



**Staff Report
Minor Master Plan Amendment
MPC File No. 25-005768-ZA
December 16, 2025**

Keller PD – Hopeton Landing

100 Little Neck Rd

PIN(s): 21007 02003

Aldermanic District 5 – Dr. Estella Shabazz

County Commission District 5 – Tanya Milton

Project Acres: 279.52 acres

MPC Ref. File No.(s): 23-003457-ZA, 24-004499-ZA

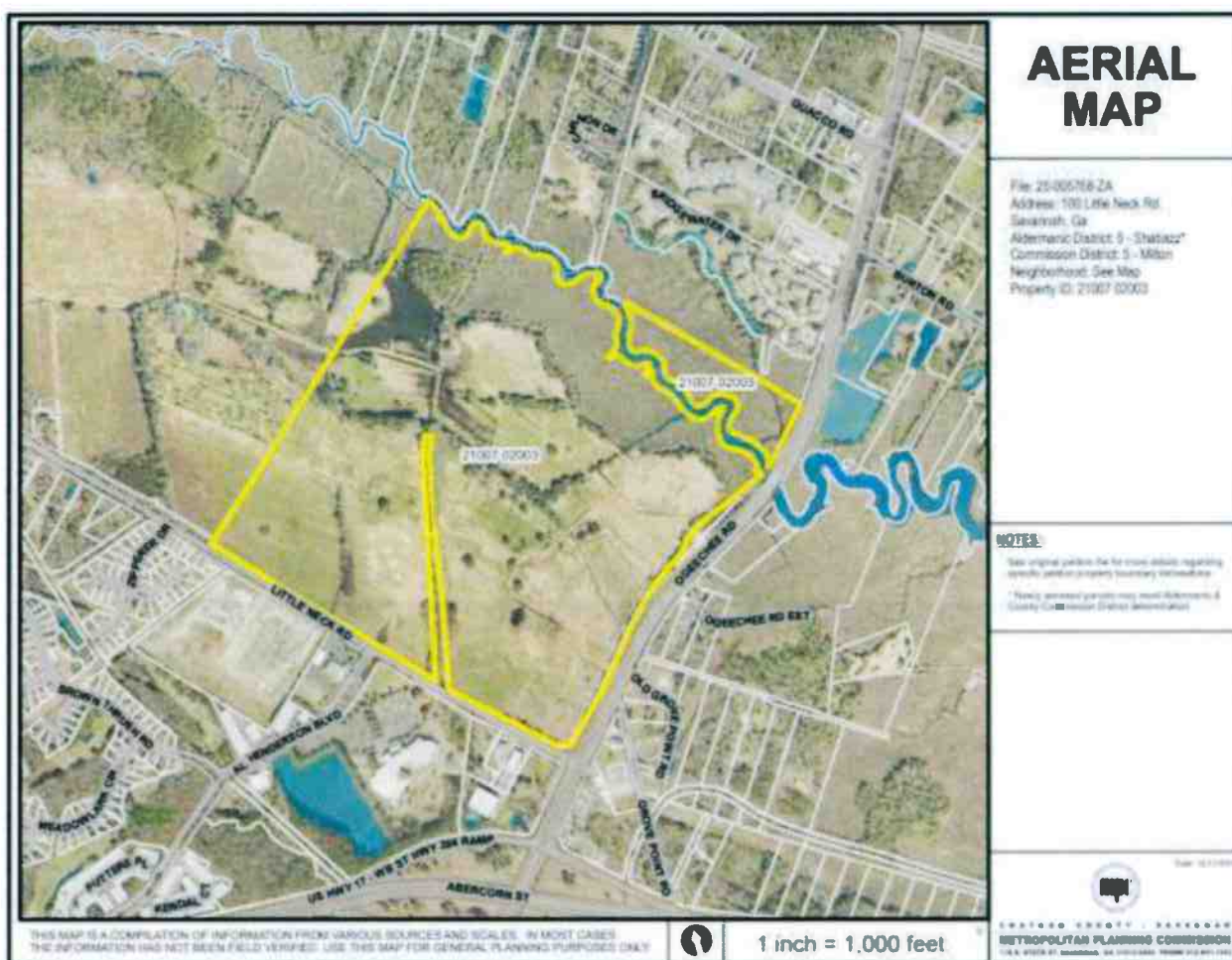
Property Owners: Charles S. Roberts with Hopeton South Land Trust LLC

Nature of Request

The Petitioner, Hopeton South Land Trust, LLC, requests approval of a series of minor amendments to the approved General Master Plan and PD Ordinance for the Keller Planned Development (PD). These changes are structural and engineering-driven, resulting in adjustments to parcel boundaries and a revision of the internal phasing plan. The proposed amendments are classified as Minor Amendments, approvable at Staff level in the context of the PD.

The following five amendments are requested:

1. To modify the proposed right-of-way width to 60 feet, in accordance with the City of Savannah Code of Ordinances.
2. To increase 'Parcel 10' buildable area size by a total of 2.14 acres.
3. To decrease 'Parcel 11' buildable area size by 1.38 acres.
4. To increase 'Parcel 15' buildable area size by 0.06 acres.
5. To amend the parcel numbering of the General Master Plan and Planned Development document to follow a chronological order.

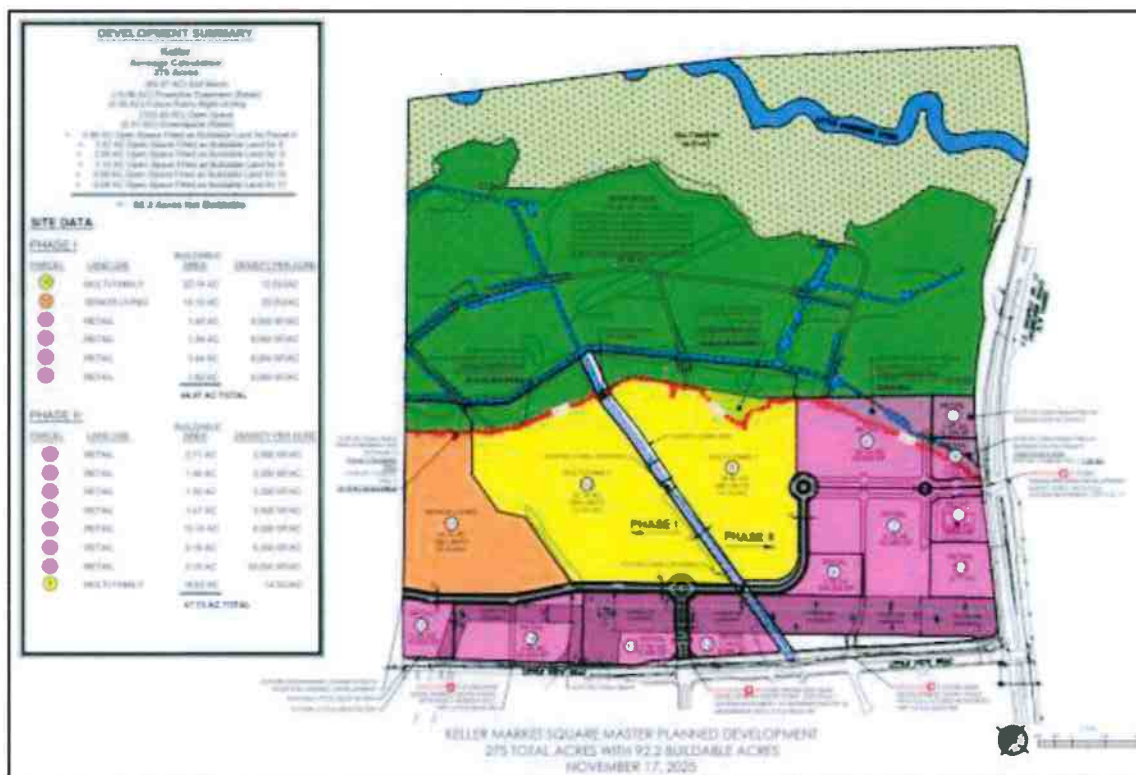


Background

The City of Savannah adopted and approved the annex of four parcels currently identified as the Keller PD on 12/22/2022. The recombined parcels were assigned PIN 21007 02003.

The Petitioner filed the application to rezone the parcel to Planned Development (PD) in June 2023. The application review period was extended to allow time to complete the Development of Regional Impact Report (DRI # 4041), hold a neighborhood meeting, and complete a traffic study. The proposed Keller PD is south of the Hopeton Landing PD (480 acres). Hopeton Landing PD was annexed by the City of Savannah in 2019 and PD zoning was approved by the Mayor and Alderman of the City of Savannah in 2021.

On May 9th, 2025, the Mayor and Aldermen approved to rezone the subject parcel to Planned Development (23-003457-ZA). The Keller Planned Development (Keller PD) is proposed to contain pods with designated uses of: Commercial, Retail Village, Multi-Family Residential, Senior Living, Park Open Space, and Wetland/Salt Marsh. Commercial development will consist of self-storage facilities (36,000 sf), general retail (145,485 sf), beauty or nail salon (6,477 sf), fast casual restaurant (34,228 sf), high turnover sit-down restaurant (5,600 sf), fast food restaurant with drive-through window (6,300 sf), and convenience store/gas station (5,670 store and 20 fueling stations). Residential development will consist of 534 multifamily housing units and 308 senior living housing units.



Proposed Keller PD (modified November 2025)



Proposed Pod 10/Artisan Apartments Master Plan

Public Notice

A letter describing the proposed amendments along with information regarding the upcoming public hearing was provided in accordance with the notification requirements of the Zoning Ordinance.

Existing Development

1. **Access:** Little Neck Road and Ogeechee Road (Highway 17) serve as the principal means of access to the development. The site is currently under review for approval of right-of way encroachment permits with Chatham County Engineering.
2. **Parking:** Parking standards are not proposed to be modified as a result of the present amendment. All existing and proposed uses shall conform with previously established parking standards.
3. **Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah.
4. **Drainage:** The stormwater management plan was previously approved by the City of Savannah. The proposed amendments will be reviewed again separately during Specific Site Development review and any additional stormwater controls will be required at that time.
5. **Open Space:** Open Space shall be maintained in accordance with the approved Master Plan and adopted development standards of the PD.

Findings

1. **Purpose:** The primary purpose of the proposed amendments is to accommodate structural and engineering-related challenges discovered in specific site development planning. The changes will increase efficiency in the use of buildable land, facilitate conformance with fire safety requirements, and modify development tract numbering on the General Master Plan for ease of comprehension.
2. **Zoning District/Proposed Uses:** The site is currently zoned PD Planned Development. The land use designations permitted in a PD zoning district are subject to the approved Master Plan. The proposed amended Master Plan is consistent with the current Master Plan regarding approved land uses.
3. **Development Pattern:** The proposed Master Plan amendments will have minimal impact on the anticipated development pattern and provides for future development that is substantially similar in nature with that presently anticipated.
4. **Proposed Setbacks:** The amendments will not modify the setbacks. The setbacks are in accordance with the approved Master Plan and adopted development standards of the PD.

Master Plan Land Classification	Land Use District - Pods
Commercial / Retail	Pod <u>1,2</u> ~~Pod 2~~ Pod 3 Pod ~~4~~ 9 Pod ~~5~~ 13 Pod ~~8~~ 14 Pod ~~12~~ 15 Pod ~~13~~ 16 Pod ~~14~~ 18 Pod ~~15~~ 19 <u>Powerline Easement</u>
Retail Village	Pod ~~6~~ 4 Pod ~~7~~ 5 ~~Pod 6A~~ ~~Pod 6B~~ ~~Pod 7A~~ ~~Pod 7B~~ ~~Pod 8~~
Residential	<u>Pod 9</u> Pod 10 ~~Pod 11~~
Senior Living	Pod ~~11~~ 12
Park Open Space	Park Open Space
Wetland/Marsh	Wetland/Marsh

Proposed Pod Modifications

Evaluation

Section II.ii Minor Modifications Permitted of the adopted Keller PD text distinguishes the requested amendments as minor. This verbiage can also be found in Section A-2.30 Keller PD of the City of Savannah Zoning Ordinance.

ii. Minor Modifications Permitted.

Minor modifications to the Master Plan shall require review and approval by Metropolitan Planning Commission Staff. MPC Staff may forward a minor modification to the Metropolitan Planning Commission when MPC Staff deems that a public meeting is appropriate due to the nature of the modification requested. A denial by the Metropolitan Planning Commission staff may be appealed to the Metropolitan Planning Commission.

Minor modifications, include, but are not limited to:

- a. **Development Standards.** Any development standard found in 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.
- b. **Street relocation.** Any relocation of a street, road or lane shown on the Master Plan or any addition of a street, road or lane not shown on the Master Plan.

Decision

As the proposed modification maintains inter-parcel access with the adjoining Hopeton Landing PD, MPC Staff approves of the requested minor amendments to the Keller Planned Development General Master Plan.



Melanie Wilson, MPC Executive Director and CEO

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Edward Morrow, Director of Development Services/Current Planning