PROJECT DESCRIPTION – MINOR SUBDIVISION

429 Tattnall Street, Savannah, GA 31401 | PIN 20032-20003 | Zoning D-R
Applicant / Owner: Hamilton Court Development, LLC (Samuel Kopelman)

Request

Hamilton Court Development, LLC requests a Board recommendation for a minor subdivision of 429 Tattnall Street into three lots, per the attached plat by T. R. Long Engineering, P.C. (File No. 2026-063). A pre-application meeting was held with MPC staff (Caitlin Chamberlain).

Proposal

The existing two-story historic building at the corner of Tattnall and West Wayne Streets will be divided into two townhomes, each on its own fee-simple lot (B-1 and B-2). Following approval, an interior party wall will be constructed at the lot line. A third lot (B-3) is created from the rear yard on the Jefferson Street side, served by the existing 4-ft pedestrian easement.

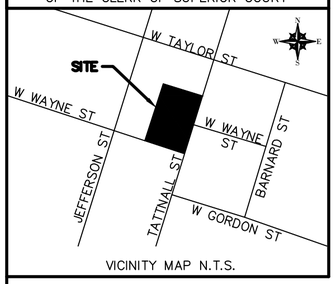
Lot	Area	Description
B-1	1,527 sf (0.04 ac)	Southern townhome, fronting Tattnall St / W Wayne St
B-2	1,470 sf (0.03 ac)	Northern townhome, fronting Tattnall St
B-3	767 sf (0.02 ac)	Rear lot, Jefferson St side

Exterior Impact

No changes are proposed to the exterior of the building. No demolition, additions, or alterations visible from any public right-of-way are included in this request; the work is limited to the lot division and an interior party wall. The historic structure is preserved as-is. The resulting two-lot townhome configuration matches the existing pattern of attached townhomes along Tattnall Street. Any future exterior work or construction on Lot B-3 will be submitted under a separate COA.

Attachments: (1) Signed HDBR Application; (2) Minor Subdivision Plat, File No. 2026-063; (3) Site Photographs; (4) Payment Receipt.

THIS BLOCK IS RESERVED FOR THE OFFICE OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.

NOTE:
1. WATER AND SEWER SHALL BE CONNECTED TO CITY OF SAVANNAH SYSTEM.
2. THE PROPERTY IS ZONED D–R (DOWNTOWN RESIDENTIAL).
   FRONT: N/A
   SIDE (STREET): N/A
   SIDE (INTERIOR): N/A
   REAR: N/A
   FROM ACCESS EASEMENT: N/A
3. THE DEVELOPER OR FUTURE LANDOWNERS SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL DRIVEWAY PERMITTING THROUGH CITY OF SAVANNAH'S TRAFFIC ENGINEERING OFFICE.
4. HORIZONTAL CONTROL WAS ESTABLISHED USING RTK GPS. COORDINATES ESTABLISHED WITH EGPS SERVICES ON GEORGIA EAST ZONE (NAD 83).
5. VERTICAL CONTROL WAS ESTABLISHED USING RTK GPS. COORDINATES ESTABLISHED WITH EGPS SERVICES ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).
6. EGPS NETWORK HAS A RTK ACCURACY OF
   HORIZONTAL 0.033+1PPM
   VERTICAL 0.045+1PPM
7. ACCORDING TO CITY OF SAVANNAH, RIGHT–OF–WAY OF TATTNALL ST IS 67.5 FEET.

CURRENT PROPERTY ADDRESS:
429 TATTNALL ST

PARCEL DATA:

LOT	NEW ADDRESS	Pin number
LOT B–1	X TATTNALL ST	20032 20XXXX
LOT B–2	X TATTNALL ST	20032 20XXXX
LOT B–3	X TATTNALL ST	20032 20XXXX

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E. – CITY ENGINEER DATE

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING & SANITATION

DIRECTOR DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON – EXECUTIVE DIRECTOR DATE

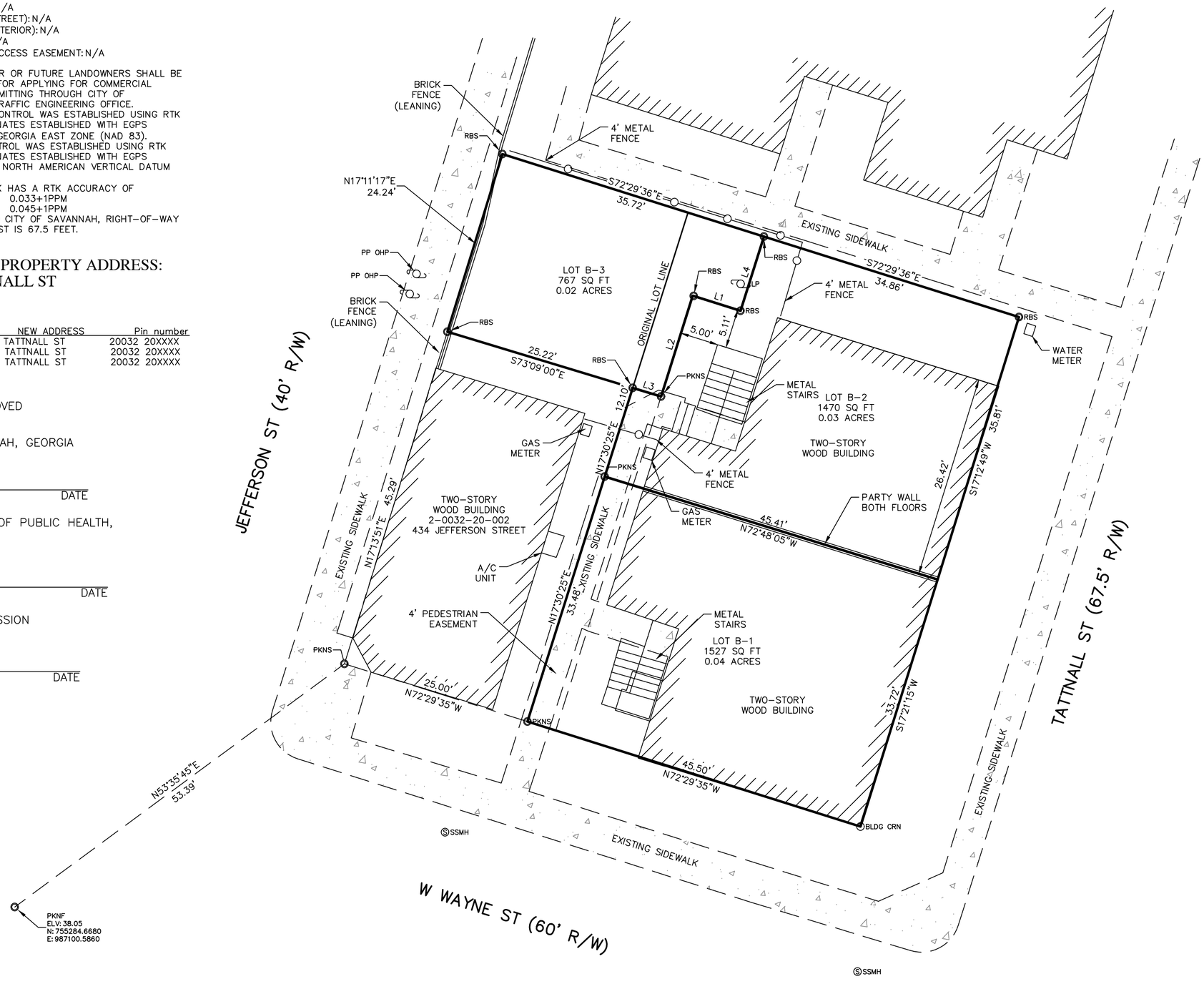
ALL STREETS, RIGHT–OF–WAY, EASEMENTS AND ANY SITES FOR PUBLIC USES AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED

DATE

SAMUEL KOPELMAN
HAMILTON COURT DEVELOPMENT, LLC

REFERENCES:

PLAT BOOK 51 PAGE 711
PLAT BOOK 29S PAGE 5
PLAT BOOK 4S PAGE 78B
PLAT BOOK 4P PAGE 162A
PLAT BOOK PLA Q PAGE 45
DEED BOOK PLA W PAGE 93
DEED BOOK 140R PAGE 7



N
W E
S

GEORGIA STATE PLANE
EAST ZONE
NAD 83, US SURVEY FEET

Parcel Line Table		
Line #	Length	Direction
L1	6.54	S72° 29' 43.93"E
L2	13.77	N17° 24' 13.71"E
L3	3.86	S73° 10' 12.27"E
L4	10.14	N17° 28' 49.45"E

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY AND PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15–6–67.

JOSEPH J. STUCKEY, III GA REG. L.S. LIC. NO. 3050 DATE

LEGEND:

IRF IRON ROD FOUND
RBS REBAR SET
PKNS PK NAIL SET
PKNF PK NAIL FOUND
SSMH SANITARY SEWER MANHOLE

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT USED: CARLSON GPS BRX7 BASE & ROVER, CRX2 ROBOTIC TOTAL STATION & RT4+ DATA COLLECTOR.

NOTE:
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY (MAP NUMBER 13051C0153G) THIS PROPERTY IS IN A FLOOD ZONE "X".

MINOR SUBDIVISION PREPARED FOR HAMILTON COURT DEVELOPMENT, LLC
429 TATTNALL STREET
SAVANNAH, GEORGIA 31401

T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 Fax
LSF001309

LOT B–1: UNITED COMMUNITY SUBDIVISION
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
1ST G.M. DISTRICT
TAX PARCEL: 20032 20003
PLAT DATE: 7/21/2026
FILE NUMBER: 2026–063
PAGE 1 OF 1

SITE PHOTOGRAPHS – 429 Tattnall Street (taken 7/14/2026)



Photo 1 – East (Tattnall Street) front elevation



Photo 2 – Southeast corner at Tattnall St & W. Wayne St

SITE PHOTOGRAPHS – 429 Tattnall Street (taken 7/14/2026)



Photo 3 – South elevation along W. Wayne Street



Photo 4 – West (rear) elevation from rear yard (proposed Lot B-3)

SITE PHOTOGRAPHS – 429 Tattnall Street (taken 7/14/2026)



Photo 5 – North side / pedestrian easement between building and 434 Jefferson St

SURVEYOR'S REPORT

RE: Historical Parcel Division and Property Configuration

Property Location: 429 TATTNALL ST

Parcel Identification Number: 20032 20003

Prepared For: Samuel Kopelman

Prepared By: T. R. Long Engineering, P.C.

Date: October 20, 2026

1. Purpose of Report

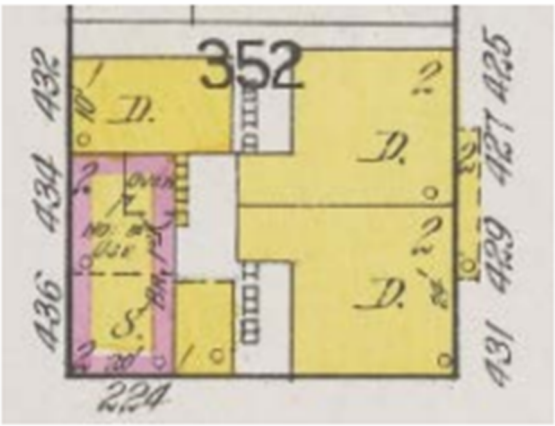
The purpose of this report is to evaluate the available historical information concerning the configuration and division of the subject property and adjacent lots. The Historical Review Board has raised questions regarding the appropriateness of the existing parcel division. This report documents the known history of the property, summarizes the available historical mapping and recorded plats, and provides observations regarding the historical configuration of the property and the potential for earlier parcel divisions.

2. Historical Property Configuration - Subject Property

A review of the original City Atlas, Sheet 6, depicts the subject property as a single parcel. However, this representation reflects the property configuration shown on that particular map and does not, by itself, establish whether portions of the property were previously conveyed, separately recognized, or otherwise treated as individual lots.

2.1. Sanborn Fire Insurance Maps – 1916

The 1916 Sanborn Fire Insurance Maps depict the structure at 429 Tattnall Street as containing two side-by-side dwelling units. The area behind the subject property, identifies 432 Jefferson Street, was occupied by a separate dwelling.



1916 Historic Samborn Map

The configuration shown on the map indicates that the property contained multiple residential structures or dwelling units at that time. Although this information provides context regarding the historical development and use of the property, the map does not independently establish the legal boundaries or ownership of the underlying land.

2.2. Cadastral Map – 1939

The 1939 Cadastral Map depicts the property as two parcels, consisting of a northern parcel and a southern parcel. This map provides evidence that the property was depicted differently from the single-parcel configuration shown on the original City Atlas. However, additional documentation would be necessary to determine whether the configuration represented an established legal division, a cadastral mapping designation, or another form of property identification.

See attached 1939 Cadastral Map.

2.3. Property Configuration – 1955

By 1955, the structure at 429 Tattnall Street had been converted to apartments, and the dwelling previously identified as 432 Jefferson Street had been demolished.

The records reviewed to date have not identified a deed, recorded plat, or other legal instrument establishing when the property associated with 432 Jefferson Street was combined with the property at 429 Tattnall Street. Consequently, the date and legal circumstances of that combination remain undetermined.

2.4. Minor Subdivision Plat – 1984

A minor subdivision plat prepared by Wright Powers Surveying was recorded in 1984 in Plat Book 4S, Page 78A. The plat depicts the subject property divided into three parcels.

This recorded plat establishes the documented parcel configuration as of the date of the plat. Based on the records identified to date, it is the earliest recorded instrument located that clearly depicts the subject property divided into three parcels. The earlier historical maps, however, indicate that the property had been depicted in other configurations before 1984.

2.5. Recombination Plat – February 2019

In February 2019, Brewer Land Surveying prepared a recombination plat for Greenbrier Children's Center, Inc. The plat depicts an alteration to the property boundary that resulted in a dogleg configuration.

This plat documents a subsequent modification to the property boundaries. The resulting configuration should be considered in conjunction with the earlier recorded plat and the historical mapping when evaluating the property's parcel history.

3. Historical Parcel Divisions – Adjacent Property to the North

The property immediately north of the subject site was also depicted as a single lot on the original City Atlas. A minor subdivision plat prepared by EMC Engineering, Inc. was subsequently recorded in February 2002 in Plat Book 24S, Page 11.

This recorded plat documents a later division of the adjacent property. Although the historical mapping and recorded plat provide context for the development of the surrounding lots, the history of the adjacent property does not, by itself, establish the legal history or appropriateness of the parcel configuration at 429 Tattnall Street.

4. Surveyor’s Observations

Based on the historical maps and recorded plats identified to date, the subject property has been depicted in several configurations over time.

The original City Atlas, Sheet 6, depicts the subject property as a single parcel. The 1916 Sanborn Fire Insurance Maps show two side-by-side dwelling units within the structure at 429 Tattnall Street and a separate dwelling at the rear of the property, identified as 432 Jefferson Street. The 1939 Cadastral Map depicts two parcels, one to the north and one to the south. By 1955, the rear dwelling had been demolished, and the principal structure had been converted to apartments.

The 1984 minor subdivision plat prepared by Wright Powers Surveying documents a division of the property into three parcels. A subsequent recombination plat prepared by

Brewer Land Surveying in February 2019 depicts a further alteration of the property boundaries, resulting in a dogleg configuration.

The available historical mapping demonstrates that the property's depicted configuration and development changed over time. In particular, the 1939 Cadastral Map raises a question as to whether a parcel division or separate parcel recognition existed before the 1984 plat. However, the maps alone do not establish the legal status of any earlier division.

The records reviewed to date have not established when the property associated with 432 Jefferson Street was combined with 429 Tattnall Street, nor have they conclusively established whether the parcel configuration depicted on the 1939 Cadastral Map corresponded to separately conveyed legal parcels.

5. Conclusion

Historical maps indicate that the subject property was depicted as one parcel on the original City Atlas and as two parcels on the 1939 Cadastral Map. The 1984 recorded plat documents the division into three parcels, and the 2019 recombination plat reflects a subsequent boundary modification.

Although the historical maps suggest an earlier parcel configuration, the records reviewed do not conclusively establish the legal status of the earlier division or when the property associated with 432 Jefferson Street was combined with 429 Tattnall Street.

Respectfully submitted,

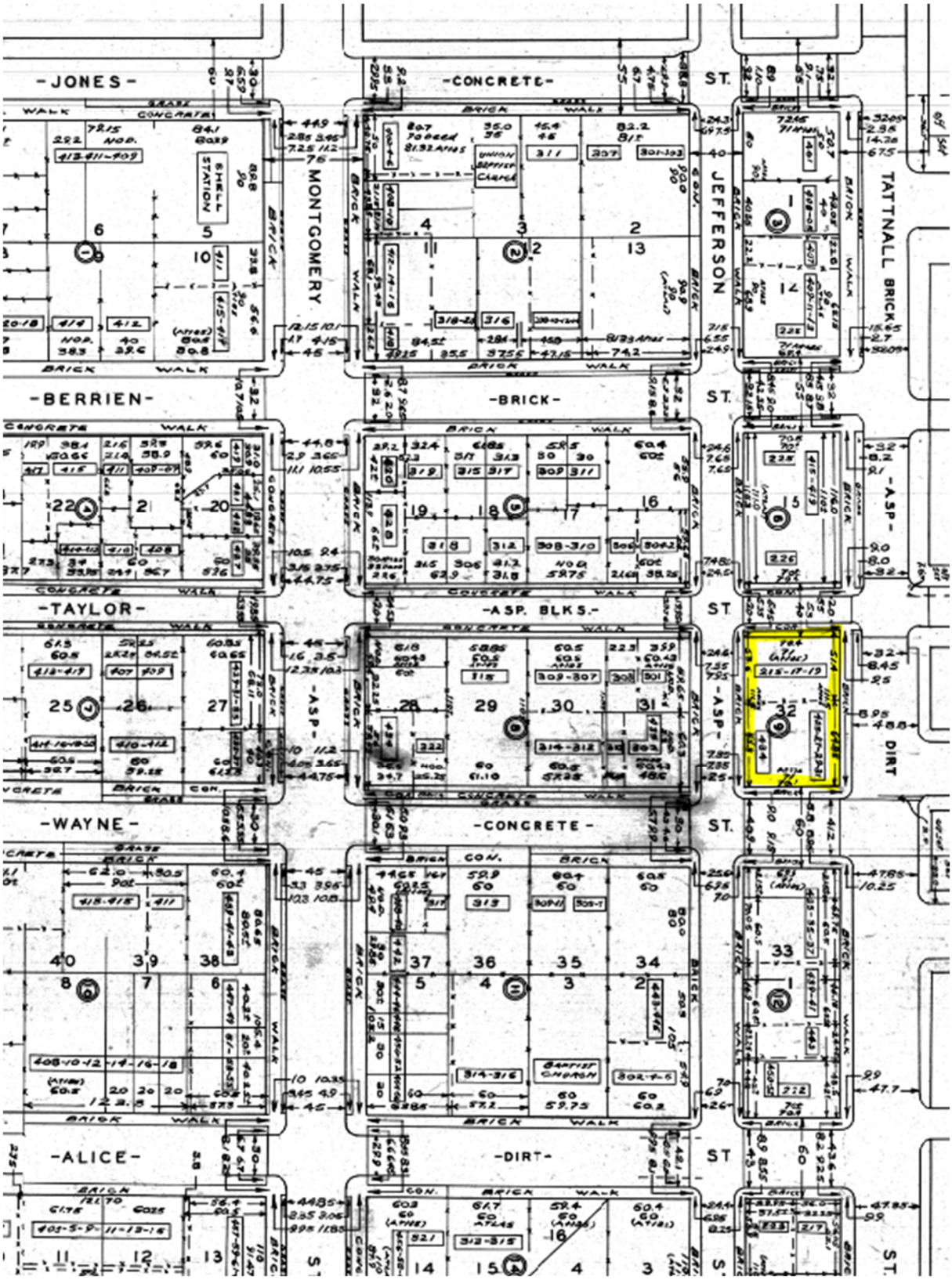
Joseph J. Stuckey, III, PLS.

Georgia Registered Land Surveyor 3050

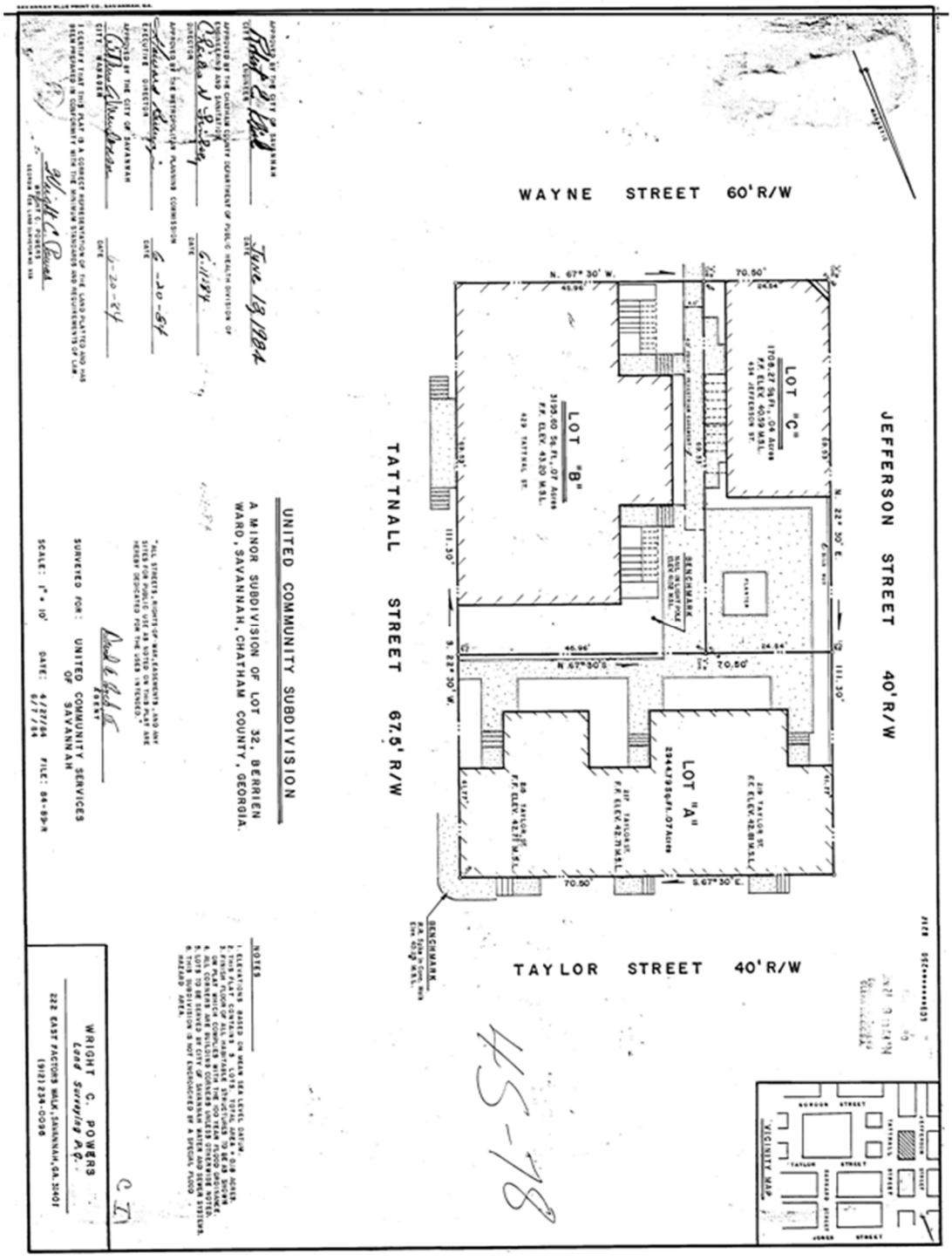
T. R. Long Engineering, P.C.

Attachments

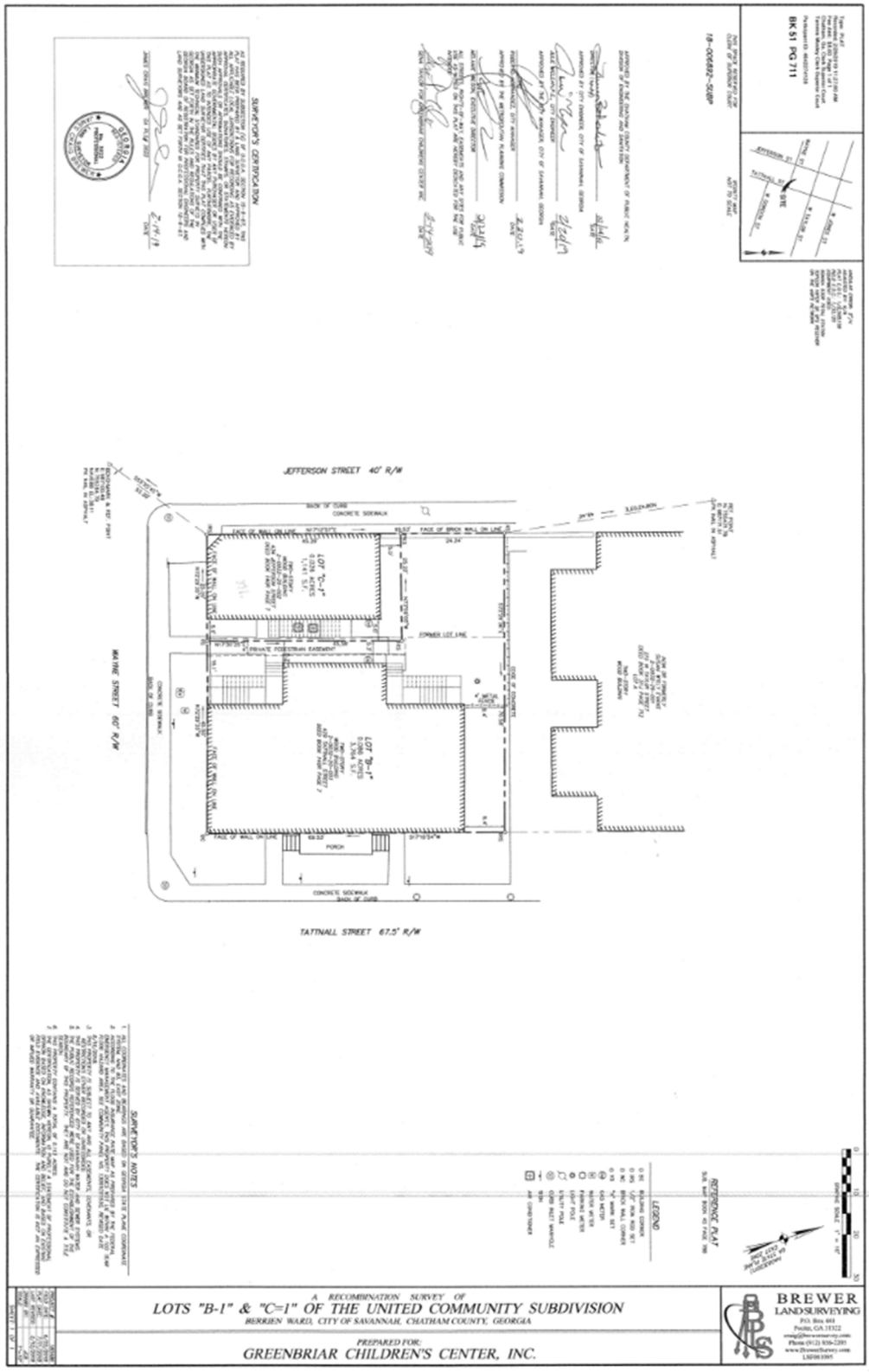

WEST
BROAD
ALICE
WAYNE
TAYLOR
BERRIEN
JONES
MONTGOMERY
JEFFERSON
ST.
WARD
TATTNALL
GORDON
CHATHAM SQUARE
BARNARD
WHITAKER
T. H. GUERRY
EVERYTHING TO
Millwork
PHONE 2-3128



1939 Cadastral Map



Plat book 4s page 78 – Dated 1984



Plat Book 51 Page 711 Dated February 2019