



HunterMaclean
Attorneys at Law
200 East Saint Julian Street
Post Office Box 9848
Savannah, Georgia 31412-0048

HAROLD YELLIN
Phone: 912.236.0261
Fax: 912.236.4936
www.huntermaclean.com
HYellin@HunterMaclean.com

March 11, 2025

VIA HAND DELIVERY

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

RECEIVED
CLERK OF COUNCIL'S OFFICE

MAR 11 2025

*Dropped off via City
Manager's Office*

RE: Annexation Petition

Dear Mr. Melder:

Enclosed please find two (2) requests for annexation submitted by JR Stokes Properties, LLC and Jeff Greiner, the owners of property located off of Old River Road / Sandhill Road ("Property").

Property owners are submitting a new Planned Development for the Property and a map amendment requesting rezoning to the newly created zoning district. The map amendment will be heard by MPC and then forwarded to City Council for its consideration. A copy of the petition is attached.

We would request that the petition for annexation and rezoning be considered by City Council at the same meeting, and that the City makes the required determination that the annexation is in the best interests of the City of Savannah and the property owners.

Very truly yours,

Harold Yellin

Harold Yellin

HBY/as
Enclosure

ccs via e-mail:

Eric Donahue (edonahue@forino.com)
Brooks Stillwell (wbs@brooksstillwell.com)
Bates Lovett (blovet@savannahga.gov)
Bridget Lidy (blidy@savannahga.gov)
David Maxwell (dmaxwell@savannahga.gov)

Jason Chambless (chambless.j@tandh.com)
Jim Collins (collins.j@tandh.com)
Ryan Thompson (thompson.r@tandh.com)
David Hornsby (hugohornsby@gmail.com)

March 4, 2025

Dear Mayor and Alderman of the City of Savannah, Georgia:

The undersigned, being the owner of the real property of the territory described herein, respectfully request that the City Council of the City of Savannah, Georgia ("City") annex this territory into the City, 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 and the description of the parcel of the territory is attached hereto as Exhibit A and by this reference made a part hereof.

An Annexation Plat is attached as Exhibit B and shows the territory to be annexed.

For more information, please contact the attorney for this matter. Mr. Yellin can be reached at (912) 236-0261, with a mailing address of PO Box 9848, Savannah, Georgia 31412-0048.

Very truly yours,

JR Stokes Properties, LLC, a Georgia limited liability company

By: 

Name: James A Stokes

Title: Owner

Exhibit ALegal Description

TAX PARCEL I.D. NO. 11046 01001A and 11046 01001B

Parcel A-1

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, shown as Parcel A-1 on that certain plat of survey prepared for Forino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book ____, Page ____, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree 38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes 45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15 seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence North 66 degrees 12 minutes 55 seconds East for a distance of 1190.97 feet; thence North 66 degrees 21 minutes 17 seconds East for a distance of 490.42 feet; thence North 61 degrees 34 minutes 48 seconds East for a distance of 1277.38 feet; thence North 36 degrees 45 minutes 25 seconds West for a distance of 188.39 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 1244.10, and a chord bearing of North 30 degrees 51 minutes 15 seconds West with a chord length of 1241.70 feet; thence North 24 degrees 41 minutes 15 seconds West for a distance of 853.07 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 129.09, and a chord bearing of North 24 degrees 02 minutes 51 seconds West with a chord length of 129.09 feet to the POINT OF BEGINNING.

Parcel A-2

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 50.773 acres, more or less, and shown as Parcel A-2 on that certain plat of survey prepared for Forino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book ____, Page ____, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree 38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes 45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15 seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence South 65 degrees 32 minutes 55 seconds West for a distance of 384.73 feet; thence North 17 degrees 21 minutes 14 seconds West for a distance of 334.97 feet; thence North 58 degrees 27 minutes 51 seconds West for a distance of 90.90 feet; thence North 68 degrees 45 minutes 22 seconds West for a distance of 124.45 feet; thence North 72 degrees 25 minutes 18 seconds West for a distance of 39.64 feet; thence North 79 degrees 36 minutes 25 seconds West for a distance of 66.27 feet; thence North 49 degrees 41 minutes 17 seconds West for a distance of 69.39 feet; thence North 47 degrees 50 minutes 47 seconds West for a distance of 91.39 feet; thence North 45 degrees 21 minutes 05 seconds West for a distance of 59.60 feet; thence North 02 degrees 21 minutes 03 seconds East for a distance of 47.32 feet; thence North 29 degrees 59 minutes 31 seconds West for a distance of 78.01 feet; thence North 38 degrees 07 minutes 46 seconds West for a distance of 89.64 feet; thence North 23 degrees 15 minutes 46 seconds West for a distance of 134.04 feet; thence North 24 degrees 36 minutes 45 seconds West for a distance of 133.45 feet; thence North 24 degrees 58 minutes 38 seconds West for a distance of 101.23 feet; thence North 16 degrees 12 minutes 09 seconds West for a distance of 69.99 feet; thence North 03 degrees 28 minutes 47 seconds West for a distance of 61.09 feet; thence North 49 degrees 07 minutes 32 seconds East for a distance of 3157.92 feet to the POINT OF BEGINNING.

Exhibit B

Plat



Find an Address, PIN, or Owner



25-124



Shuman Lndg
Shuman Lndg

Old River Rd

Old River Rd

Key Rd

Old River Rd

25-124

March 4, 2025

Dear Mayor and Alderman of the City of Savannah, Georgia:

The undersigned, being the owner of the real property of the territory described herein, respectfully request that the City Council of the City of Savannah, Georgia ("City") annex this territory into the City, 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 and the description of the parcel of the territory is attached hereto as Exhibit A and by this reference made a part hereof.

An Annexation Plat is attached as Exhibit B and shows the territory to be annexed.

For more information, please contact the attorney for this matter. Mr. Yellin can be reached at (912) 236-0261, with a mailing address of PO Box 9848, Savannah, Georgia 31412-0048.

Very truly yours,

DocuSigned by:

0552852CFE5

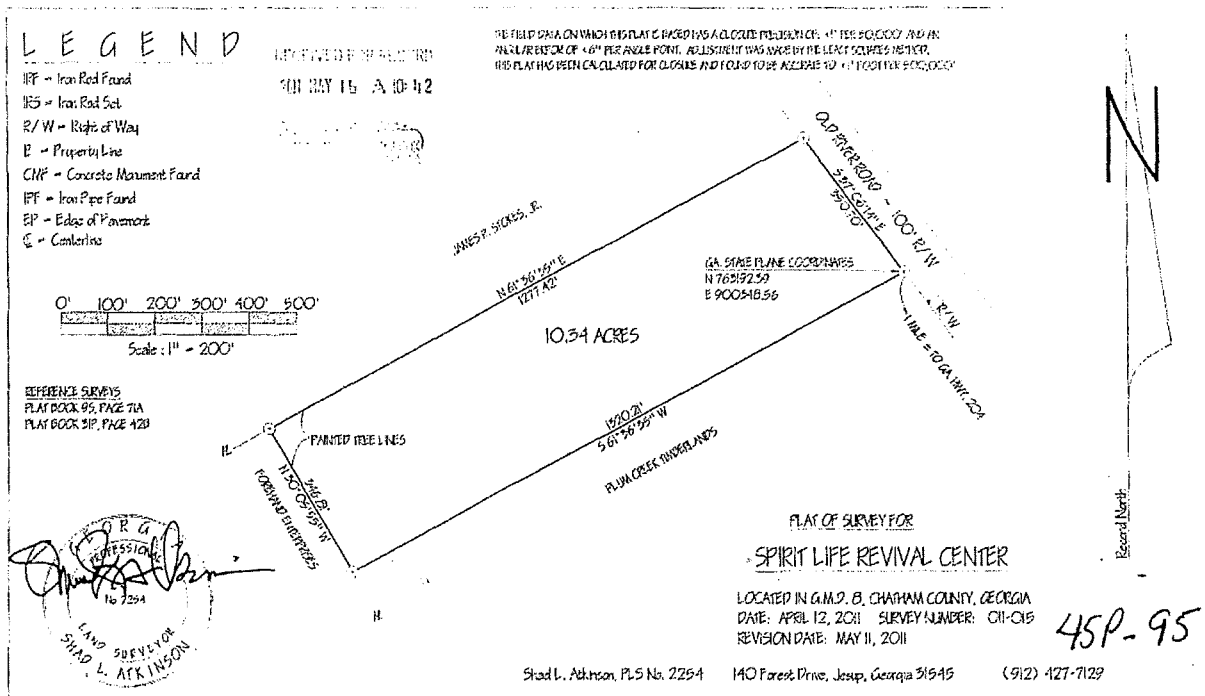
Jeff Greiner

Exhibit ALegal Description

TAX PARCEL I.D. NO. 11047 01018

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 10.34 acres, more or less, as shown on that certain plat of survey prepared for Spirit Life Revival Center by Shad L. Atkinson, PLS No. 2254, dated April 12, 2011, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 45P, Page 95, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning at a point on the southwest boundary of Old River Road having Georgia State Plane Coordinates of N763192.39, E900348.56, which point is the POINT OF BEGINNING; thence running South 61 degrees 36 minutes 35 seconds West a distance of 1320.21 feet; thence running North 30 degrees 05 minutes 55 seconds West for a distance of 346.81 degrees; thence running North 61 degrees 36 minutes 35 seconds East for a distance of 1277.42 feet; thence running South 37 degrees 06 minutes 14 seconds East for a distance of 350.70 feet to the POINT OF BEGINNING.

Exhibit BPlat





Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment Application



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 605 Old River Road, Sandhill Road

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 11046 01001A, 11046 01001B, 11047 01018

Total acreage of the subject property: 159.7 acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Undeveloped, residential

II. Action Requested

A. Type of Request.

- ☒ Rezoning (Zoning Map Amendment)
☒ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

☐ Yes ☒ No If yes, please provide the Plan/Permit File Number(s): _____

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: R-A (County) / P-R-C (County)
- Proposed zoning district(s) for the subject property: Planned Development (PD - City)
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) Residential/non-residential uses permitted in City's RMF-2 district; uses permitted in City's B-N and B-I districts

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)
from the City's Planning & Urban Design Office at least
15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.
Failure to timely post the signs shall result in the removal of the Petitioner's application
from the agenda.**

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? Residential - SF
- What is the Future Land Use Category that allows the proposed Zoning District? Planned Development

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to Sec. 3.5.8 for the review criteria that will be used when considering your petition. Range of uses in the proposed zoning is more suitable than current ranges of uses, and provides for orderly development with strict Planned Development standards.

The zoning is unlikely to affect existing use or usability of nearby property, as the development is well buffered.
The proposed rezoning better serves the property and adequate facilities will be available for development of the site.

REZONING IS SUBJECT TO ANNEXATION OF PROPERTY INTO CITY OF SAVANNAH.

Is the subject parcel 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 that is affiliated with such base, installation or airport? ☐ Yes ☒ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: N/A
- Neighborhood President: _____
- Method of Notification: _____
- Date Notification Sent: _____
- Date of Neighborhood Meeting: _____
- Time of the Meeting: _____
- Location of the Meeting: _____
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): JR Stokes Properties, LLC / Jeff Greiner

Registered Agent: James Stokes / N/A

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: PO Box 142 /605 Old River Road

City, State, Zip: Meltdrim, GA 31318 / Bloomingdale, GA 31302

Telephone: _____ Fax: _____
 E-mail address: _____

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Forino Co., LLP

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: 3273 Argent Boulevard, Unit 102

City, State, Zip: Ridgeland, SC 29936

Telephone: _____ Fax: _____

E-mail address: _____

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Harold Yellin

Firm or Agency: HunterMaclean

Address: 200 East Saint Julian Street

City, State, Zip: Savannah, GA 31401

Telephone: 912-236-0261 Fax: _____

E-mail address: hyellin@huntermaclean.com

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
 P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 1104701018, I (we) authorize Ryan Thompson/Jimmy Collins/Harold Yellin (Agent Name) of Thomas & Hutton/Hunter Maclean (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): GREINER, JEFF

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature]
Signature(s)

11-25-24
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 11-27-24
Date

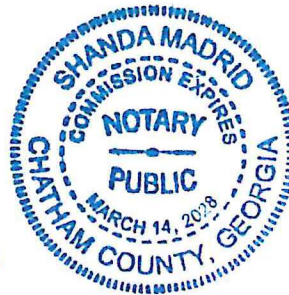
by Jeff Greiner
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification Type of ID _____

[Signature]
Signature of notary public

Shanda Madrid
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: 3-14-28



VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 11046 01001A, 11046 01001B,, I (we) authorize Ryan Thompson/Jimmy Collins/Harold Yellin (Agent Name) of Thomas & Hutton / Hunter Maclean (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): JR STOKES PROPERTIES LLC

Registered Agent: James Stokes
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature]
Signature(s)

12/4/24
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 12/4/24
Date

by James Stokes
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

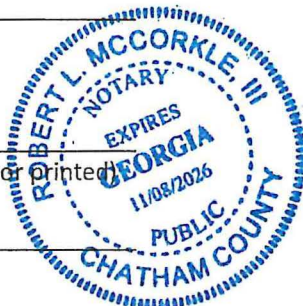
☒ Personally Known or ☐ Produced Identification Type of ID _____

[Signature]
Signature of notary public

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____



IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:


- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles	Traci Amick	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Joseph Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Shedrick Coleman	

- B. If you checked "Yes" to Question 1, complete the section below:**

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

DocuSigned by:


Jeffrey Greiner

2/18/2025

Signature of Petitioner or Petitioner's Agent or Opponent

Printed Name _____

Date _____

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles	Traci Amick	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Joseph Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Shedrick Coleman	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Signature of Petitioner or Petitioner's Agent or Opponent

Printed Name

Date

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

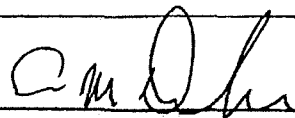
The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Wolwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Forino Co., LLP


Signature of Petitioner or Petitioner's Agent

Eric M. Donahue
Printed Name

3/5/25
Date

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

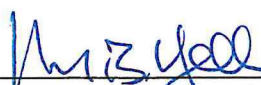
- A.** Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B.** If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution


Harold Yellin
3/6/25
 Signature of Petitioner or Petitioner's Agent
 Printed Name
Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

☒

Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre

☐

Planned Development: \$1,100 + \$155.00 per acre

XI. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- ☒ Part I. Subject Property
- ☒ Part II. Action Required
- ☒ Part III. Rezoning Review Criteria Form
- ☐ Part IV. Neighborhood Meeting
- ☒ Part V. Property Owner Information
- ☐ ☒ Part VI. Petitioner Information
- ☒ ☐ Part VII. Agent
- ☒ ☐ Part VIII. Letter of Authorization
- ☒ Part IX. Disclosure of Campaign Contribution Form
- ☐ Part X. Application Fee
- ☒ Part XI. Complete Application Checklist
- ☒ Part XII. Certified Application (Signed application)
- ☒ Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- ☒ Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
- ☒ ☐ Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.


Signature of Petitioner or Petitioner's Agent

HAROLD BYELLIN
Printed Name

3/6/25
Date

(a) Established.

The Riverside Planned Development (“PD”) is established to master plan and develop the property for commercial, residential, and mixed-use purposes. The PD provides standards for development controls and land uses to provide a predictable level of design for the economic and aesthetic protection of the PD.

(b) Control.

The applicant who shall be the declarant under the Declaration of Covenants and Restrictions for the Riverside Planned Development shall be the master developer for the PD. The applicant, or any subsequent master developer under the declaration, may transfer or assign the master developer role to another entity. Should the master developer transfer or assign its role as the master developer to another entity, then such party shall provide the City of Savannah and the Metropolitan Planning Commission with notice of such transfer or assignment, and evidence of such transfer shall be recorded in the land records for Chatham County, Georgia.

(c) General Provisions.**(1) Conflicts.**

If a specific regulation in this PD conflicts with any regulation elsewhere in the City of Savannah code, the regulation in this Section shall apply unless expressly prohibited.

(2) References.

All references to Code Sections/Articles in this PD refer to the City of Savannah Zoning Ordinance in existence as of the effective date of this PD. Amendments to the City of Savannah Zoning Ordinance referenced herein shall not amend this ordinance unless specifically amended.

(3) Measurements.

All measurements shall follow the standard required by Article 4.0 unless otherwise specified below:

- i. **Residential Density.** Density shall be measured as the number of residential units divided by the total area within the use area. Density shall not exceed the maximum density shown on the General Master Plan. However, the area within each use area is subject to change upon final wetland jurisdictional determinations/permits and boundary surveys, and the total yield may vary based on the application of the density to the surveyed acreage.
- ii. **Building Setbacks.** Unless specified elsewhere by this Section, the setback for any principal-use building shall be from the property line. Accessory buildings shall comply with Sec. 8.7.3.c.
- iii. **Height.** The height of any building shall be measured per Sec. 4.1.8. The permitted height for all buildings shall be as shown in Table 2 herein. The exceptions allowed within Sec. 4.3 shall apply.

(d) Modifications and Variances to the Adopted PD.

Standards specific to the Riverside PD may be modified, as provided below.

(1) Modifications.

Modifications are classified as major or minor. The classification of the modification will determine the type of review.

i. Major Modifications Permitted.

Major modifications require review and approval by the Metropolitan Planning Commission board and are limited to the following:

- a. Development Standards.** Any development standard of this PD where the minimum requirement, if any, is proposed to be reduced by more than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by more than 10 percent.
- b. Parking.** *A reduction in the number of required parking spaces.*
- c. Land Use Area relocation.** Any relocation of a land use type as shown on the General Master Plan and submitted to the Metropolitan Planning Commission as a General Master Plan amendment and submitted for approval under Sec. 6.1.10.

ii. Minor Modifications Permitted.

Minor modifications require review and approval by Metropolitan Planning Commission staff. If the staff denies a minor modification, the matter is deemed a major modification and reviewed by the Metropolitan Planning Commission.

Minor modifications are limited to the following:

- a. Development Standards.** Any development standard that is specific to this PD where the minimum requirement, if any, is proposed to be reduced by 10 percent or less or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or less.
- b. Buffers.** Any buffer standard that is specific to this PD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.
- c. Street relocation.** Any relocation of a street, road, or lane shown on the General Master Plan or any addition of a street, road, or lane not shown on the General Master Plan shall be shown and submitted to the Metropolitan Planning Commission as a Final Master Plan and submitted for approval under Sec. 6.1.10.

(2) Variances.

A denial of a decision by the Metropolitan Planning Commission concerning matters described

in the sections above may be appealed to the Board of Appeals. The variance process shall follow the procedure established in Sec. 2.4 (Zoning Board of Appeals).

(3) *Site Development Plan.*

For each proposed development within the PD, a site development plan consistent with the general master plans shall be required. The submittal criteria shall be the same as outlined in the Planned Development District, Sec. 6.1. Any Site Development Plan submitted to the Metropolitan Planning Commission must be accompanied by written approval from the master developer.

(e) *Administration and Enforcement.*

Administration and enforcement of this Section by the City of Savannah shall follow the process described in Articles 2 and 3 of the City of Savannah Zoning Ordinance. In connection with the adoption of the PD, the Master Developer shall execute and record a Declaration of Covenants and restrictions ("Declaration") in the land records of Chatham County, Georgia, which shall: (i) create a governing authority for the approval of design guidelines created under the Declaration, and (ii) provide for the enforcement of such design guidelines.

(f) *Master Plan.*

(1) *Land Use Areas.*

Each Land Use Area within the General Master Plan has a designation corresponding to the uses permitted on that block, similar to a zoning district. The designations include Planned Development – Commercial/Mixed Use ("PD-C"), Planned Development – Residential Multifamily ("PD-RMF"), and Open Space ("OS"). The mixed-use designation does not restrict development to requiring a mixture of uses; rather, mixing of uses is allowed and encouraged. Uses permitted in each designation are in subsection (g) of this PD. The General Master Plan is provided on the last page of this Section.

(2) *Modification to the Approved Master Plan.*

Any change to the approved master plan except for matters described in subsection (d) of this PD shall follow the standards of Sec. 6.1.22. (Amendments to an Approved Master Plan)

(g) *Permitted and Prohibited Uses.*

(1) *Permitted Uses.*

The area designation determines the uses permitted within each land use area of the PD: either "PD-C" or "PD-RMF."

Areas identified as Amenities/Open Space are intended for recreation and leisure by the project's residents and visitors. Improvements such as, but not limited to, clubhouses, community leasing offices, pools, cabanas, boardwalks, docks, other passive and active recreation uses, etc., shall be allowed within these areas.

Table 1 identifies the permitted uses by area designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines the use is similar to a permitted use. Some uses may include use conditions.

TABLE 1

City of Savannah Referenced Zoning District (1)	Commercial/Mixed- Use (PD-C)	Residential (PD-RMF)
BN	✓	
BL	✓	
RMF-2		✓

(1) Permitted, limited, and special uses shall follow the standards of the associated referenced zoning district. Where multiple districts are referenced, a use shall be considered permitted if permitted in any of the districts and similarly if a use is only permitted as a limited or special use in any of the districts, the use shall be considered limited or special use.

(2) Prohibited Uses and Activities; Use Conditions.

The following uses and activities are not permitted: (i) the sale of firearms and adult-oriented material; and (ii) adult-oriented entertainment. Any use or activity not specifically identified as a permitted use in subsection (g) shall be deemed to be a prohibited use, unless the City of Savannah Zoning Administrator determines that a proposed use is similar to a permitted use in the PD.

(3) Temporary Uses.

The following uses are permitted on a temporary basis and shall not require approval pursuant to Sec. 5.4: construction offices and construction storage units during the time of active construction; outdoor weddings, receptions, and meetings; recreational activities; outdoor events permitted by the master developer; food trucks; religious services; and the sale of seasonal plants and produce. Temporary uses are subject to the temporary use requirements of Sec. 8.8.

(h) General Development Standards.

The following general development standards are specific to the PD and are in addition to those provided elsewhere in the City of Savannah Code. The standard in this Section shall apply where there are two standards for the same general development standard.

(1) Open space.

A minimum of 10% open space shall be provided and may apply to the PD in its entirety rather than to individual developments within the PD. Open Space shall include areas identified as Open Space use areas on the general master plan and also include buffers, amenity areas, parks, plazas, playgrounds, courtyards, and other similar hardscaped and greenspace areas within development areas.

(2) Density.

The number of dwelling units shall not exceed the number of units as shown on the general master plan.

(3) Residential and Non-residential Development Standards.

The following development standards shall apply.

i. PD-C

- a. Residential-only uses shall follow Sec. 15.16.5 of the Limited Business

(B-L) district standards.

- b. Mixed-use or non-residential uses shall follow Sec.15.16.6 Neighborhood Business (B-N) district standards.

ii. PD-RMF

- a. Residential uses shall follow Sec. 5.10.5 of the Residential Multi-family (RMF-2) district standards.
- b. Non-residential uses shall follow Sec. 5.10.6 of the Residential Multi-family (RMF-2) district standards.

iii. AMENITIES/OPEN SPACES

- a. All uses shall follow Sec. 5.10.6 of the Residential Multi-family (RMF-2) district standards.

(4) *Screening and Buffers.*

Along all exterior boundary lines of the PD (including the right of way of Old River Road), a 25-foot PD buffer meeting the standards of a Type C buffer will be required. This buffer shall be created by preserving the existing non-invasive species and may be enhanced with additional plantings. Access and utilities shall be allowed to cross the buffers perpendicularly. If an easement encroaches into the buffer area parallelly, additional buffer will be required. For example, a 20-foot utility easement parallel to Old River Road will require 20 feet for the easement and 25 feet for the required buffering, totaling 45 feet.

Within the interior of the PD, screening and buffering shall be required as provided in Sec. 9.5 (Screening and Buffers) where non-residential and mixed-use development is proposed adjacent to single-family detached residential. No buffering or screening is required when a non-residential or mixed-use development is proposed across a public right of way from a non-residential or mixed-use development. No screening or buffering shall be required between use types for all other development scenarios. However, the following standards will apply if the condition exists:

- iv. Where surface off-street parking is visible from public or private streets or adjacent properties, an off-street parking lot buffer per Section 9.5.4 (Buffers) will be required.
- v. All exterior non-residential trash receptacles and multifamily residential with common trash receptacles shall be screened from public view on three sides and on the fourth side by a gate that screens the receptacles from view. The enclosure and gate should be made of materials compatible so that of the primary structure.
- vi. Loading docks and truck parking shall be screened from public view using building mass, screen walls, roll down doors and/or landscaping.

(5) *Off-street Parking and Service Requirements.*

Off-street parking and service requirements shall be required as provided in Sec. 9.3 (Off-street Parking and Loading), however, applicants may provide parking below the sum total of the minimum requirements for all uses, based on different uses sharing a set amount of

parking when such combinations of uses have different levels of parking demand at different times of the day. To reduce the minimum requirements based on shared parking, applicants must submit an independent study of shared parking calculation prepared by a licensed professional engineer or an AICP-certified transportation planner.

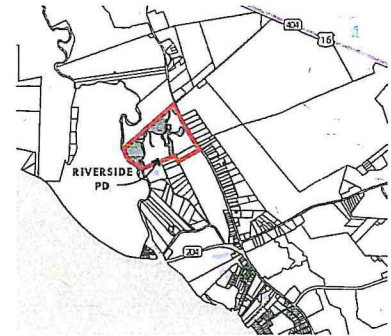
(6) Signage.

The Master Developer may submit a future master signage plan to control signage within the PD. Until such a signage master plan is adopted, the standards of Sec. 9.9 (Signs) shall apply. For purposes of number, size, height, etc., all residential uses shall follow the standards of the RMF-2 district, and all non-residential/mixed uses shall follow the standards of the BN district.

(i) Definitions.

The following definitions are specific to the Riverside PD and are in addition to definitions provided in Sec. 13.2 (Defined Terms). The definition in this Section shall apply where there are two definitions for the same word.

Build to Rent. A rental development of multiple buildings with single or multiple dwelling units in each building, all located on a single parcel of land. For purposes of allowed uses, this use shall be considered an allowed use in all areas where multifamily uses are allowed.



LOCATION MAP

SITE INFORMATION

APPLICANT
FORINO
3273 ARGENT BLVD UNIT 102
RIDGELAND, SC 29936

ENGINEER/PLANNING CONSULTANT
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405

PARCEL

PIN: 1104601001A, 1104601001B, 1104701018

ACREAGE: 159.7 AC

ZONING

CURRENT: R-A (CHATHAM COUNTY)
PROPOSED: PD (SAVANNAH)

LAND USE SUMMARY

*SEE PD TEXT FOR DEVELOPMENT STANDARDS

	AREA	ACREAGE	DENSITY	YIELD
PD-RMF	PD - RESIDENTIAL MULTIFAMILY	74.9	20	1,498
PD-C	PD - COMMERCIAL / MIXED-USE	16.7	10	167
	AMENITIES / OPEN SPACE	8.7	-	-
	PRELIMINARY AQUATIC RESOURCES	59.4	-	-
TOTAL		159.7	10.4	1,665

UTILITIES

WATER (TO BE PROVIDED BY SAVANNAH)
SEWER (TO BE PROVIDED BY SAVANNAH)

NOTES

1. ADDITIONAL ACCESS POINTS/ROADS BEYOND THOSE SHOWN ARE LIKELY AND SHALL BE ALLOWED SUBJECT TO MEETING APPLICABLE ACCESS STANDARDS OF THE PERMITTING AUTHORITY. (CITY OF SAVANNAH, CHATHAM COUNTY AND/OR GDOT AS THE CASE MAY BE)
2. PRELIMINARY AQUATIC RESOURCES AS SHOWN ARE BASED ON ASSESSMENTS BY RESOURCE LAND CONSULTANTS (RLC). THE JURISDICTIONAL NATURE OF SUCH RESOURCES AND POTENTIAL IMPACTS, MITIGATION, ETC. WILL BE DETERMINED IN THE FUTURE.
3. EXISTING CONDITIONS ARE BASED OFF OF TAX PARCEL DATA AND NOT A CURRENT SURVEY.
4. PRELIMINARY POINTS OF ACCESS SHOWN ARE CALCULATED IN UPLAND AND WETLAND ACREAGES.



The map illustrates a general plan of the development which is for informational purposes only. It does not constitute a binding contract and is subject to change without notice. The final design, including all details and specifications, shall be determined by the City of Savannah, Chatham County and/or GDOT as the case may be.

RIVERSIDE PD GENERAL MASTER PLAN

CHATHAM COUNTY, GA (TO BE ANNEXED INTO CITY OF SAVANNAH)

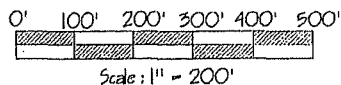
JANUARY 2025

0' 150' 300' 600'
SCALE 1" = 300'



LEGEND

IRF = Iron Rod Found
 IRS = Iron Rod Set
 R/W = Right of Way
 E = Property Line
 CMF = Concrete Monument Found
 IPP = Iron Pipe Found
 EP = Edge of Pavement
 CL = Centerline

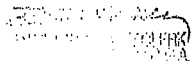


REFERENCE SURVEYS
 PLAT BOOK 95, PAGE 71A
 PLAT BOOK 31P, PAGE 12B

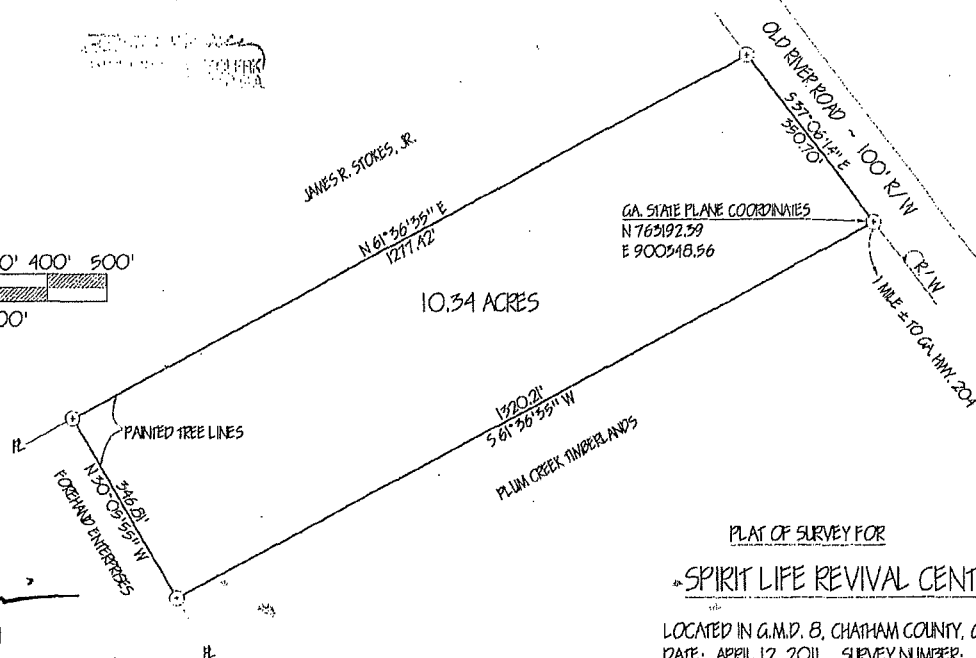


RECEIVED FOR RECORD

2011 MAY 16 A 10:42



THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF: $< 1"$ PER $50,000'$ AND AN ANGULAR ERROR OF $< 6"$ PER ANGLE POINT. ADJUSTMENT WAS MADE BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: $< 1"$ FOOT PER $500,000'$.



PLAT OF SURVEY FOR

SPRIT LIFE REVIVAL CENTER

LOCATED IN G.M.D. 8, CHATHAM COUNTY, GEORGIA
 DATE: APRIL 12, 2011 SURVEY NUMBER: 011-015
 REVISION DATE: MAY 11, 2011

Shad L. Atkinson, PLS No. 2254

140 Forest Drive, Jesup, Georgia 31545

(912) 427-7129



45P-95

10.34 Acres

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 10.34 acres, more or less, as shown on that certain plat of survey prepared for Spirit Life Revival Center by Shad L. Atkinson, PLS No. 2254, dated April 12, 2011, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 45P, Page 95, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning at a point on the southwest boundary of Old River Road having Georgia State Plane Coordinates of N763192.39, E900348.56, which point is the POINT OF BEGINNING; thence running South 61 degrees 36 minutes 35 seconds West a distance of 1320.21 feet; thence running North 30 degrees 05 minutes 55 seconds West for a distance of 346.81 feet; thence running North 61 degrees 36 minutes 35 seconds East for a distance of 1277.42 feet; thence running South 37 degrees 06 minutes 14 seconds East for a distance of 350.70 feet to the POINT OF BEGINNING.

Parcel A-1

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, shown as Parcel A-1 on that certain plat of survey prepared for Forino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book ____, Page ____, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree 38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes 45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15

seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence North 66 degrees 12 minutes 55 seconds East for a distance of 1190.97 feet; thence North 66 degrees 21 minutes 17 seconds East for a distance of 490.42 feet; thence North 61 degrees 34 minutes 48 seconds East for a distance of 1277.38 feet; thence North 36 degrees 45 minutes 25 seconds West for a distance of 188.39 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 1244.10, and a chord bearing of North 30 degrees 51 minutes 15 seconds West with a chord length of 1241.70 feet; thence North 24 degrees 41 minutes 15 seconds West for a distance of 853.07 feet; thence along a curve to the left with a radius of 5779.58, an arc length of 129.09, and a chord bearing of North 24 degrees 02 minutes 51 seconds West with a chord length of 129.09 feet to the POINT OF BEGINNING.

Parcel A-2

All that certain tract or parcel of land situate, lying, and being in the 8th G.M. District, Chatham County, Georgia, containing 50.773 acres, more or less, and shown as Parcel A-2 on that certain plat of survey prepared for Forino Co., LP by Wright C. Powers, Jr. GRLS #2612/LSF #145, dated July 12, 2024, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book ____, Page ____, said plat is incorporated herein and by reference made a part hereof for a more particular description of said property, being more particularly described as follows:

Beginning where the county line of Effingham County and Chatham County intersects the western boundary line of Old River Road, thence running South 49 degrees 07 minutes 32 seconds West for a distance of 387.17 feet to the POINT OF BEGINNING; thence South 22 degrees 34 minutes 15 seconds East for a distance of 128.64 feet; thence South 01 degree 38 minutes 45 seconds West for a distance of 244.02 feet; thence South 23 degrees 58 minutes 45 seconds West for a distance of 207.55 feet; thence South 47 degrees 59 minutes 45 seconds West for a distance of 152.63 feet; thence South 02 degrees 17 minutes 15 seconds East for a distance of 235.15 feet; thence South 08 degrees 43 minutes 15 seconds East for a distance of 133.34 feet; thence South 04 degrees 07 minutes 15 seconds East for a distance of 105.37 feet; thence South 25 degrees 57 minutes 45 seconds West for a distance of 165.76 feet; thence South 66 degrees 10 minutes 45 seconds West for a distance of 117.46 feet; thence North 77 degrees 29 minutes 15 seconds West for a distance of 112.91 feet; thence South 82 degrees 55 minutes 45 seconds West for a distance of 183.78 feet; thence North 79 degrees 20 minutes 15 seconds West for a distance of 118.09 feet; thence North 52 degrees 31 minutes 15 seconds West for a distance of 156.75 feet; thence North 84 degrees 28 minutes 15 seconds West for a distance of 328.86 feet; thence South 04 degrees 23 minutes 15 seconds East for a distance of 170.15 feet; thence South 32 degrees 08 minutes 45 seconds West for a distance of 475.20 feet; thence South 13 degrees 46 minutes 15 seconds East for a distance of 369.02 feet; thence South 10 degrees 18 minutes 15 seconds East for a distance of 226.10 feet; thence South 00 degrees 32 minutes 15 seconds East for a distance of 113.11 feet; thence South 30 degrees 13 minutes 45 seconds West for a distance of 230.78 feet; thence South 62 degrees 56 minutes 45 seconds West for a distance of 156.30 feet; thence South 69 degrees 13 minutes 15 seconds East for a distance of 211.84 feet; thence South 17 degrees 50 minutes 15 seconds East for a distance of 375.88 feet; thence South

65 degrees 32 minutes 55 seconds West for a distance of 384.73 feet; thence North 17 degrees 21 minutes 14 seconds West for a distance of 334.97 feet; thence North 58 degrees 27 minutes 51 seconds West for a distance of 90.90 feet; thence North 68 degrees 45 minutes 22 seconds West for a distance of 124.45 feet; thence North 72 degrees 25 minutes 18 seconds West for a distance of 39.64 feet; thence North 79 degrees 36 minutes 25 seconds West for a distance of 66.27 feet; thence North 49 degrees 41 minutes 17 seconds West for a distance of 69.39 feet; thence North 47 degrees 50 minutes 47 seconds West for a distance of 91.39 feet; thence North 45 degrees 21 minutes 05 seconds West for a distance of 59.60 feet; thence North 02 degrees 21 minutes 03 seconds East for a distance of 47.32 feet; thence North 29 degrees 59 minutes 31 seconds West for a distance of 78.01 feet; thence North 38 degrees 07 minutes 46 seconds West for a distance of 89.64 feet; thence North 23 degrees 15 minutes 46 seconds West for a distance of 134.04 feet; thence North 24 degrees 36 minutes 45 seconds West for a distance of 133.45 feet; thence North 24 degrees 58 minutes 38 seconds West for a distance of 101.23 feet; thence North 16 degrees 12 minutes 09 seconds West for a distance of 69.99 feet; thence North 03 degrees 28 minutes 47 seconds West for a distance of 61.09 feet; thence North 49 degrees 07 minutes 32 seconds East for a distance of 3157.92 feet to the POINT OF BEGINNING.