

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

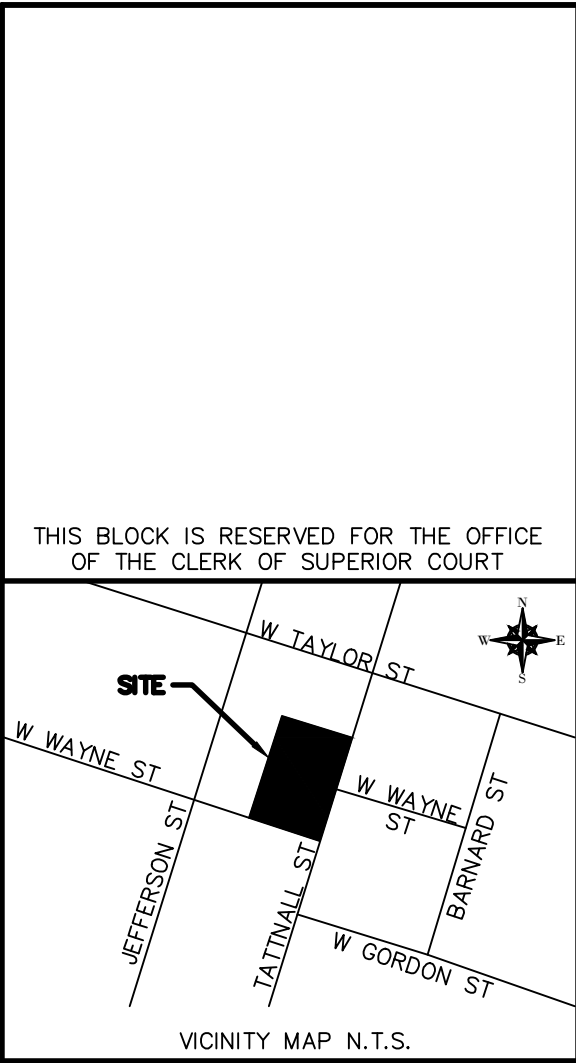
The existing two-story historic building at the corner of Tattnall and West Wayne Streets will be divided into two townhomes, each on its own fee-simple lot (B-1 and B-2). Following approval, an interior party wall will be constructed at the lot line. A third lot (B-3) is created from the rear yard on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



- 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

SAMUEL KOPELMAN DATE

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

SURVEYOR CERTIFICATION

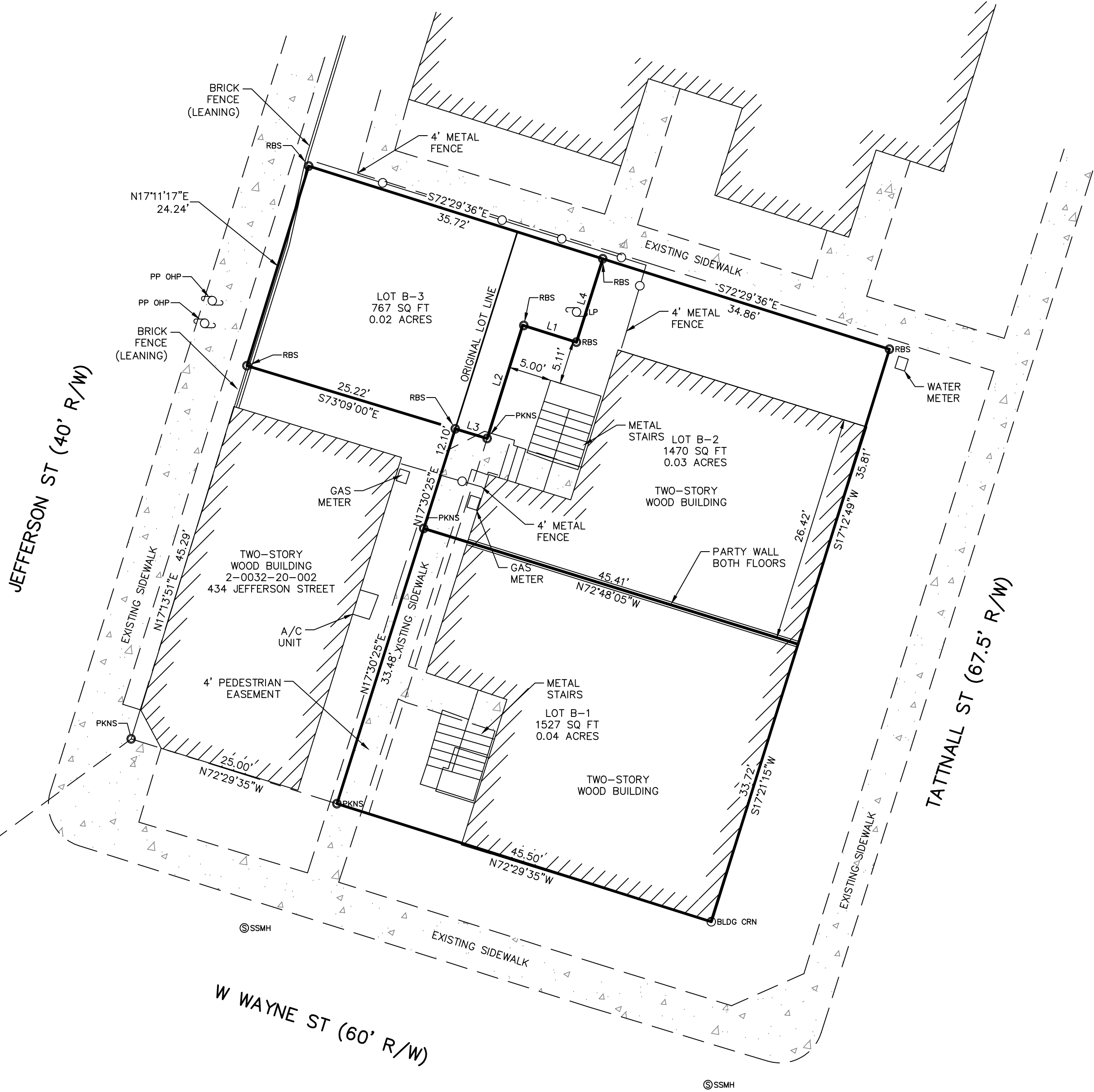
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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

JEFFERSON ST (40' R/W)

W WAYNE ST (60' R/W)

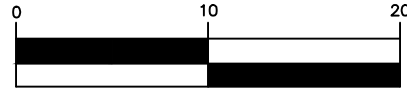
TATTNALL ST (67.5' R/W)



LEGEND:

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

GRAPHIC SCALE



(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".

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

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

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
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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 Tattnell Street (taken 7/14/2026)



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