



## Chatham County - Savannah Metropolitan Planning Commission

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Minutes  
April 1, 2025 at 1:30 PM

### April 1, 2025 MPC MEETING

Members Present:    Travis Coles -            In person  
                              Coren Ross -            Online  
                              Karen Jarrett -        In person  
                              Dwayne Stephens -   In person  
                              Laureen Boles -       In person  
                              Michael Kaigler -     In person  
                              Stephen Plunk -       In person  
                              Tom Woiwode -        In person  
                              Jeff Notrica -         In person  
                              Traci Amick-          In person  
                              Jay Melder -          In person  
                              Amanda Wilson-      In person

Members Absent        Joseph Welch  
                                  Joseph Ervin

Staff Present:           Pamela Everett, Assistant Executive Director of Compliance & Operations  
                              Edward Morrow, Director of Development Services/Current Planning  
                              Sally Helm, Administrative Assistant II, Development Services/Current Planning  
                              Sadie Esch-Laurent, Assistant Planner, Development Services

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Approval of Agenda

#### IV. Notices, Proclamations and Acknowledgements

##### [1. April 1, 2025 Finance Committee Meeting, 11:00 am, West Conference Room, 110 East State Street](#)

🔗 [Finance Committee Agenda April 2025.pdf](#)

Ms. Karen Jarrett, Chairwoman, stated there was a Finance Committee meeting. There were no decisions made during that meeting.

##### [2. April 1, 2025 Special Called Personnel Committee Meeting, 11:30 am, West Conference Room, 110 East State Street](#)

🔗 [SPECIAL CALLED April 1 2025 Personnel Committee Agenda.pdf](#)

Ms. Karen Jarrett, Chairwoman, stated there was a Special Called Personnel committee meeting and they made a decision to award a bonus to the Executive Director.

#### V. Item(s) Requested to be Removed from the Final Agenda

3. [Variance to GDP | 925 & 1303 E. President Street | 25-000401-ZA](#)

- 🔗 [Second Site Plan Submittal.pdf](#)
- 🔗 [Revised Application.pdf](#)
- 🔗 [Updated Site Plan Submittal - Mar 26, 2025](#)

**Motion**

Item removed from the final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Michael Kaigler

|                 |               |
|-----------------|---------------|
| Joseph Ervin    | - Not Present |
| Tom Woiwode     | - Aye         |
| Travis Coles    | - Aye         |
| Joseph Welch    | - Not Present |
| Coren Ross      | - Aye         |
| Karen Jarrett   | - Aye         |
| Dwayne Stephens | - Aye         |
| Jeff Notrica    | - Aye         |
| Laureen Boles   | - Aye         |
| Stephen Plunk   | - Aye         |
| Jay Melder      | - Aye         |
| Michael Kaigler | - Aye         |
| Traci Amick     | - Aye         |
| Amanda Wilson   | - Aye         |

4. [Master Plan Amendment | New Hampstead, 2100 & 2501 Little Neck Rd | 23-004262-ZA](#)

- 🔗 [2100 and 2501 Little Neck Rd New Hampstead PUD 23-004262-ZA Master Plan Amendment Application.pdf](#)
- 🔗 [26404.0000 NH LUP PUD-EXHIBIT 2024-11-04-NH CONCEPT-MP, 1.pdf](#)
- 🔗 [53 301 - PLAT - PARCEL I-7.pdf](#)

**Motion**

Item removed from the final agenda.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Michael Kaigler

|              |               |
|--------------|---------------|
| Joseph Ervin | - Not Present |
| Tom Woiwode  | - Aye         |
| Travis Coles | - Aye         |
| Joseph Welch | - Not Present |

|                 |       |
|-----------------|-------|
| Coren Ross      | - Aye |
| Karen Jarrett   | - Aye |
| Dwayne Stephens | - Aye |
| Jeff Notrica    | - Aye |
| Laureen Boles   | - Aye |
| Stephen Plunk   | - Aye |
| Jay Melder      | - Aye |
| Michael Kaigler | - Aye |
| Traci Amick     | - Aye |
| Amanda Wilson   | - Aye |

## VI. Items Requested to be Withdrawn

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.

## VII. Consent Agenda

### 5. Approval of the March 11, 2025 MPC Meeting Minutes

🔗 [03-11-2025-mpc-meeting-minutes.pdf](#)

#### **Motion**

Approval of the March 11, 2025 MPC meeting minutes.

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Michael Kaigler

|                 |               |
|-----------------|---------------|
| Joseph Ervin    | - Not Present |
| Tom Woiwode     | - Aye         |
| Travis Coles    | - Aye         |
| Joseph Welch    | - Not Present |
| Coren Ross      | - Aye         |
| Karen Jarrett   | - Aye         |
| Dwayne Stephens | - Aye         |
| Jeff Notrica    | - Aye         |
| Laureen Boles   | - Aye         |
| Stephen Plunk   | - Aye         |
| Jay Melder      | - Aye         |
| Michael Kaigler | - Aye         |
| Traci Amick     | - Aye         |
| Amanda Wilson   | - Aye         |

## VIII. Old Business

## IX. Regular Business

### 6. FLUM Amendment | 605 Old River Road | 25-001356-ZA

🔗 [605 OLD RIVER RD, SANDHILL RD 25-001356-ZA\\_FLUM APPLICATION.pdf](#)

🔗 [PET.25-124\\_OLD RIVER RD SANDHILL JR STOKES PROP JEFF GREINER PIN 11046 01001A\\_11046 01001B\\_RECVD. 03-11-2025.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)

🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)

🔗 [K. Bieber\\_Public Comments\\_605 Old River Road\\_25-001356-ZA.pdf](#)

**Mr. Edward Morrow, Director of Development Services/Current Planning**, presented the Staff report. **Mr. Morrow** stated the Petitioner requested amendment of the Future Land Use Map from Residential Suburban Single-Family to Planned Development for portions of two parcels already designated predominately for Planned Development use. The request includes portions of land totaling approximately seven acres out of one hundred fifty-nine proposed for development. This petition is filed concurrently with requests to annex and to rezone the subject properties from Residential Agriculture (R-A) under the Chatham County Zoning Ordinance to a Planned Development designation within the City of Savannah. Proposed is an approximately one hundred fifty-nine-acre mixed use residential and neighborhood-scale commercial development. Upon completion, the project would see the construction of up to 1,665 dwelling units with up to 50,000 square feet of commercial floor area.

The existing zoning for the subject parcel is R-A (Residential Agriculture). The purpose of this district is to protect those rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.

The purpose of the P-R-C district shall be to create areas within protected river corridors as defined by the River Corridor Protection Act, in order to help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water, to allow free movement of waters. Such districts shall be considered overlay districts, and the uses permitted such districts shall be those uses permitted in the zoning district which it overlays, subject to the restrictions and prohibitions of Sec. 4-10. There are multiple jurisdictions involved. The parcel is in an AE Flood Zone. This is proposed to be a Residential Suburban area. It is consistent with PLAN 2040. The uses proposed to be considered with the PUD are consistent with the RMF-2, B-L and B-N Districts.

The proposed General Development Master Plan has two main use categories. There is a Plan Development Commercial District that would feature ground floor or other commercial uses and potentially upper story residential. There is also PD RMF which would be the areas with a variety of housing types. There is one main entrance that aligns with Four Lakes Parkway and four other minor limited access points with right in and right out. The Petitioner provided a preliminary development schedule that has been developed in correspondence with the City's Engineering Department to understand how the development unfolds and what the delivery schedule would be over the lifespan of the PUD. The DRI data estimated seven hundred and sixteen AM peak trips and nine hundred and fifteen PM peak trips based on anticipated maximums of 1665 dwellings and a maximum of 50,000 square feet of commercial space. The 2050 STIP rates the Old River Road level of service as C or better. Continued interjurisdictional efforts should be encouraged to promote coordination in development phasing and upgrading of our transportation network. The proposed development will be subject to City of Savannah regulations for buffering both from existing less-intense residential uses and sensitive environmental areas that adjoin the development. The proposed General Master Plan demonstrates a perimeter buffer, 8.7 acres of open space and 59.4 acres indicated as Aquatic Resources that will serve to maintain a sense of the rural, river-fronting aesthetic of the area.

Notably, in its response to the associated DRI notification, the Ogeechee Riverkeeper identified several

significant concerns with regard to wetland impacts and implications for stormwater and wastewater management. In effect, these observations recommend that any future development be contingent upon the following: 1. Provision of a wetland plan identifying areas for filling and preservation. 2. Prohibits clearing and grading of the site until wetland-related permitting has been resolved. 3. Prohibition of any future on-site wastewater management and treatment.

MPC Staff recommends approval of the requested FLUM amendment from Residential Suburban Single family 'to Planned Development for the identified portions of the subject properties. Additionally, MPC Staff recommends approval of the proposed rezoning of the subject properties from R-A (Residential Agriculture – Chatham County) to PD (Planned Development – City of Savannah) with the following conditions:

1. Prior to MPC approval of any final Master plans: the Petitioner shall provide a Wetland Plan identifying wetlands present on the site and identifying areas proposed to be filled and preserved.
2. The Petitioner shall provide an updated General Master Plan reflecting the required Wetland Plan.
3. The site shall not be cleared or graded until all wetland-related permitting is finalized.
4. On-site wastewater treatment shall not be permitted.
5. Prohibit clearing and grading of the site until wetland-related permitting has been resolved.
6. All Specific Development Plans for tracts within the PD shall be forwarded by MPC Staff to the Planning Commission for approval.

MPC Staff further recommends Planning Commission consideration of modified standards for: Minimum Open Space required, minimum design standards for stormwater ponds, pervious and Impervious Surfacing and rate of post-development stormwater runoff.

**Mr. Harold Yellin, Agent for Forino Company**, said the property is approximately one hundred sixty acres located on Old River Road. It is across the street from the entrance to the Savannah Chatham Manufacturing Center. The property is zoned R-A under Chatham County Zoning Ordinance. They are requesting to be rezoned to a PD under the City of Savannah's Zoning Ordinance if and only if the property is annexed into the City of Savannah. That petition has already been filed and the petition to the MPC specifically states that it is subject to the annexation. After several meetings with the MPC Staff, it was determined that a Planned Development, which would be governed by the City Zoning Ordinance, made the most sense for this property. PD's have been encouraged for larger tracts, examples would be Easter Wharf, Hopeton Landing, and more recently, the Fairgrounds. PDs achieve a mix of uses and design of development standards that are unique to the property. As noted by Staff, PDs ensure orderly and thorough planning and review procedures that will result in a cohesive development. Their Master Plan shows nonresidential uses at the intersection at Four Lakes Parkway, the entrance road to the Manufacturing Center. The majority of the site is residential. When annexed, because it will be governed by the City of Savannah Zoning Ordinance, there is a perimeter buffer along Old River Road. There is a perimeter buffer adjoining properties to the south. There are 8.7 acres of open space and close to sixty acres for aquatic resources and wetland protection. The project will not happen overnight. At the neighborhood meeting there were concerned citizens that thought this would be built out next year. They are looking at approximately a phased nine or ten year build out.

**Mr. Ryan Thompson, Landscape Architect Planner with Thomas and Hutton**, said they do recognize that this site is unique from a standpoint of being adjacent to the river and in the flood plain area. They recognize the importance of the wetlands and protecting natural resources related to the plan. They have coordinated and have resource land consultants that have done a preliminary wetland assessment. This plan was based off better wetland information than what existed in the typical wetland inventory. They are planning to put the majority of the growth toward Old River Road. There will be some requirements related to flood plain mitigation and efforts they will have to go towards the river.

**Mr. Jim Collins, Civil Engineer for Thomas and Hutton**, said they are in complete agreement with the additional conditions that were brought up by MPC Staff. One of the good things about this site, it has relatively sandy soil. They will have some opportunity for some infiltration on the site. They are in the FEMA 100-year flood plain which means that they will be governed by the City of Savannah's Flood Damage Prevention Ordinance. That requires them to be two feet above base flood elevation. Base flood elevation has been established for this stretch of the Ogeechee River. It is roughly between elevation twenty-five and twenty -six as you move from the southern part of the property north along Old River

Road. That means their structures will need to be at elevation twenty-seven and twenty-eight as per the flood Damage Prevention Ordinance. They will have fill on the site. The Ordinance further stipulates that any fill that is placed on that site must be mitigated by the removal of an equal volume of material on site such that they do not raise the 100-year flood elevation by half an inch. They are not immediately adjacent to the Ogeechee River. They have freshwater wetlands that are between the river and the upland areas. Runoff from this project will be filtered through stormwater ponds infiltrated where they can and will flow through the wetlands directly to the Ogeechee River. They will not cross any other properties with their conveyance. There are issues with traffic particularly on Fort Argyle Road and Old River Road. Recently there have been studies done. GDOT's Coastal Empire Regional Transportation Study identified widening of Old River Road and John Carter Road in their intermediate term, which would be in eight years. This project is going to be a ten- or eleven-year project. The CORE MPO's 2045 Mobility Plan identified seventeen million in needed improvements that would begin in 2028 - 2036. The funding has not been secured for that, but priority has been established for additional funding sources to help fund the widening. In the Governor's amended 2024 budget, funding was secured for the widening of I-16 from I-95 to Old River Road. That would potentially address ramp improvements needed at Old River Road and I-16.

**Mr. Jeff Notrica, Board Member**, asked what the density is being requested here.

**Mr. Morrow** said at one hundred fifty-nine acres there are proposed up to 1600 units, approximately ten units per acre. When Staff originally talked with the Petitioner, there was not a discussion with any specific number. That number appeared on the DRI forms when we received them.

**Mr. Jay Melder, City Manager**, asked Mr. Morrow to talk more about the AU Flood Zones and the City and County's requirement of the two feet over.

**Mr. Morrow** said the City recently adopted updated flood regulations to maintain that consistency with the national flood insurance program. These were specifically aimed at ensuring people who acquire these properties remain safe, to ensure the city limited its liability in terms of properties that might repeatedly flood. Anyone who purchases in this area, because of the City's participation with the standards at the federal level, flood insurance will be available.

**Mr. Melder** said not everyone has these standards, correct?

**Mr. Morrow** said that is correct.

**Ms. Amanda Wilson, Board Member**, stated this development is going to be governed by the City's flood plain ordinance, and asked if the petitioner was familiar with the City's flood mitigation plan.

**Mr. Collins** said we are familiar with the volumetric mitigation requirements.

**Ms. Wilson** said specifically says part of the objective is to implement growth management policies to guide new developments away from current or future high-risk areas. Are you familiar with the area?

**Mr. Collins** said he was out there on August 11th when the river was staging up. We were able to monitor the impact on the land.

**Ms. Wilson** said when the river breaches Old River Road, which it does, it goes off into the next basin where there are continuous problems with all kinds of downstream conveyance in that basin.

**Mr. Collins** said there was a depressed area that was pushing water across Old River Road. It looked like it was about elevation 23, 23.5 at its maximum stage. That was one area where it did indeed crest Old River Road at that location.

**Ms. Wilson** said it also crested at the intersection of John Carter and Joiners. Another part of the City's mitigation plan is to enhance drainage systems and maintain programs to unclog and clear drainage. She asked if they were familiar with any enhancement of drainage programs in that area.

**Mr. Collins** said there is a study in the Little Ogeechee Basin that is ongoing. There were improvements recommended in that.

**Ms. Wilson** said concerns with climate change and the storms getting worse, in ten years we are projecting storms to be more severe and more frequent. One hundred percent of this property is in the flood plain. In a community that is already having drainage issues, no movement from the City or the County to start working on improvements, if you are able to build will you be able to address all of the concerns?

**Mr. Collins** said the City taking the lead with the Flood Damage Prevention Ordinance, adding that additional foot, provides a hedge against that. NOAA has been developing a manual we use, IDF curves intensity duration frequency curves. A draft of that document is supposed to be released in late 2025. The intent of that is to address the increased intensity of those storms. This should address the concerns raised.

**Ms. Wilson** asked if the developer was going to take in account the current developments in the area that had drainage plans not go according to their original plans causing issues.

**Mr. Collins** said if we were conveying our stormwater across other properties, yes, we would take that into consideration. In this particular case our runoff will be directed to the Ogeechee through stormwater management facilities.

**Ms. Karen Jarrett, Chairwoman**, asked, regarding the stormwater runoff, if it is going back to the Ogeechee River how will that effect the Savannah Ogeechee Canal system and the archaeological heritage there? The Preservation Officer of the City of Savannah expressed concern saying it could cause irreversible damage to the remaining historic lock system of the Savannah Ogeechee Canal System.

**Mr. Collins** said he is not aware of any impacts to that.

**Ms. Jarrett** said in the slides that were presented today, Residential Suburban Primary Uses on Single Family Detached and Attached, the density is low. It shows three to five units per acre. The developer is presenting ten units per acre plus commercial.

**Mr. Morrow** said these are character areas. When trying to paint a picture for people to understand what the aesthetic of a given area is, we will use a generalization called a character area.

**Ms. Jarrett** asked if the DRI talked about the timber in the area and the value of that timber remaining pristine?

**Mr. Morrow** did not recall reading about that.

**Ms. Jarrett** said another concern she had is for the gofer turtle and its habitat.

**Mr. Morrow** said this is a unique site and the hope is to collaborate a broad general framework where everyone understands the style of development they will be getting, a suburban residential context. Every Site Plan proposed would allow the Planning Commission the opportunity to decide given proximity to the river, manufacturing center etc. and look at them Site Plan by Site Plan within the framework set today.

**Ms. Jarrett** asked Mr. Morrow if he had any concerns about increasing the flow into the Ogeechee and possibly effecting the historic canal system. There are people living in the area now that are having flooding issues and not a lot being done to address the current issues.

**Mr. Morrow** said it is a matter of design standards. This is a request, the Board has the ability to say this is too intense, maybe scale the project back a little.

**Mr. Dwayne Stephens, Board Member**, asked if there was any type of formula that would allow them to calculate what the density calibration should look like in those character areas.

**Mr. Morrow** said analogous cities will have situations that alter the way a region is functioning and those are very commonly used to help appropriate some of these areas we look at in our region.

**Ms. Laureen Boles, Board Member**, said there is an overlay that exists. Is that being used?

**Mr. Morrow** said Section 4-10 of the Zoning Ordinance shows the standards that are associated with that overlay.

**Ms. Traci Amick, Board Member**, expressed concern regarding the density proposed and asked if the Board could limit the number requested/allowed.

**Mr. Morrow** said the Board has the purview to limit or condition what they feel appropriate.

**Ms. Wilson** said in reviewing some of the maps in the Master Plan, there is a Master Plan for River Ridge, are you planning to develop that?

**Mr. Eric Donahue, Principal with Forino**, said no. Initially we were, but after looking at the project as a whole we decided to drop that portion.

#### PUBLIC COMMENT

**Ms. JoAnn Cottle** said she attended the community meeting that was held for this project. Ms. Cottle expressed her concerns for this project. She stated her home frequently floods now. Ms. Cottle said in 1989 when her home was built, they were not in a flood zone. Every development that comes along has affected the river and now the water comes up on and in her home. Ms. Cottle expressed concern for the traffic impact, the high number of accidents and fatalities, as well as the impact on the wildlife.

**Mr. Walter Sparks** said he lives directly across the property being proposed for development. Mr. Sparks said the past three years the flooding levels have been up to the telephone poles on Old River Road. The entire property being discussed has been underwater. Mr. Sparks expressed great concern for even more flooding with the development.

**Mr. John New** said the river does breach Old River Road. He expressed concern for the sanitation and environment with all the flooding.

**Mr. Judah New** said he is concerned with the amount of flooding that will come with the new development. The traffic is a big concern.

**Ms. Annette Hickey** talked about the conservation easement and quit claim deeds, questioning the money that was used to purchase the properties.

**Ms. Connie Shrieve**, (online), expressed great concern about the flooding of the Ogeechee River. Ms. Shrieve said anything that is developed on the river affects the down river. The Clean Water Act was adopted in 1970. After the major disaster this past August, the City of Savannah and MPC need to use common sense about developing on the Ogeechee River. Ms. Shrieve said this floods every year. The Savannah Ogeechee Canal Trails are closed today due to flooding. Ms. Shrieve said we cannot keep developing our wetland's, redeveloped wetlands are not wetlands.

After Petitioner rebuttal and more discussion among the Board members, The Planning Commission voted to continue the item to the April 22, 2025 agenda.

#### Motion

Item continued to the April 22, 2025 MPC Meeting to allow the Petitioner time to address the density and Wetland Delineation Plan along with the impacts of the project.

#### Vote Results ( Approved )

Motion: Laureen Boles

Second: Travis Coles

Joseph Ervin

- Not Present

|                 |               |
|-----------------|---------------|
| Tom Woiwode     | - Aye         |
| Travis Coles    | - Aye         |
| Joseph Welch    | - Not Present |
| Coren Ross      | - Not Present |
| Karen Jarrett   | - Aye         |
| Dwayne Stephens | - Aye         |
| Jeff Notrica    | - Aye         |
| Laureen Boles   | - Aye         |
| Stephen Plunk   | - Aye         |
| Jay Melder      | - Aye         |
| Michael Kaigler | - Aye         |
| Traci Amick     | - Aye         |
| Amanda Wilson   | - Aye         |

7. Map Amendment | 605 Old River Road | 25-001312-ZA

- 🔗 [Chatham County R-A Uses.pdf](#)
- 🔗 [As initially filed by HM - Application Zoning Petition.pdf](#)
- 🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)
- 🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)
- 🔗 [K. Bieber Public Comments 605 Old River Road 25-001356-ZA.pdf](#)
- 🔗 [25-001312-ZA Staff Report \(Forino PD\) Final.pdf](#)

This item was presented with the previous item. See minutes from

**Motion**

Item continued to the April 22, 2025 MPC Meeting to allow the Petitioner time to address the density and Wetland Delineation Plan along with the impacts of the project.

**Vote Results ( Approved )**

Motion: Laureen Boles

Second: Travis Coles

|                 |               |
|-----------------|---------------|
| Joseph Ervin    | - Not Present |
| Tom Woiwode     | - Aye         |
| Travis Coles    | - Aye         |
| Joseph Welch    | - Not Present |
| Coren Ross      | - Not Present |
| Karen Jarrett   | - Aye         |
| Dwayne Stephens | - Aye         |
| Jeff Notrica    | - Aye         |
| Laureen Boles   | - Aye         |
| Stephen Plunk   | - Aye         |
| Jay Melder      | - Aye         |

|                 |       |
|-----------------|-------|
| Michael Kaigler | - Aye |
| Traci Amick     | - Aye |
| Amanda Wilson   | - Aye |

[8. Master Plan Amendment | 3400 Highgate Blvd, 2602 Fort Argyle Rd | 25-001303-ZA](#)

- 🔗 [3400 HIGHGATE BLVD, HIGHGATE BLVD, 2602 FORT ARGYLE RD 25-001303-ZA APPLICATION.pdf](#)
- 🔗 [THE PINES\\_SUPPORTING DOCUMENTS\\_MASTER PLAN AMENDMENT.pdf](#)
- 🔗 [2024-2025 Proposed Master Plan.pdf](#)
- 🔗 [2018 \(Current\) Master Plan.pdf](#)
- 🔗 [Staff Report.pdf](#)

**Mr. Edward Morrow, Director of Development Services**, presented the Staff report. **Mr. Morrow** stated the Petitioner requests approval of a minor amendment to a final Master Plan for The Pines development within the New Hampstead PUD (Tracts R-3 and R-3A). The proposed Master Plan captures an additional thirty-six dwelling units but is still within the maximum permissible density for the tracts as established in the approved General Master Plan. The current Master Plan adoption for tracts R-3 and R3A occurred in 2019. It has not been amended since that time. The 2019 Master Plan proposed that the development will consist of five hundred twenty-eight residential lots including, to include three hundred sixty-one single family detached lots and one hundred sixty-seven townhouse lots. Development was proposed to occur in nine phases. The subject site will be one hundred eighty-eight acres in size including eighty-two acres of open space and delineated freshwater wetlands. The proposed amendment would increase the approved total dwelling count by thirty-six dwelling units. This proposed increase would include twenty single-family detached units and sixteen single-family attached units. The proposed changes to the established development do not include changes of use types or development standards associated with the previously approved Master Plan. The development has direct access from the south via Highgate Boulevard and will have direct access from the west via Fort Argyle Road/HWY 204 once constructed. At this time there is no indication that either access point will be signalized intersections. The interior of the development includes several paved public streets and pedestrian walkways. There is adequate circulation and interconnectivity to accommodate the proposed modifications. All streets within this development are public. The development is provided water and sanitary sewer 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. The primary purpose of the proposed amendment is to accommodate additional dwelling units within the site configuration. Despite the increased unit count, the tract remains under its maximum anticipated yield.

MPC Staff recommends approval of the request to amend the Final Master Plan for Tracts R-3 and R-3A within the New Hampstead PUD.

**Mr. Thomas Bean with Thomas & Hutton** was present but had no comments.

**NO PUBLIC COMMENT**

**Motion**

Approval of the request to amend the Final Master Plan for Tracts R-3 and R-3A within the New Hampstead PUD.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Stephen Plunk

|              |               |
|--------------|---------------|
| Joseph Ervin | - Not Present |
|--------------|---------------|

|             |       |
|-------------|-------|
| Tom Woiwode | - Aye |
|-------------|-------|

|                 |               |
|-----------------|---------------|
| Travis Coles    | - Aye         |
| Joseph Welch    | - Not Present |
| Coren Ross      | - Not Present |
| Karen Jarrett   | - Aye         |
| Dwayne Stephens | - Aye         |
| Jeff Notrica    | - Aye         |
| Laureen Boles   | - Aye         |
| Stephen Plunk   | - Aye         |
| Jay Melder      | - Aye         |
| Michael Kaigler | - Aye         |
| Traci Amick     | - Aye         |
| Amanda Wilson   | - Aye         |

**X. Presentations**

**XI. Approved Staff Reviews**

**XII. Other Business**

**XIII. Executive Session**

**XIII. Adjournment**

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***