

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE NEW HAMPSTEAD PUD (PLANNED UNIT DEVELOPMENT) TO NEW HAMPSTEAD PUD'S COMMERCIAL (C), INSTITUTIONAL (I) MULTI-FAMILY (MF), MUNICIPAL SERVICE (MS), PARK (P), RESIDENTIAL (R), SCHOOL (S), AND VILLAGE (VIL) ZONING DISTRICTS; 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: That pursuant to Section 8-3242(1) "Each tract of land within the PUD has a land use classification, which is also its zoning classification or district" and pursuant to Section 8-3270 "The following zoning districts are hereby established. Each district corresponds to a land use classification, which encompasses specified tracts of land as shown on the approved Master Plan (Exhibit A). Each district has designated uses (Section 8-3272) and development standards (Section Sec. 8-3273)";

That the Land Use Classifications for each tract shown on the Master Plan (Exhibit A), entitled "New Hampstead Amended Land Use Plan" dated September 18, 2018 and revised December 18, 2018 prepared by KoontzJonesDesign for Figure 8 (Georgia), LLC, and the Maps dated December 18, 2018, prepared by KoontzJonesDesign, entitled "New Hampstead Zoning Boundary Exhibit 'A1', 'A2', and 'A-3'", serves as the Zoning District for each tract. The said Master Plan and Boundary Exhibits are hereby approved after a public hearing in accordance with Section 8-3031;

SECTION 2: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead's Commercial (C) Zoning District:

- New Hampstead Tract "C-1":
 - Containing 10.2 acres;
 - Boundary Description of PIN (Parcel Identification Number) and Tract: Being shown and depicted as "Parcel XVII" on map or plat prepared by Williams & Associates, Inc., dated September 18, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37S Pages 58A and 58B:
 - Assigned the address of 3900 Highgate Boulevard by said plat.
 - The property is further identified by the Property Identification Number (PIN) and description as follows:
 - PIN 2-1047 -03-022;
 - BOA Description of PIN: PARCEL XVII SUB OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 58A 10.2 ac.
- New Hampstead Tract "C-2":
 - Containing 30.3 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as "Parcel XVIII" on map or plat prepared by Williams & Associates, Inc., dated September 22, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37S Pages 57A and 57B:
 - Assigned the address of 2442 Fort Argyle Road by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-023
 - BOA Description of PIN: PARCEL XVIII SUB OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 57A 30.3 ac.

- New Hampstead Tract “C-6”:
 - Containing approximately 20.5 acres;
 - Boundary Description of Tract: Being shown and depicted as “C-6 Commercial” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A3 – Modifications (R4 | C6 Tracts)” dated December 18, 2018.
 - Formerly shown as New Hampstead Tract “R-4” on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-010:
 - Containing approximately 20.5 acres out of 364.1 acres.
 - Boundary Description of PIN: Being shown and depicted as “Parcel VIII” on map or plat prepared by Williams & Associates, Inc., dated September 25, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 67A thru 67E:
 - Assigned the address of 3400 Highgate Boulevard by said plat.
 - BOA Description of PIN: PT OF PARCEL VIII SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 67A 364.1 AC;
- New Hampstead Tract “C-7”:
 - Containing approximately 101.9 acres;
 - Boundary Description of Tract: Being shown and depicted as “C-7 Commercial” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A1 – Modifications (R1 | R2 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tracts “I-4” and “I-5” on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1024 -01-001:
 - Containing approximately 101.9 acres out of 923.96 acres.
 - Boundary Description of PIN: Being shown and depicted as “Parcel C-2” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 29P Pages 99A thru 99G;
 - BOA Description of PIN: PT OF PARCEL C-2 PT OF WALLACE ADAMS, CARTER BROTHERS, CC PATRICK#3 & NEWELL TCTS PRB 29P 99A-G 923.96 ac PRB 32P 59A EASEMENT PRB 33P 36.
- New Hampstead Tract “C-8”:
 - Containing 11.85 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel B” on map or plat prepared by Williams & Associates, Inc., dated April 6, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36S Pages 84A thru 84D:
 - Assigned the address of 2880 Little Neck Road by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1024 -01-003;
 - BOA Description of PIN: PARCEL B SUB OF PORTION OF THE NEW HAMPSTEAD DEVELOPMENT SMB 36S 84A 11.85 ac.

SECTION 3: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Institutional (I) Zoning District:

- New Hampstead Tract “I-7”:
 - Containing approximately 15.9 acres;
 - Boundary Description of Tract: Being shown and depicted as “I-7 Institutional” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tract “R-14A”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-024:
 - Containing approximately 15.9 acres out of 78.8 acres;
 - Boundary Description of PIN: Being shown and depicted as “Parcel 1A” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36S Pages 87A thru 87E:
 - Assigned the address of 2501 Little Neck Road by said plat.
 - BOA Description of PIN: PT OF PARCEL 1A SUB OF A PT OF THE CARTER BROTHERS TRACT SMB 36S 87A 78.8 AC.

SECTION 4: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Multi-Family (MF) Zoning District:

- New Hampstead Tract “MF-2”:
 - Containing 46.93 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel XIII” on map or plat prepared by Williams & Associates, Inc., dated June 5, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37P Page 6:
 - Assigned the address of 2601 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-019;
 - BOA Description: PARCEL XIII SUB OF PT PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA PRB 37P 6 46.93 AC (INCLUDES 17.9 AC EASEMENT) EASEMENT PRB 38P 80.
- New Hampstead Tract “MF-4”:
 - Containing 63.6 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel VII” on map or plat prepared by Williams & Associates, Inc., dated September 26, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 39S Pages 61A and 61B:
 - Assigned the address of 2360 Fort Argyle Road by said plat.
 - Formerly shown as New Hampstead Tract “I-1” on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-025;
 - BOA Description of PIN: PARCEL VII SUB OF PT PARCEL B-1 NEW HAMPSTAD DEVELOPMENT AREA SMB 39S 61A 63.6 ac
- New Hampstead Tract “MF-5”:
 - Containing approximately 66 acres;
 - Boundary Description of Tract: Being shown and depicted as “MF-5 Multi-

Family” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A1 – Modifications (R1 | R2 Tracts)” dated December 18, 2018;

- Formerly shown as New Hampstead Tracts “R-1” and “I-6” on previous Master Plan;
- The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1024 -01-001:
 - Containing approximately 66 acres out of 923.6 acres.
 - Boundary Description of PIN: Being shown and depicted as “Parcel C-2” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 29P Pages 99A thru 99G;
 - BOA Description of PIN: PT OF PARCEL C-2 PT OF WALLACE ADAMS, CARTER BROTHERS, CC PATRICK#3 & NEWELL TCTS PRB 29P 99A-G 923.96 ac PRB 32P 59A EASEMENT PRB 33P 36.

SECTION 5: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Municipal Service (MS) Zoning District:

- New Hampstead Tract “MS-2”:
 - Containing 4.1 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel XIX” on map or plat prepared by Williams & Associates, Inc., dated September 25, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 67A thru 67E:
 - Assigned the address of 3002 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-030;
 - BOA Description of PIN: PARCEL XIX SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 67A 4.1 AC.
- New Hampstead Tract “MS-3”:
 - Containing 3.63 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Proposed Substation 400’ x 395”” on map or plat prepared by Williams & Associates, Inc., dated October 18, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 38P Page 78;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-029;
 - BOA Description of PIN: SUBSTATION NEW HAMPSTEAD DEVELOPMENT AREA PRB 38P 78 3.63 ac.
- New Hampstead Tract “MS-4”:
 - Containing 0.34 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Proposed Lift Station Site” on map or plat prepared by Williams & Associates, Inc., dated May 10, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36P Page 78;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1024 -01-004;
 - BOA Description of PIN: LIFT STATION SITE NEW HAMPSTEAD

DEVELOPMENT AREA PARCEL C-2 PRB 36P 78 .34 ac.

- New Hampstead Tract “MS-5”:
 - Containing 1.8 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel P-Wellsite” on map or plat prepared by Williams & Associates, Inc., dated September 25, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 67A thru 67E:
 - Assigned the address of 3004 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-026;
 - BOA Description of PIN: WELL & TANK SITE NEW HAMPSTEAD DEVELOPMENT AREA PARCEL 8 SMB 40S 67A 1.8 AC.
- New Hampstead Tract “MS-6”:
 - Containing 0.7 acres;
 - Sanitary Sewer Pump Station Site;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel MS-6” on map or plat prepared by Williams & Associates, Inc., dated June 5, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37P Page 6:
 - Assigned the address of 2801 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-020;
 - BOA Description of PIN: PARCEL MS-6 SUB OF PT PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA PRB 37P 6 .7 AC (PUMP STATION SITE).
- New Hampstead Tract “MS-7”:
 - Containing 0.46 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “City of Savannah Proposed Well & Tank Site Area” on map or plat prepared by Williams & Associates, Inc., dated February 7, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36P Page 63;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-027;
 - BOA Description of PIN: WELL & TANK SITE NEW HAMPSTEAD DEVELOPEMNT AREA PRB 36P 63 .46 ac;

SECTION 6: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Park (P) Zoning District:

- New Hampstead Tract “City Park”:
 - Containing 47.7 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel XXII Harry Jue Community Park” on map or plat prepared by Williams & Associates, Inc., dated August 12, 2011, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 42S Page 108A thru 108D:
 - Assigned the address of 2251 New Hampstead Parkway by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-034;
 - BOA Description of PIN: PARCEL XXII FROM B-1 & XI NEW

HAMPSTEAD DEVELOPMENT AREA SMB 42S 108A-D 47.7ac.

- New Hampstead Tract “Nature Preserve / Conservation Easement Area A”:
 - Containing 130.48 acres;
 - Boundary Description of Tract: Being shown and depicted as “Area A” on map or plat prepared by Williams Surveying & Mapping, LLC, dated December 7, 2017, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 51 Page 267;
 - Formerly shown as New Hampstead Tracts “MF-1”, “R-7”, and “I-6”, or portions thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing 130.48 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
- New Hampstead Tract “Nature Preserve / Conservation Easement Area B”:
 - Containing 127.84 acres, inclusive of the building zone therein;
 - Boundary Description of Tract: Being shown and depicted as “Area B” on map or plat prepared by Williams Surveying & Mapping, LLC, dated December 7, 2017, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 51 Page 267;
 - Formerly shown as New Hampstead Tract “R-11” on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing 130.48 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
- New Hampstead Tract “Nature Preserve / Conservation Easement Area C”:
 - Containing 604.94 acres, inclusive of the building zone therein;
 - Boundary Description of Tract: Being shown and depicted as “Area C” on map or plat prepared by Williams Surveying & Mapping, LLC, dated December 7, 2017, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 51 Page 267;
 - Formerly shown as New Hampstead Tracts “I-2”, “R-10”, “VIL-2”, “I-3”, “MS-1”, and “R-12”, or portions thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing approximately 284.99 acres out of 860 acres;
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
 - PIN 2-1047 -03-004:
 - Containing 18.4 acres;
 - BOA Description of PIN: PARCEL II SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT

AREA SMB 35S 39A 18.4 ac.

- PIN 2-1047 -03-005:
 - Containing 113.39 acres;
 - BOA Description of PIN: TRACT 1 SUB OF PARCEL III NEW HAMPSTEAD DEVELOPMENT AREA PRB 33P 54 113.39 ac T (79.8 ac H & 33.59 ac W).
- PIN 2-1047 -03-006:
 - Containing 100.7 acres;
 - BOA Description of PIN: TRACT 2 SUB OF PARCEL III NEW HAMPSTEAD DEVELOPMENT AREA PRB 33P 54 100.70 ac T (80.76 ac H & 19.94 ac W).
- PIN 2-1047 -03-007:
 - Containing 58.76 acres;
 - BOA Description: TRACT 3 SUB OF PARCEL III NEW HAMPSTEAD DEVELOPMENT AREA PRB 33P 54 58.76 ac T (50.71 ac H & 8.05 ac W).
- Portion of PIN 2-1047 -03-018:
 - Containing approximately 28.7 acres out of 38 acres;
 - BOA Description: PARCEL XII SUB OF PT OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 17A 38 ac.

SECTION 7: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Residential (R) Zoning District:

- New Hampstead Tract “R-1”:
 - Containing approximately 224.4 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-1 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A1 – Modifications (R1 | R2 Tracts)” dated December 18, 2018;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1024 -01-001:
 - Containing approximately 224.4 acres out of 923.6 acres;
 - Boundary Description of PIN: Being shown and depicted as “Parcel C-2” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 29P Pages 99A thru 99G;
 - BOA Description of PIN: PT OF PARCEL C-2 PT OF WALLACE ADAMS, CARTER BROTHERS, CC PATRICK#3 & NEWELL TCTS PRB 29P 99A-G 923.96 ac PRB 32P 59A EASEMENT PRB 33P 36.
- New Hampstead Tracts “R-2”:
 - Containing approximately 757.2 acres out of 923.6 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-2 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A1 – Modifications (R1 | R2 Tracts)” dated December 18, 2018;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1024 -01-001:
 - Containing approximately 532.8 acres out of 923.6 acres.

- Boundary Description of PIN: Being shown and depicted as “Parcel C-2” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 29P Pages 99A thru 99G;
 - BOA Description of PIN: PT OF PARCEL C-2 PT OF WALLACE ADAMS, CARTER BROTHERS, CC PATRICK#3 & NEWELL TCTS PRB 29P 99A-G 923.96 ac PRB 32P 59A EASEMENT PRB 33P 36.
- New Hampstead Tracts “R-3”:
 - Containing approximately 169.2 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-3 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A3 – Modifications (R4 | C6 Tracts)” dated December 18, 2018;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-010:
 - Containing approximately 169.2 acres out of 364.1 acres.
 - BOA Description of PIN: PT OF PARCEL VIII SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 67A 364.1 AC;
 - Boundary Description of PIN: Being shown and depicted as “Parcel VIII” on map or plat prepared by Williams & Associates, Inc., dated September 25, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 67A thru 67E:
 - Assigned the address of 3400 Highgate Boulevard by said plat.
- New Hampstead Tract “R-3A”:
 - Containing 29.5 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel XVI” on map or plat prepared by Williams & Associates, Inc., dated September 18, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37S Pages 58A and 58B:
 - Assigned the address of 3800 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-021;
 - BOA Description of PIN: PARCEL XVI SUB OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 58A 29.5 ac.
- New Hampstead Tracts “R-4”:
 - Containing approximately 174.4 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-4 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A3 – Modifications (R4 | C6 Tracts)” dated December 18, 2018.
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-010:
 - Containing approximately 174.4 acres out of 364.1 acres.
 - BOA Description of PIN: PT OF PARCEL VIII SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 67A 364.1 AC;
 - Boundary Description of PIN: Being shown and depicted as “Parcel

VIII” on map or plat prepared by Williams & Associates, Inc., dated September 25, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 67A thru 67E:

- Assigned the address of 3400 Highgate Boulevard by said plat.
- New Hampstead Tract “R-5A”:
 - Containing 109.76 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Tract R5-A” on map or plat prepared by Sundial Land Surveying, PC, dated December 8, 2008, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 41P Pages 55:
 - Assigned the address of 3401-A Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-031;
 - BOA Description of PIN: TRACT R5-A SUB OF TRACT R5 OF NEW HAMPSTEAD DEVELOPMENT AREA PRB 41P 55 109.76 ac.
- New Hampstead Tract “R-5B”:
 - Containing 144.44 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Tract R5-B” on map or plat prepared by Sundial Land Surveying, PC, dated December 8, 2008, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 41P Page 55:
 - Assigned the address of 3401-B Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-032;
 - BOA Description of PIN: TRACT R5-B SUB OF TRACT R5 OF NEW HAMPSTEAD DEVELOPMENT AREA PRB 41P 55 144.44 ac.
- New Hampstead Tract “R-6”:
 - Containing 252.6 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel V” on map or plat prepared by Sundial Land Surveying, PC, dated July 18, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36S Pages 68A-68F:
 - Assigned the address of 3001 Highgate Boulevard by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-011:
 - Parent PIN of The Palms Subdivision (Phase 1, BK 51 PG 451).
 - BOA Description of PIN: PARCEL V SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 36S 68A 252.6 ac.
- New Hampstead Tract “R-7”:
 - Containing approximately 77.9 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-7 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tracts “R-7” and “MF-1”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:

- Portion of PIN 2-1047 -03-002:
 - Containing approximately 77.9 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
 - New Hampstead Tract “R-8”:
 - Containing approximately 91.1 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-8 Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tract “R-8”, or portions thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing approximately 91.1 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
 - New Hampstead Tract “R-9”:
 - Containing 69.72 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “POD I” on map or plat prepared by Kern-Coleman & Co. LLC., dated December 1, 2008, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 99;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-012;
 - BOA Description of PIN: POD I SUB OF PARCEL 1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 99 69.72 AC.
 - New Hampstead Tract “R-13”:
 - Containing 456.2 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel IV” on map or plat prepared by Williams & Associates, Inc., dated May 4, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 35S Pages 90A-90G:
 - Assigned the address of 401 John Carter Road by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-008;
 - BOA Description of PIN: PT OF PARCEL IV SUB OF PARCEL B-1 NEW HAMPSTEAD DEVELOPMENR AREA SMB 35S 90A 456.2 ac EASEMENT PRB 43P 44A-B.
 - New Hampstead Tract “R-14”:
 - Containing 76.47 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “POD III” on map or plat prepared by Kern-Coleman & Co. LLC., dated December 1, 2008, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Pages 99.
 - The property is further identified by the PIN and description as follows:

- PIN 2-1047 -03-014;
 - BOA Description of PIN: POD III SUB OF PACREL 1 NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 99 76.47 ac.
- New Hampstead Tract “R-14A”:
- Containing approximately 62.9 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-14A Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tract “R-14A”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1024 -03-024:
 - Containing approximately 62.9 acres out of 78.8 acres.
 - BOA Description of PIN: PT OF PARCEL 1A SUB OF A PT OF THE CARTER BROTHERS TRACT SMB 36S 87A 78.8 AC;
 - Boundary Description of PIN: Being shown and depicted as “Parcel 1A” on map or plat prepared by Williams & Associates, Inc., dated January 30, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 36S Pages 87A thru 87E:
 - Assigned the address of 2501 Little Neck Road by said plat.
- New Hampstead Tract “R-14B”:
- Containing approximately 24.3 acres;
 - Boundary Description of Tract: Being shown and depicted as “R-14B Residential” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing approximately 24.3 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
- New Hampstead Tract “R-15”:
- Containing 107.67 acres;
 - The property is further identified by the PINs and description as follows:
 - PIN 2-1024 -01-005:
 - Containing 56.26 acres;
 - Boundary Description of PIN: Being shown and depicted as “Parcel A-1” on map or plat prepared by Hussey, Gay, Bell, & DeYoung, Inc., dated February 13, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Page 101;
 - BOA Description of PIN: PARCEL A-1 SUB OF PARCEL A NEW HAMPSTEAD SMB 40S 101 56.26 ac (41 ac H & 15.26 ac W).
 - PIN 2-1024 -01-006:
 - Containing 51.41 acres;

- Boundary Description of PIN: Being shown and depicted as “Parcel A-2” on map or plat prepared by Hussey, Gay, Bell, & DeYoung, Inc., dated February 13, 2007, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Page 101;
- BOA Description: PARCEL A-2 SUB OF PARCEL A NEW HAMPSTEAD SMB 40S 101 51.41 ac (34.24 ac H & 17.17 ac W).

SECTION 8: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s School (SC) Zoning District:

- New Hampstead Tract “SC”:
 - Containing 77 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “POD II” on map or plat prepared by Kern-Coleman & Co. LLC., dated December 1, 2008, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 40S Page 99;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-013;
 - BOA Description of PIN: POD II SUB OF PARCEL A NEW HAMPSTEAD DEVELOPMENT AREA SMB 40S 99 77 ac;
 - Assigned the address of 2451 Little Neck Road.

SECTION 9: The following described property be rezoned from its present New Hampstead PUD Zoning District to the New Hampstead’s Village (VIL) Zoning District:

- New Hampstead Tract “VIL-1”:
 - Containing 46.1 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel X” on map or plat prepared by Kern-Coleman & Co. LLC., dated August 14, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37S Pages 16A and 16B:
 - Assigned the address of 2801 New Hampstead Parkway by said plat.
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-016;
 - BOA Description of PIN: PARCEL X SUB OF PT OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 16A 46.1 ac.
- New Hampstead Tract “VIL-2A”:
 - Containing 47.2 acres;
 - Boundary Description of PIN and Tract: Being shown and depicted as “Parcel XI” on map or plat prepared by Williams & Associates, Inc., dated August 12, 2011, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 42S Page 108A thru 108D:
 - Assigned the address of 2501 New Hampstead Parkway by said plat.
 - Formerly shown as New Hampstead Tract “VIL-2”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - PIN 2-1047 -03-017;
 - BOA Description of PIN: PT OF PARCEL XI SUB PT PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 42S 108A-D 47.2 AC EASEMENT PRP 38P 77.
- New Hampstead Tract “VIL-2B”:
 - Containing approximately 60.6 acres;

- Boundary Description of Tract: Being shown and depicted as “VIL-2B Village” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
- Formerly shown as New Hampstead Tracts “MF-1” and “R-7”, or portion thereof, on previous Master Plan;
- The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing approximately 60.6 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
- New Hampstead Tract “VIL-2C”:
 - Containing approximately 5.2 acres;
 - Boundary Description of Tract: Being shown and depicted as “VIL-2C Village” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A2 – Modifications (R7 | VIL-2B Tracts) (R14-A | I-7 Tracts)” dated December 18, 2018;
 - Formerly shown as New Hampstead Tracts “MS-1”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-002:
 - Containing approximately 5.2 acres out of 860 acres.
 - BOA Description of PIN: PT OF PARCEL B-1 RECOMBINATON OF NEW HAMPSTEAD DEVELOPMENT AREA SMB 35S 90A 860 AC EASEMENT PRB 32P 74A, 73A EASEMENT PRB 34P 1A PRB 44P 55A.
- New Hampstead Tract “VIL-3”:
 - Containing approximately 9.3 acres;
 - Boundary Description of Tract: Being shown and depicted as “VIL-3 Village” on map prepared by KoontzJonesDesign entitled “New Hampstead Zoning Boundary Exhibit A1 – Modifications (R1 | R2 Tracts)” dated December 18, 2018.
 - Formerly shown as New Hampstead Tracts “VIL-3”, or portion thereof, on previous Master Plan;
 - The property is further identified by the PIN and description as follows:
 - Portion of PIN 2-1047 -03-018:
 - Containing approximately 9.3 acres out of 38 acres.
 - Boundary Description of PIN: Being shown and depicted as “Parcel XIII” on map or plat prepared by Williams & Associates, Inc., dated August 17, 2006, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 37S Pages17A and 17B:
 - Assigned the address of 2800 New Hampstead Pkwy by said plat.
 - BOA Description of PIN: PARCEL XII SUB OF PT OF PARCEL B NEW HAMPSTEAD DEVELOPMENT AREA SMB 37S 17A 38 ac.

SECTION 10: That the requirements of Section 8-3182(f)(2) of said Code 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 ____ day of _____, 2018, and the ____ day of _____, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 11: 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: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-005515-ZA

DRAFT