Fair and Hopeton Plantation, Inc., a Georgia corporation, as Grantees,, dated October 1, 2003, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716, and 12% of which was subsequently transferred by deed from Hopeton Plantation, Inc. to Jean Keller Fair dated December 23, 2003, and recorded in Record Book 263W at page 626, said 41.87 acre portion being more particularly described as follows:

Beginning at a concrete right of way monument found at the northern intersection of the rights of way of US Highway 17 and Little Neck Road (the eastern most of two such monuments) and proceeding thence N77°20'48"W a distance of 103.21' to the concrete right of way monument on the Little Neck Road right of way, and proceeding thence N45°25'44" W a distance of 600.21' along the Little Neck Road right of way to a concrete right of way monument, proceeding thence N45°15'43"W a distance of 504.27 feet further along the Little Neck Road right of way to a 5/8" rebar set at the intersection of the Little Neck Road right of way and the eastern boundary of a 60' Chatham County drainage canal right of way, proceeding thence N12°57'25"E along the eastern boundary of the 60' canal right of way a distance of 658.04' to a 5/8" rebar set, proceeding thence N11°20'18"E an additional 45.60' along said canal right of way to a 5/8" rebar set, proceeding thence S 45°25'44"E a distance of 741.07' to a 5/8" rebar set, proceeding thence N48°58'13"E a distance of 1,612.49' to a 5/8" rebar set, proceeding thence S41°38'52"E a distance of 738.13' to a point at the centerline of the concrete road which is Old US Highway 17, proceeding thence along the centerline of Old US Highway 17 along a westerly curve with a radius of 487.62', an arc length of 118.53', a chord length of 118.24' and a chord bearing of S48°25'20"W to a PK pin, proceeding thence S41°27'31"W for a distance of 107.40' to a PK pin at the intersection of Old US Highway 17 and the westerly right of way of US Highway 17, proceeding thence alongside US Highway 17 in a curve with a radius of 2009.86', an arc length of 725.95', a chord length of 722.01' and a chord bearing of S51°52'57"W to a point, proceeding thence S 41°57'24"W along the right of way of US Highway 17 a distance of 188.81' to a 5/8" rebar set, proceeding thence N16°52'32"W a distance of 679.40' to a 5/8" rebar set, proceeding thence S 58°48'53"W a distance of 115.30' to a 5/8" rebar set, proceeding thence S48°58'13"W a distance of 269.92' to a 5/8" rebar set, proceeding thence S41°38'52"E a distance of 651.78' to a 5/8" rebar set on the western right of way of US Highway 17, proceeding thence S41°57'24" W along the right of way of US Highway 17 a distance of 330.55' to a 3/4 inch pipe, proceeding thence S41°47'09"W a distance of 545.84' along the right of way of US Highway 17 to the point of beginning.

SUBJECT TO any and all applicable easements and rights of way set forth in the above-referenced October 1, 2003, deed recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716.

SUBJECT, ALSO, to the easements granted to GEORGIA POWER COMPANY by instruments dated November 17, 2011 and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Record Book 374B, page 595, 374B, page 601, and 374B page 607, respectively.

Lot Y

ALL THAT CERTAIN tract, parcel or lot of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 236.2 acres of land, more or less, being a portion of the property transferred by Deed from The Hubert Keller Family Limited Partnership, as Grantor to Jean Keller Fair and Hopeton Plantation, Inc., a Georgia corporation, as Grantees,, dated October 1, 2003, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716, and 12% of which was subsequently transferred by deed from Hopeton Plantation, Inc. to Jean Keller Fair dated December 23, 2003, and recorded in Record Book 263W at page 626, said 236.2 acre portion being more particularly described as follows:

Commencing from the concrete right of way monument found at the northern intersection of the rights of way of US Highway 17 and Little Neck Road (the eastern most of two such monuments) and proceeding thence N77°20'48"W a distance of 103.21' to a second concrete right of way monument on the Little Neck Road right of way, and proceeding thence N45°25'44" W a distance of 600.21' along the Little Neck Road right of way to a third concrete right of way monument, proceeding thence N45°15'43"W a distance of 504.27 feet further along the Little Neck Road right of way to a 5/8" rebar set at the intersection of the Little Neck Road right of way and the eastern boundary of a 60' Chatham County canal right of way which shall be the point of beginning.

Beginning at said point and proceeding thence N 45°15'43"W a distance of 115.32 along the right of way of Little Neck Road to a concrete monument, proceeding thence along the right of way of Little Neck Road along a slight southerly curve with a radius of 11,409.16', an arc length of 726.95', a chord length of 726.83' and a chord bearing of N 43°28'30"W to a concrete monument, proceeding thence along the right of way of Little Neck Road N 41°40'40" W a distance of 825.40' to a concrete monument, proceeding thence along the right of way of Little Neck Road N41°38'56" W a distance of 699.08' to a concrete monument, proceeding thence N 48°55'24E a distance of 3,339.77' to a 1" pipe on the south side of the Little Ogeechee River, proceeding thence along the same N 48°55"E bearing a distance of 105' to a point at the centerline of the Little Ogeechee River, proceeding thence southeast along the centerline of the Little Ogeechee River for approximately 1,936.33' to a point along the centerline of the Little Ogeechee River, proceeding

thence 110' N 28°00'00"E to a 1" pipe set on the north side of the Little Ogeechee River (said 1'inch pipe on the north side of the Little Ogeechee River being 1,936.33' from the 1" pipe set back referred to on the south side of the Little Ogeechee River along a tie line with a bearing of S 48°55'56"E), proceeding thence from said 1" pipe on the north side of the Little Ogeechee River S 44°15'00"E for a distance of 1,271.5' to a 1" pipe, proceeding thence S 43°10'00" E for a distance of 437.72' to a 5/8" rebar set on the eastern right of way of US Highway 17, proceeding thence south/southwest along the US Highway 17 right of way along a easterly curve with a radius of 2,471.78', an arc length of 651.31', a chord length of 649.43' and a chord bearing of S 43°03'44"W to a 5/8" rebar set south of the Little Ogeechee River along Old US Highway 17 (said 5/8" rebar being set back a distance of 112' along said curve from the intersection of Old US Highway 17, US Highway 17 and the southern bank of the Little Ogeechee River, proceeding thence S 69°18'49"W a distance of 672.59' along the centerline of Old US Highway 17 to a PK pin set, proceeding thence in a westerly curve along Old US Highway having a radius of 487.62', an arc length of 118.53', a chord length of 118.24' and a chord bearing of S 62°20'59"W to a 5/8" rebar set, proceeding thence N 41°38'52"W a distance of 738.13' to a 5/8" rebar set, proceeding thence S 48°58'13"W a distance of 1,612.49' to a 5/8" rebar set, proceeding thence N 45°25'44"W a distance of 741.07' to a 5/8" rebar set along a 60' Chatham County Canal right of way, proceeding thence along said canal right of way S 11°20'18"W a distance of 45.6' to a 5/8" rebar set, thence proceeding along said canal right of way S 12°57'25"W a distance of 658.04' to the point of beginning.

LESS AND EXCEPT the 3.5 acres, more or less, consisting of that certain Chatham County Canal right of way granted to Chatham County, Georgia, from the Estate of Hubert Keller by Right of Way Deed dated May 17, 1966, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia, in Deed Book 90 G, page 94, and shown on that certain Plat recorded in Plat Record Book R, page 24, said canal right of way consisting of a 60' to 80' drainage canal beginning at the Little Neck Road right of way with its easterly border beginning at the point of beginning hereof as more fully described in the above-referenced Deed and Plat.

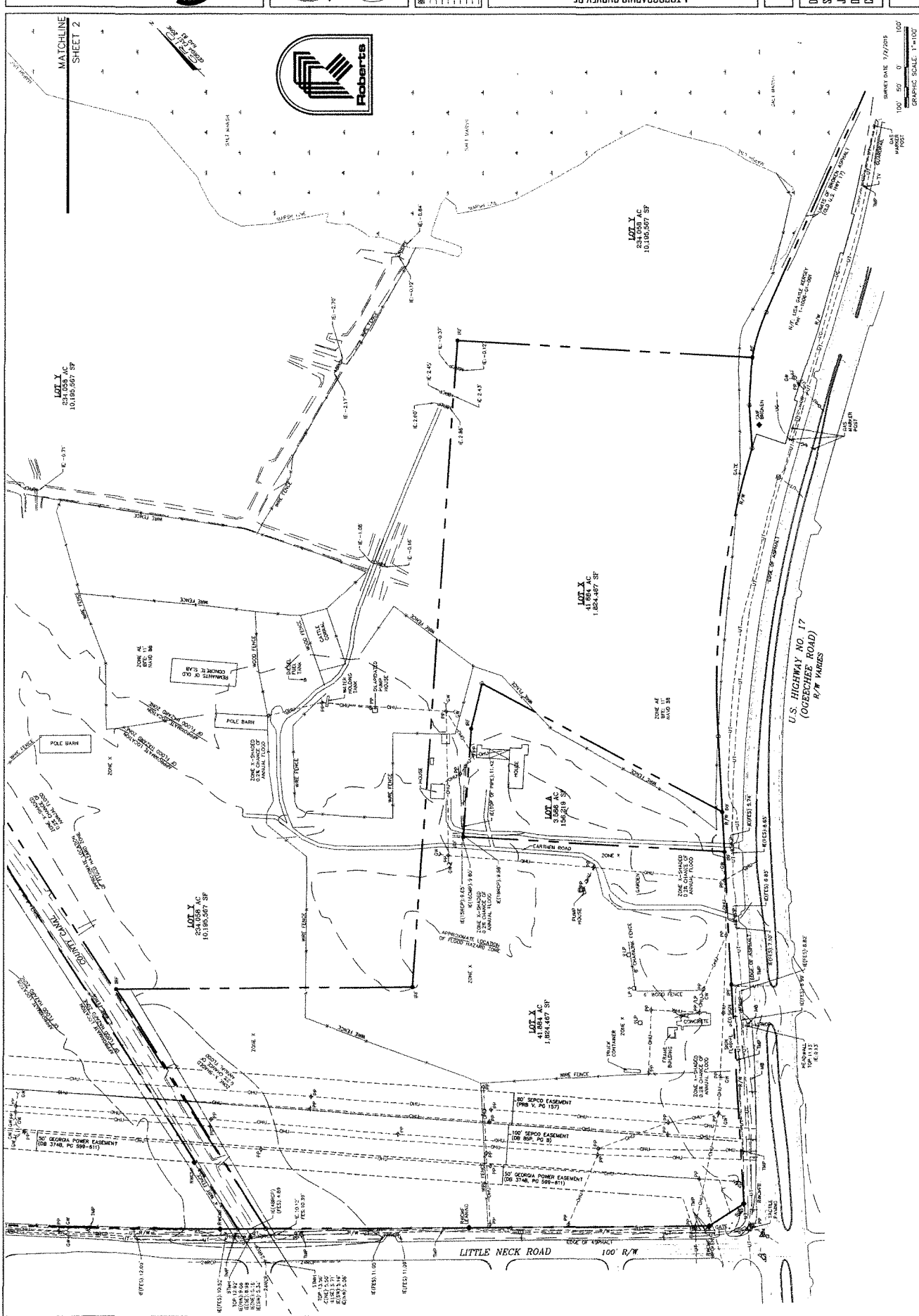
AND SUBJECT TO any and all applicable easements and rights of way set forth in the above-referenced October 1, 2003, deed recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716.

[Title Has Not Been Examined by the Preparer of this Deed]

Lot A

ALL THAT CERTAIN tract or parcel of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 3.591 acres of land, more or less, more particularly described as follows:

Commencing at the intersection of the Northwest right-of-way line of Ogeechee Road (U.S. Highway 17) (200 foot right-of-way) with the Northeast right-of-way line of Little Neck Road; Running thence along the Northwest right-of-way line of Ogeechee Road (U.S. Highway 17) approximately 871 feet to an iron pin found, and North 41° 55' 47" East 330.56 feet to a rebar found at the true point of beginning; From the true point of beginning as thus established, leaving the Northwest right-of-way line of Ogeechee Road (U.S. Highway 17), thence North 41° 39' 31" West 651.83 feet to a 5/8th inch rebar found; thence North 48° 58' 05" East 269.00 feet to a 5/8th inch rebar found; thence North 58° 46' 36" East 115.31 feet to a 5/8th inch rebar found; thence South 16° 53' 16" East 679.43 feet to a 5/8th inch rebar found on the Northwest right-of-way line of Ogeechee Road (U.S. Highway 17); thence along said right-of-way line South 41° 55' 47" West 99.23 feet to the true point of beginning; said tract containing approximately 3.591 acres as shown on that certain plat of survey prepared by Atlas Surveying, Inc. for Hopeton South Land Trust, LLC bearing the seal certification of Thomas W. Hurley, Georgia Professional Land Surveyor No. LS002468, dated December 10, 2020.



GRAPHIC SCALE: 1"=100'

[illegible]

CHECKED BY: JPA

JOB #: 14-309.010

DATE: 8/7/2015

SURVEY

00000000

00000000

PLUGGRAPHY SURVEY

T000001011

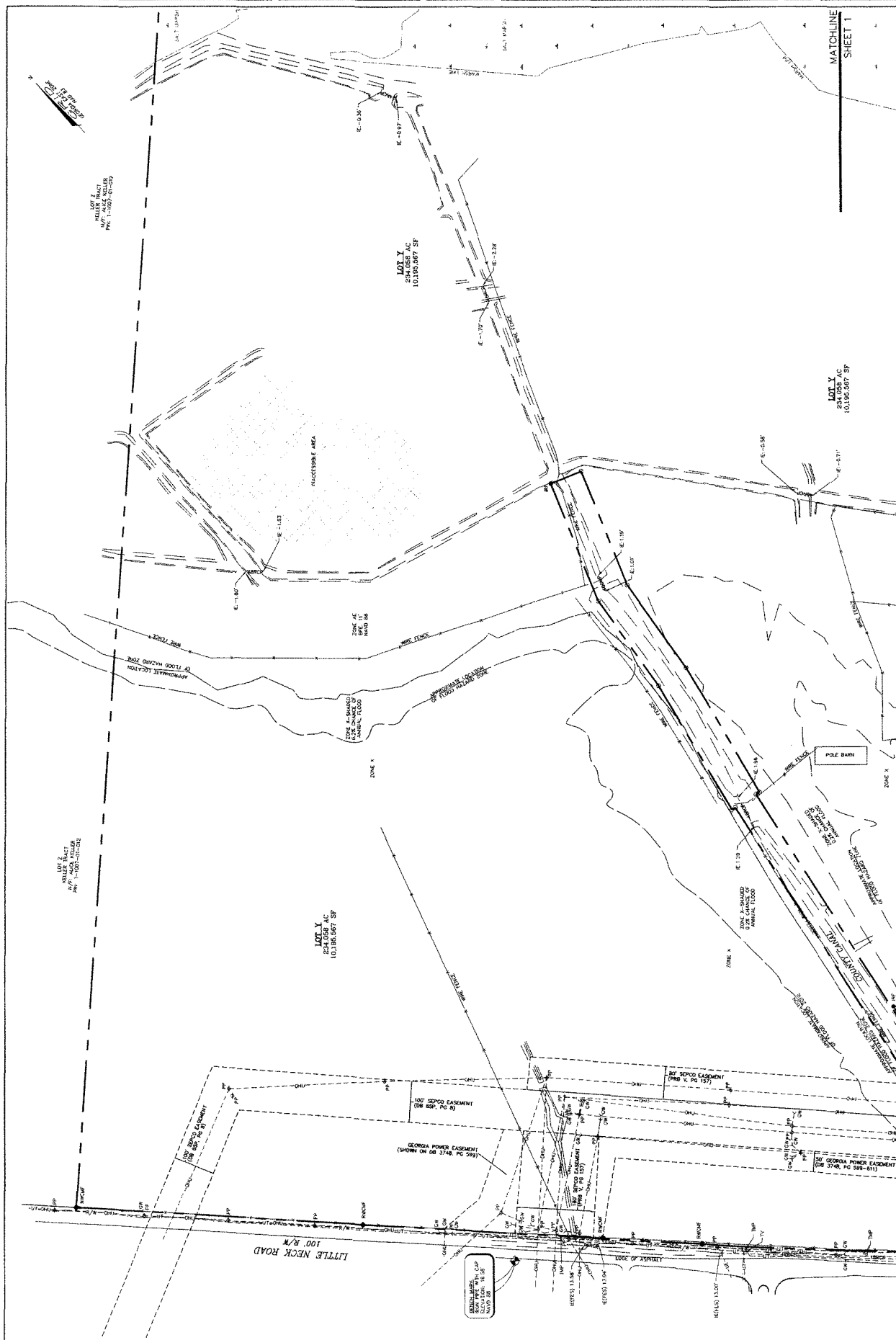
A TOPOGRAPHIC SURVEY OF
 LOT A, LOT X, AND LOT Y, HOPETON PLANTATION,
 7TH G.M. DISTRICT, CHATHAM COUNTY,
 STATE OF GEORGIA
 PREPARED FOR ROBERTS PROPERTIES

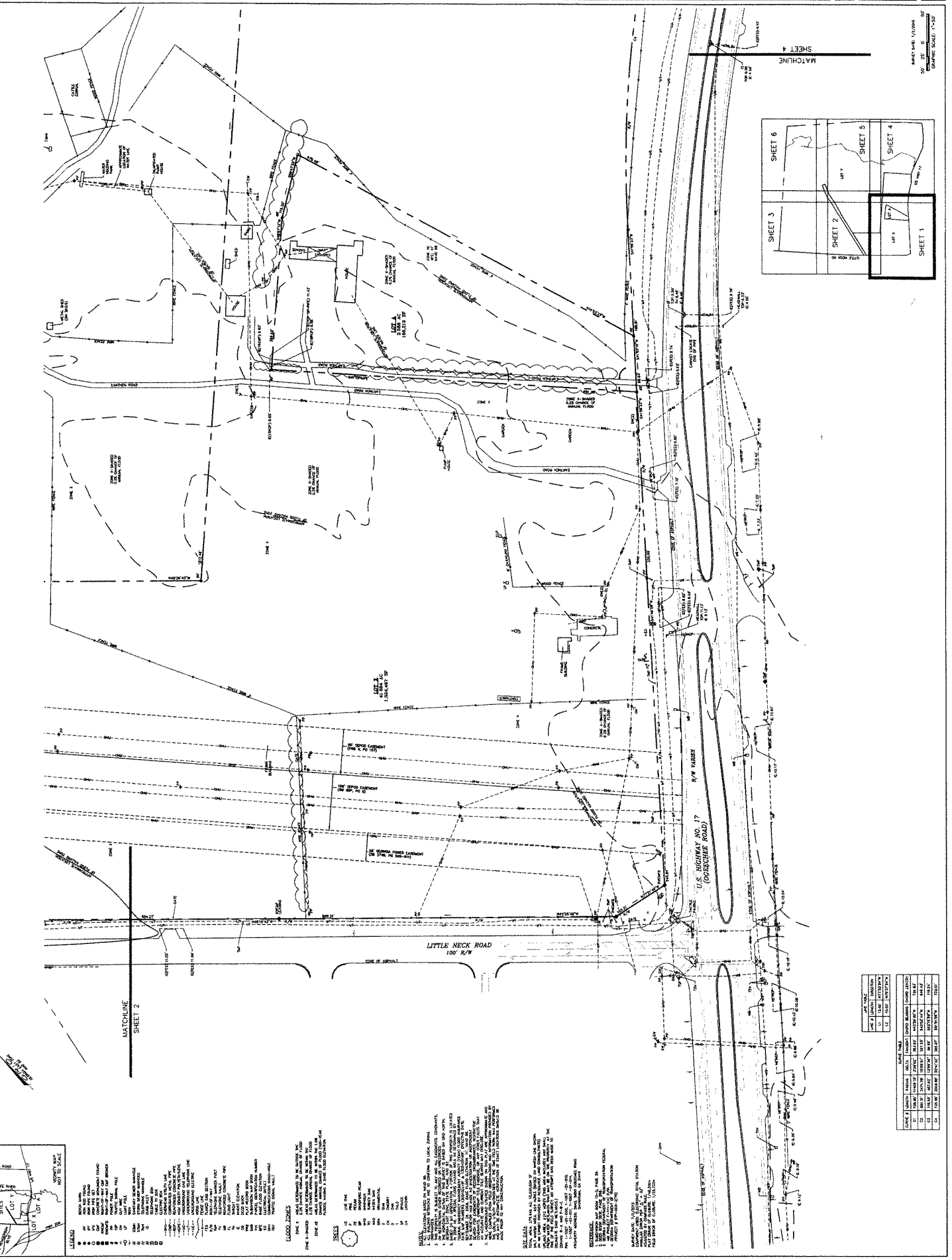
PREPARED FOR ROBERTS PROPERTIES



COMPANY, INC.
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(404) 912.200.3041 | (F) 912.200.3056

95
50
102

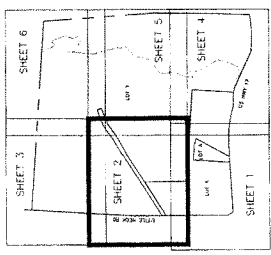
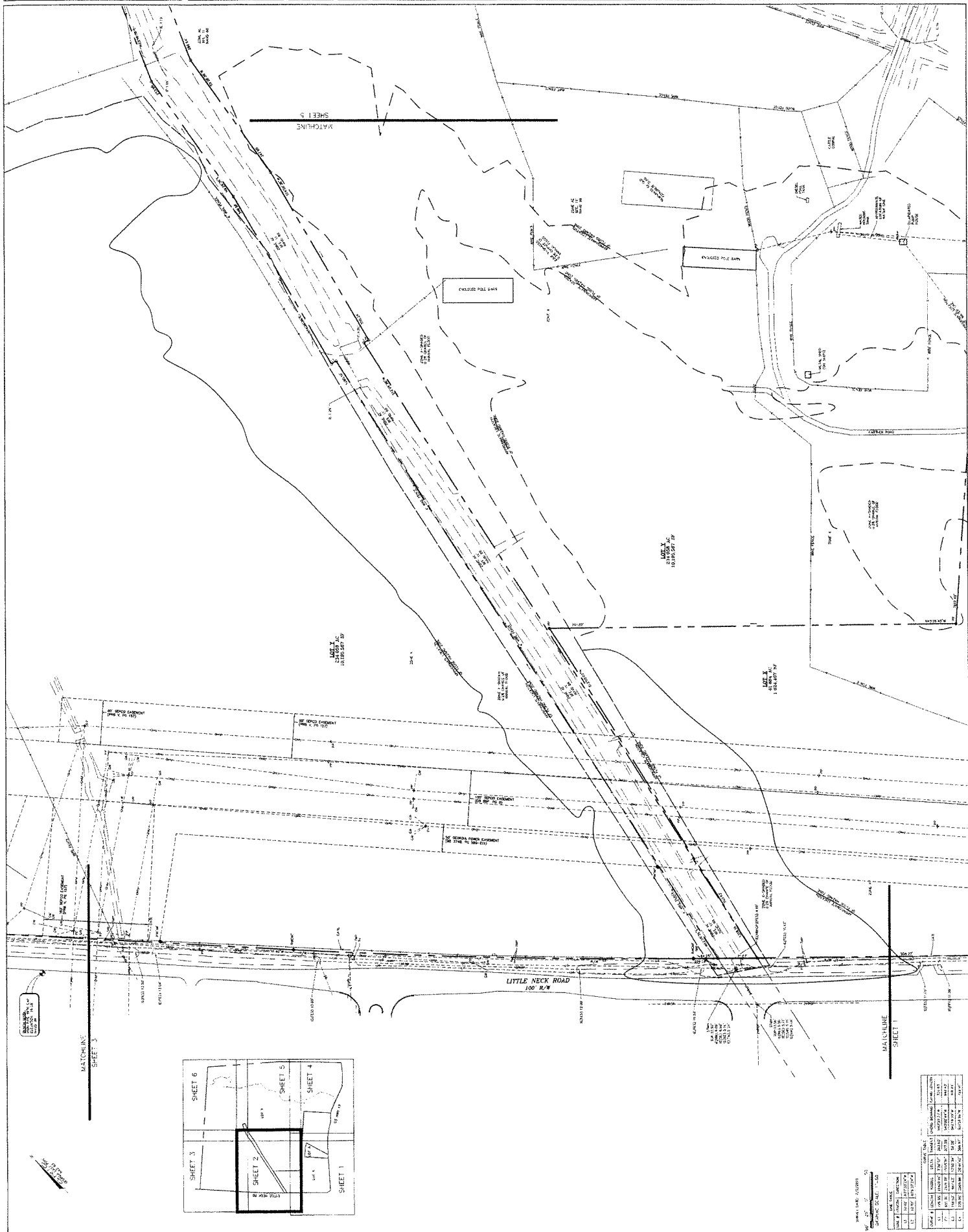
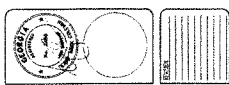




DATE 9/7/05
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JOB # 14-305 (00)
DRAWN BY JPA
CHECKED BY JPA

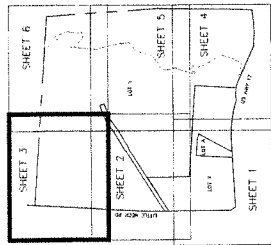
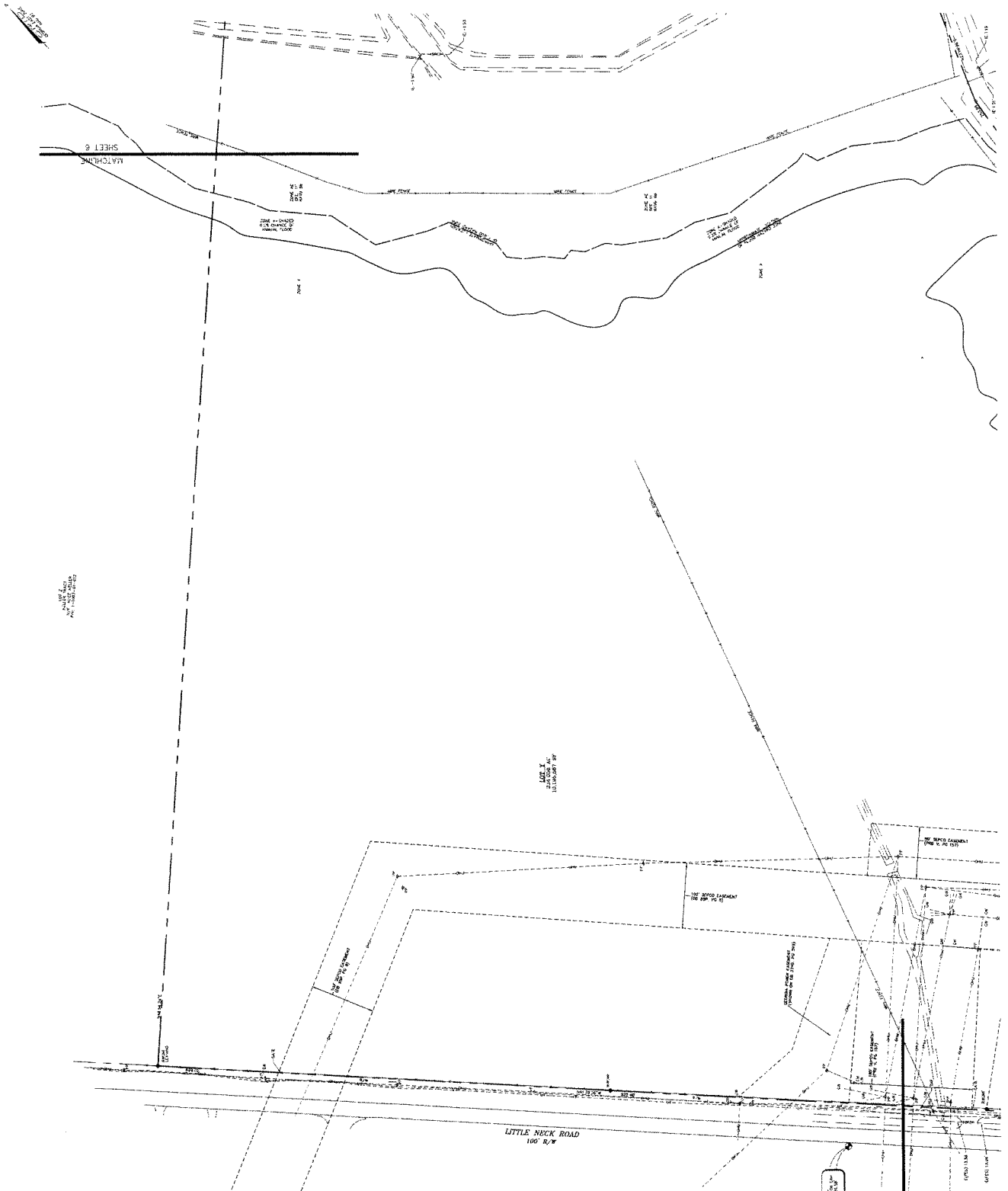
A TOPOGRAPHIC SURVEY OF
LOT A, LOT X AND LOT Y, HOPKINSON PLANTATION,
7TH G.M. DISTRICT, CHATHAM COUNTY,
STATE OF GEORGIA

COLEMAN COMPANY, INC.
1000 10TH AVENUE, SUITE 200
ALBANY, GA 31706
(706) 533-2000

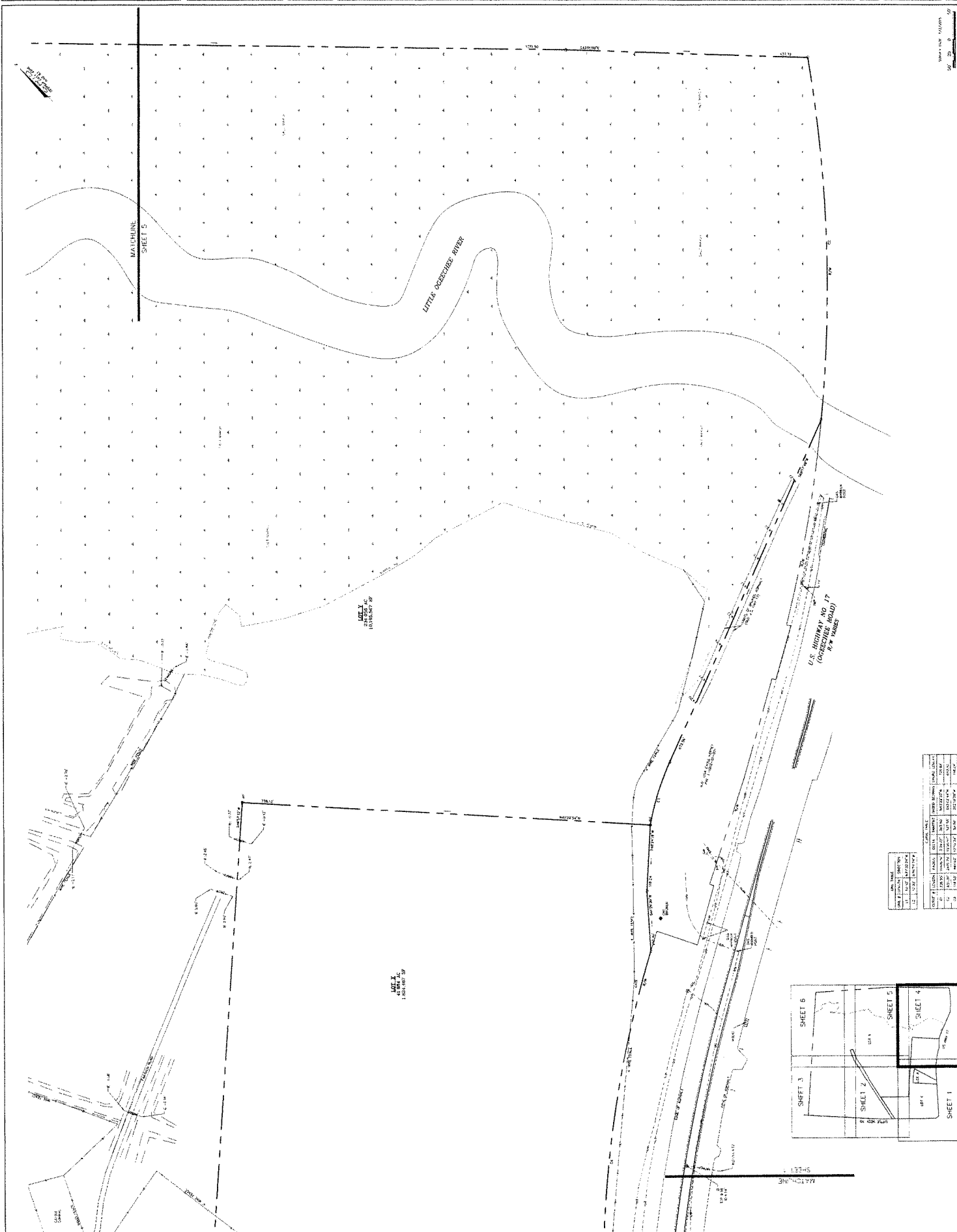


NO.	DESCRIPTION	DATE	BY	CHECKED
1	FIELD NOTES	9/7/05	JPA	JPA
2	PLAN	9/7/05	JPA	JPA
3	SECTION	9/7/05	JPA	JPA
4	AS BUILT	9/7/05	JPA	JPA
5	FINAL	9/7/05	JPA	JPA

SCALE: 1"=50'



NO.	DATE	DESCRIPTION	BY	CHECKED
1	8/1/78	FIELD SURVEY	J.P.	J.P.
2	8/1/78	OFFICE SURVEY	J.P.	J.P.
3	8/1/78	FINAL SURVEY	J.P.	J.P.



NO.	DESCRIPTION	DATE	BY	CHECKED
1	FIELD NOTES	8/7/2005	JES-L	JES-L
2	PLAN	8/7/2005	JES-L	JES-L
3	SECTION	8/7/2005	JES-L	JES-L
4	ASSEMBLY	8/7/2005	JES-L	JES-L
5	FINAL	8/7/2005	JES-L	JES-L

