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NARRATIVE, GENERAL UTILITY PLAN, & PHASING PLAN

Applicant:	Hopeton South Land Trust, LLC
Subject Property:	274.52 Acres Designated as Chatham County Tax Parcel(s): 1100701009; 1100701010; 1100701011; & 1100701014
Current Zoning:	R-A-CO- (Residential Agriculture – County) & P-B-C-CO (Planned Community Business – County)
Proposed Zoning:	PD – Planned Development
Proposed Use:	Mixed Use Planned Development
Application:	Rezoning
ROW Access:	Ogeechee Road (SR 17) and Little Neck Road
Governing Jurisdiction:	City of Savannah, Georgia

This Letter of Intent is intended to comply with the application procedures established by the City of Savannah, Georgia and the Metropolitan Planning Commission (the “MPC”) for submittal of land use applications, as required by the City of Savannah Zoning Ordinance (the “Ordinance”), City of Savannah Public Hearing Application Requirements, and other City of Savannah Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a Rezoning (Map Amendment), as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- a) Rezone the Subject Property from R-A-CO- (Residential Agriculture – County) & P-B-C-CO (Planned Community Business – County) to Planned Development (PD).**

The Applicant is proposing a Mixed-Use Planned Development consisting of approximately 97 acres of Park Open Space, 64 acres of Salt Marsh, and 114 acres of Mixed-Use Development. The Project consists of Multi-Family Residential, Senior Living, Retail Village, and Commercial.

The Applicant has submitted the following as part of the General Master Plan, and incorporated each herein.

- a. Draft Zoning Ordinance**
- b. Master Pod Plan – Exhibit 1**
- c. Use Table – Exhibit 2**
- d. Performance Standards - Exhibit 3**
- e. Trip Generation Report**

f. Vision Book**A. REVIEW STANDARDS FOR ZONING APPLICATIONS****1. Suitability and Community Need**

The range of uses permitted by the Proposed Zoning is more suitable to meeting community needs than the range of uses allowed by the Current Zoning. The Subject Property is located at the intersection of Ogeechee Road (SR 17) and Little Neck Road, which is growing in response to the need for housing, businesses, and recreation for persons moving to the Savannah Metropolitan Area. The Proposed Use will provide housing, senior living facilities, and commercial and recreational benefits and amenities to the community. The Proposed Use will also provide low country architectural designs to create a sense of place in this growing area.

2. Compatibility

The Subject Property is designated as a Planned Development according to the Savannah Future Land Use Map and the Chatham County – Savannah 2040 Comprehensive Plan. The Subject Property is located in the Suburban Residential Character Area which permits multi-family apartments and alternative housing types to accommodate multi-generational households and seniors.

The Proposed Use is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area. The Subject Property is located at the intersection of Ogeechee Road (SR 17) and Little Neck Road. Properties to the north of the Subject Property are zoned Planned Multi-Family Residential and Residential Manufactured/Mobile Home. Properties to the west are zoned Planned Development. The properties to the south are zoned Planned Community Business, Residential Agriculture, and Planned Unit Development. The properties to the east are zoned Planned Community Business and Residential Agriculture. As such, the Proposed Zoning of the Subject Property is compatible with these surrounding properties.

3. Consistency

The Proposed Zoning of the Subject Property is consistent with the development of adjoining and nearby properties, described above. Moreover, Chatham County is rebuilding the existing two lanes and expanding Little Neck Road to four lanes, which Chatham County anticipates completing in the year 2026. This well-traveled and expanding intersection creates the need for community amenities such as the Proposed Use.

Hopeton Landing Planned Development is directly adjacent to the Subject Property. The Applicant proposes inter-parcel connectivity with the Hopeton Landing Development along with housing, senior living facilities, and commercial and recreational benefits to the community.

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties. The Proposed Use will provide housing, senior living facilities, and commercial and recreational benefits to the community. The Proposed Zoning and Proposed Use will have no negative impact upon economic values in the surrounding area.

4. Reasonable Use

No, there is no reasonable use of the Subject Property under any other zoning classification than as requested by the Applicant and no resulting benefit to the public from designation to any other classification would accrue. A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

On the contrary, approval of the Proposed Zoning and proposed development will benefit the public in having new development act as a catalyst to spur development and/or redevelopment of the surrounding area.

5. Adequate Public Services

The Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

The number of car trips and need for transportation facilities will be comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way and utilities as required by applicable regulations for project improvements. As stated above, Chatham County is rebuilding the existing two lanes and expanding Little Neck Road to four lanes, which Chatham County anticipates completing in the year 2026. This well-traveled and expanding intersection creates the need for community amenities such as the Proposed Use.

The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The Applicant is providing significant park space for the proposed residents.

Construction of the project is anticipated to occur over approximately 96 months. The project will be developed in phases, as more fully described in the Phasing Plan.

Based upon the most currently available data, the Applicant estimates there will be 1.8 occupants per unit. Assuming this to be the case, the Applicant expects the population of the new development to be as follows:

<u>Year</u>	<u>New Residential Units</u>	<u>Total Residential Units</u>	<u>Population</u>
1	0	0	0
2	0	0	0
3	282	282	508
4	282	564	1016
5	0	564	1016
6	0	564	1016
7	123	687	1237

8	122	809	1457
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a. School Systems

The Table below estimates the number of school children expected to be generated by the project, based upon the ratio of the estimated number of school children in the Governing Jurisdiction (62,330) to the estimated number of households in the Governing Jurisdiction (137,609), then multiplying the quotient by the number of residential units in the Proposed Use. This factor is calculated to be 0.46 students per household.

In this regard, the Applicant anticipates that the 309 units of Senior Housing will not contribute new students to the student population.

Projected Student Population Impact: After calculating the first year add that amount to each year thereafter		
Year	Units	Total
1	0	0
2	0	0
3	120	55
4	240	110
5	240	110
6	240	110
7	370	170
8	500	230

The numbers above are a planning factor used to project total student population and plan the need for new school facilities. However, the actual number of students who live in the proposed development may be more or less than the factor above, because the method of calculation uses a total number households countywide, with some households containing more than the average number of children and others comprised of zero children.

b. Public Safety

The Subject Property is closest to the Savannah Police Department's Southside Precinct, which is approximately 14 miles from the Subject Property. City fire station #12 on Bradley Boulevard is approximately 1 mile from the Subject Property.

c. Roads

The Subject Property abuts Little Neck Road and Ogeechee Road (SR 17). Additional Right of Way has been allocated for future improvements to Little Neck Road.

Permanent access to the development will be from the ROW Access. All of the development's interior streets will be privately-owned and maintained, subject to any applicable special maintenance agreements. The spine road will be dedicated to the Governing Jurisdiction.

Traffic generated from the development will be in keeping with anticipated growth and access to public thoroughfares will be at locations where sight distance is sufficient. All curb cuts shall be coordinated and approved by the Governing Jurisdiction or the Georgia Department of Transportation and deceleration lanes will be installed as required. All streets and driveways within the development will be constructed to conform to applicable design standards. Parking will be provided onsite as required by the Governing Jurisdiction.

A traffic impact analysis has been conducted and is submitted with the Application to facilitate a determination as to what infrastructure improvements are necessary to comply with applicable regulations. In addition, the Application will be reviewed by the Coastal Regional Commission as part of its Development of Regional Impact Analysis.

d. Wastewater Treatment

Wastewater Treatment will be provided by the City of Savannah's Water and Sewer Division. The City of Savannah has adequate sewage treatment capacity for the Proposed Use. Sewage treatment capacity is available to serve the Subject Property and the proposed development. The developer will extend and dedicate to the City sanitary sewer lines necessary to serve the proposed development.

e. Water Supply

Potable water will be provided by the City of Savannah. The City of Savannah has adequate water capacity for the Proposed Use. The developer will extend and dedicate to the City water lines necessary to serve the proposed development.

f. Stormwater Drainage

Stormwater drainage will be provided to fulfil all applicable requirements for the infiltration of stormwater, detention of storm flows, and satisfaction of water quality standards in accordance with local and state regulations.

g. Proximity to a Military Base, Installation or Airport

The Subject Property is not located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone.

B. REVIEW STANDARDS FOR PLANNED DEVELOPMENT APPLICATIONS

1. Compatibility

The rezoning proposal will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.

The rezoning proposal is compatible and complimentary with the adjacent properties. The Subject Property is designated as a Planned Development according to the Savannah Future Land Use Map and the Chatham County – Savannah 2040 Comprehensive Plan. Properties to the north of the Subject Property are zoned Planned Multi-Family Residential and Residential Manufactured/Mobile Home. Properties to the west are zoned Planned Development. The properties to the south are zoned Planned

Community Business, Residential Agriculture, and Planned Unit Development. The properties to the east are zoned Planned Community Business and Residential Agriculture. As such, the Proposed Zoning of the Subject Property is compatible with these surrounding properties

2. Resource Protection

The Proposed Zoning will not result in the destruction, loss, or damage of any resource determined by the Mayor and Aldermen to be of significant natural, scenic or historic importance. The project should also have a minimal impact on the environment. There should be no negative impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from all applicable regulatory authorities.

In fact, the Proposed Zoning will preserve approximately 60% of the Subject property, including 64 acres of Salt Marsh bounding the Little Ogeechee River, as well as approximately 97 areas of open space, preserving scenic viewsheds and providing recreational opportunities for residents of the proposed development.

3. Design Review

The rezoning proposal is compatible and complimentary with the adjacent properties. The architectural style, materials, other treatments to be utilized within the Planned Development shall be as more fully described in the Final Master Plan, and will complement and enhance the surrounding area.

The Subject Property is not located within a local historic district or subject to any codified design standards, nor subject to the Governing Jurisdiction's Certificate of Appropriateness process.

C. STATEMENT OF EXISTING CONDITIONS

The Subject property is currently zoned to the Current Zoning, and is vacant agricultural land. All existing structures, if any, will be removed as part of the development process.

D. GENERAL UTILITY PLAN

Public utilities, specifically sanitary sewer, water, electricity, and cable are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

E. CONSTRUCTION PHASING

Phase I:

Phase I of the development will consist of the installation of utilities and internal infrastructure for the portion of the Subject Property located west of the Chatham County canal. Phase I will also include the development of Pod 11 (20.00 acres containing up to 240 multi-family units) & Pod 12 (15.48 acres containing up to 309 senior living units). In addition, Commercial Pods 13 (1.86 acres), Pod 14 (3.44 acres), Pod 15 (1.38 acres), and Pod 16 (1.49 acres), which will be developed as pad-ready and marketed for sale.

Phase I will include 9.21 acres of the Powerline Easement, to be commercially zoned.

Vertical construction of the residential pods will begin immediately upon completion of site development, which the Applicant anticipates will require 6-12 months of permitting, with the expectation of vertical construction being completed within 24 months thereafter.

Vertical construction of commercial pods will occur in accordance with market demand, with purchasers developing their respective commercial pods.

Phase I will consist of approximately 43.65 acres.

Phase II:

Phase II of the development will consist of the development of the portion of the Subject Property located east of the Chatham County canal. Phase II will include the development of Pod 10 (18.62 acres containing up to 260 multi-family units) and the Retail Village containing Pods 4, 5, 6A, 6B, 7A, 7B, and 8 (19.30 acres), as well as Commercial Pod 1 (2.71 acres), Pod 2 (1.98 acres), Pod 3 (1.55 acres), Pod 9 (2.10 acres) and Pod 18 (1.47 acres), which will be developed as pad-ready and marketed for sale.

Phase II will include approximately 7.22 acres of the Powerline Easement, to be commercially zoned.

Vertical construction of the residential pod is expected to begin immediately upon completion of site development, which the Applicant anticipates will require 6-12 months of permitting.

Vertical construction of commercial pods will occur in accordance with market demand, with purchasers developing their respective commercial pods.

Phase II will consist of approximately 47.73 acres.

CONCLUSION

The Applicant's Proposal complies with all criteria appropriate for consideration for the Application. The Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.