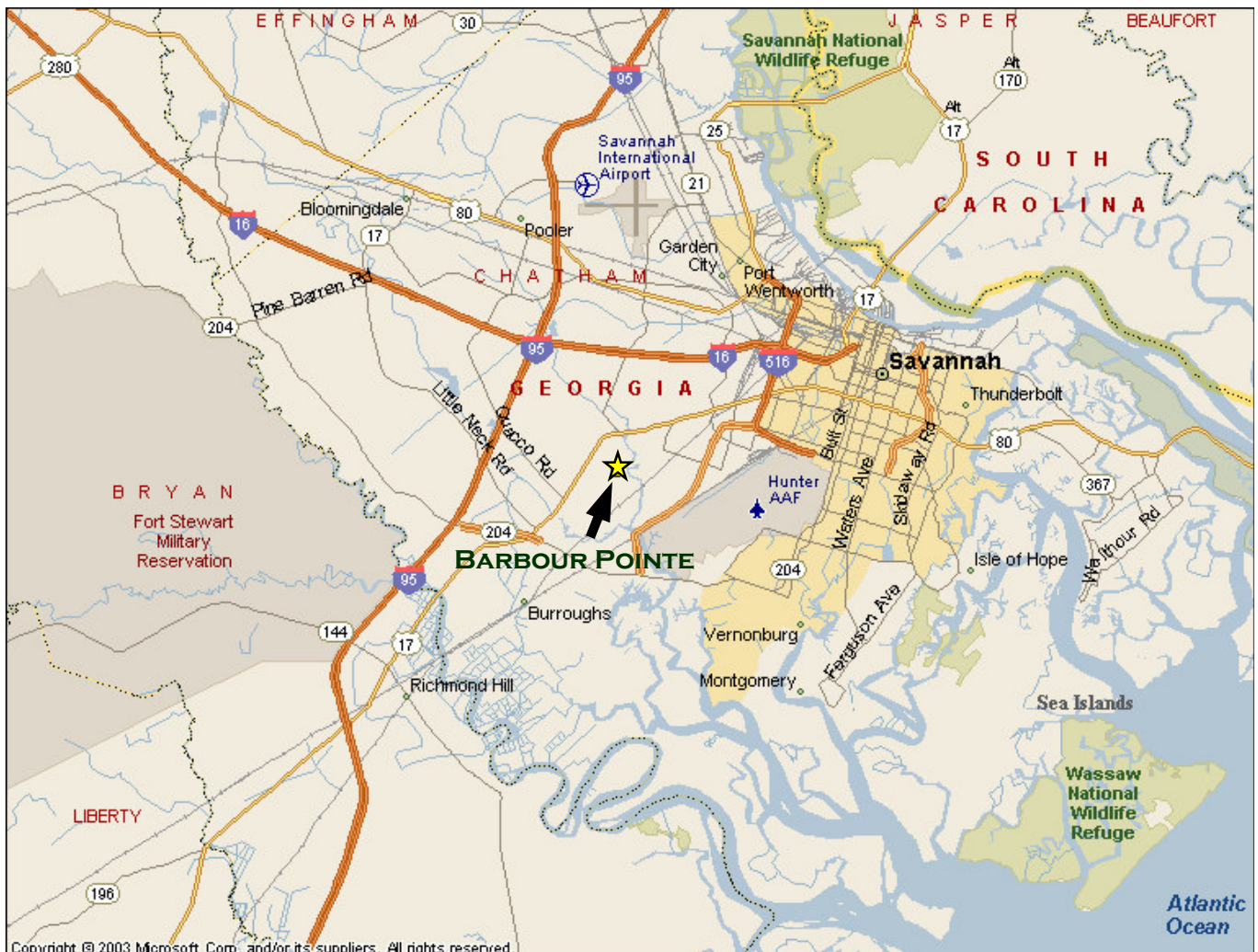


# AN OVERVIEW OF BARBOUR POINTE

- A CONSERVATION COMMUNITY -

CHATHAM COUNTY, GEORGIA



# BARBOUR POINTE

A Conservation Community

*Chatham County, Georgia*

Barbour Pointe is a low-density, waterfront residential conservation community located at the southern end of Derrick Inn Road approximately 1 mile south of US Highway 17 in Unincorporated Chatham County.

Salt Creek, LLC, the developers of Barbour Pointe, working with Dempsey Land Design and Gilbert Realty Company, LLC have put together a Master Plan that minimizes the impacts on the 35 acre tract and surrounding neighborhood in terms of traffic, runoff, etc. The plan calls for a total of 35 new dwelling units on 18± upland acres.

Purchasers of properties at Barbour Pointe will acquire fee simple title to their building “foot print” together with an undivided interest in the common areas. This form of ownership maximizes each resident’s enjoyment of the property’s unique water frontage along Salt Creek and amenities to include two docks and a “fish house”. In addition, this form of ownership will allow the extensive common areas (consisting of upland green space, wetlands and coastal marsh) to be placed into a conservation easement, thus preserving existing density and land usage in perpetuum.

During development, every effort will be made to minimize non-essential land disturbance and preserve existing trees and indigenous vegetation. A system of private roads will be constructed using pervious surfaces to minimize disruption of existing site hydrology. Landscaping will utilize xeriscaping principles to minimize water demand and will focus on the use of appropriate native flora. Covenants will strictly govern the use of pesticides, fertilizers and other activities that could negatively impact the adjacent waterways.

Barbour Pointe will feature “low country” architecture focused on cottages that are indigenous to the area. Architectural Guidelines will be implemented to ensure compatibility of individual residences. Green Building and conservation practices will be encouraged.

Barbour Pointe represents a heavily researched Master Plan that is driven by the integrity of the land, strives to achieve minimal overall and environmental impacts and makes a real effort toward sustainable development standards for Coastal Georgia. The natural attributes of the land dictate the proposed Master Plan rather than allowing a plan to drastically alter the landscape.

Under existing zoning, the developers could have created a high density apartment or condominium project with 57 single family (see illustration on page 5) lots or more that could have had a very high impact on the site and adjacent waterways, and created too much traffic for the surrounding neighborhood.

Unlike most rezoning requests, the objective of this zoning request is not to achieve greater density, but in order to accommodate a unique form of single family ownership that will in fact result in less density than is currently allowable under the current site zoning. The request for rezoning from RA to multi-family is at the recommendation of the Metropolitan Planning Commission Staff in order to accommodate this ownership structure.

For additional information on Barbour Pointe and/or to arrange a tour of the property, please contact:

Salt Creek, LLC

Gregg Bayard

(706) 207-1715

Curry Wadsworth

(706) 340-5539

Dempsey Land Design

Bill Dempsey

(912) 598-3909




Gilbert Realty Company, LLC

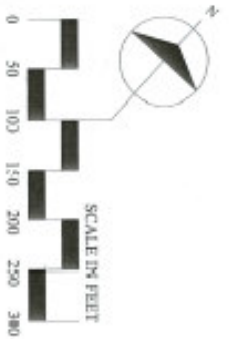
Harvey Gilbert

(912) 236-8992

JULY 15, 2005

# PRELIMINARY MASTER PLAN BARBOUR POINT SAVANNAH, GEORGIA

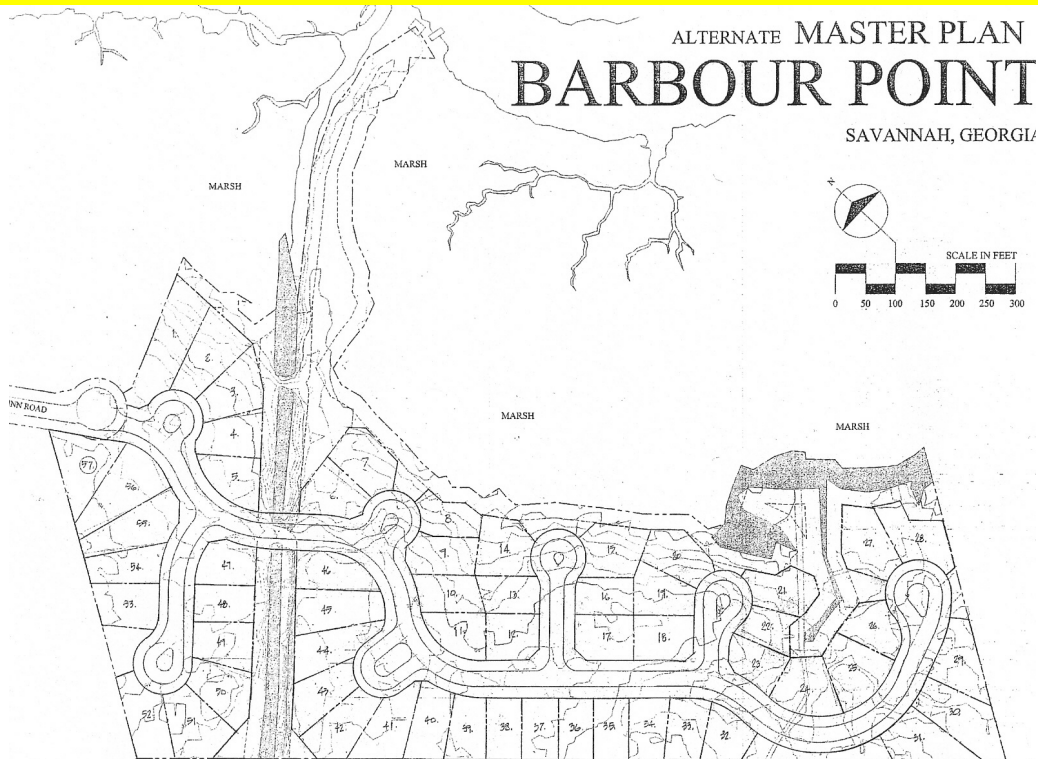
-  SMALL COTTAGES
-  MEDIUM COTTAGES
-  LARGE COTTAGES



 **James**  
*James*  
**HAHR**

SALT CREEK, LLC

**57 LOT LAYOUT—ALLOWABLE UNDER CURRENT ZONING REPRESENTS A 39% INCREASE IN DENSITY**



**BARBOUR POINTE MASTER PLAN  
35 TOTAL UNITS**



Allowable Vs. Requested Development		
	Allowable Development Under Current Zoning	Barbour Point Development Under Requested Zoning (35 Units)
Total # of Single Family Units	57±	35
Units per Useable Acre	3.3	1.9
Traffic Generation (Trips per Day)	142	87

# FINAL THOUGHTS

- A case study for responsible development
- Proposed project minimizes impacts on the property, neighborhood and adjacent waterways and marshes
- Requested change in zoning will allow for a decrease in the amount of allowable density and for a different form of ownership that creates more green space and common area
- Innovative form of ownership which provides for enhanced site conservation

