



**Minor Master Plan Amendment
MPC File No. 26-001659-ZA
April 16, 2026
MPC Staff Report**

Highlands Park – Minor Master Plan Amendment #5

Godley Station PD (North)

Address: 166 Basswood Drive

PIN(s): 21016 02085

Aldermanic District 1 - Bernetta B. Lanier

County Commission District 8 – Marsha Buford

Project Acres: 1.87 acres

MPC Ref. File No.(s): 25-000046-ZA

Property Owners: Row Pine Development, LLC

Petitioner: Molly Carlson

Nature of Request

The Petitioner requests approval of minor amendments to the approved General Master Plan and PD Ordinance for the Highlands Park-Godley Station North PD. The proposed minor master plan amendment would add General Services as a permitted use within all parcels designated Public/Institutional/Office in the Master Plan and allow Indoor Amusement with Accessory Food Service on one parcel (166 Basswood Drive) within the same land use classification.

Background

Established in 2005, Highlands Park was envisioned as a predominantly institutional and commercial development node located at the intersection of Benton Boulevard and Highlands Boulevard within the broader Godley Station Planned Development (PD). The Specific Master Plan refined and expanded upon uses previously outlined in a global amendment to the Godley Station PD approved in 2003.

Since its adoption, the Specific Master Plan has been amended four times. The first amendment in 2014 introduced multifamily residential and neighborhood center land use districts. The second amendment approved in 2015, reallocated parcels for multifamily residential use. A third amendment in 2024 updated and clarified development standards for areas designated for commercial use. Most recently, a fourth amendment in 2025

permitted residential development consistent with the RMF-2 zoning district, allowing a maximum density of up to 23 dwelling units per acre.

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.

MPC Staff has received support letters for the project from the neighbors including the support from the Highlands Neighborhood Association Board. The Highlands Neighborhood Association supports the request based on the following findings: the proposed use is expected to generate low traffic comparable to a nearby daycare, operate during daytime hours only, and access the site exclusively from Basswood Drive, minimizing neighborhood impacts.

Existing Development

1. **Uses:** Following its previous amendments, Highlands Park currently includes approximately 57 acres designated for Public/Institutional/Office uses and approximately 22 acres designated for Multi-Family Residential at a density of 14 dwelling units per acre. The plan also includes approximately 12.2 acres designated as Neighborhood Center and approximately 9.8 acres designated for Multi-Family Residential at a density of 23 dwelling units per acre.

The subject parcel is within the Public/Institutional/Office Land Use in the Master Plan. Currently proposed allowed uses in Public/Institutional/Office to be limited to:

- A. Offices
- B. Public Buildings
- C. Combined Office / Warehouse Use – "Flex Buildings"
(Maximum of 70,000 square feet of total building area. Proposed building shall include an office component and may include a warehouse component up to 35,000 square feet)
- D. Research And Development Uses
- E. Mini-Warehouses
- F. Offices / Showrooms
- G. Professional Offices
- H. Institutional Uses
- I. Cultural Facilities
- J. Health Services (Doctors Offices, Hospitals, Health Service Clinic, Etc. – Stand-alone pharmacies shall be prohibited.)
- K. Financial Services (Banks)
- L. Schools
- M. Churches
- N. Daycare Centers

- O. Showrooms / Warehouses (Maximum Of 70,000 square feet. Of total building area. proposed building shall include a showroom/retail component and may include a warehouse component up to 35,000 square feet)
2. **Access:** Basswood Drive will serve as the primary means of access to the development. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
 3. **Parking:** A total of 53 parking spaces is proposed on the site for the proposed uses. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
 3. **Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
 4. **Drainage:** A stormwater detention drainage easement is located at the rear of the property. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
 5. **Open Space:** Open Space shall be maintained in accordance with the approved Master Plan and adopted development standards of the PD.

Findings

1. **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 subject parcel is within the Public/Institutional/Office Land Use in the Master Plan. The proposed minor master plan amendment would add General Services as a permitted use within all parcels designated Public/Institutional/Office in the Master Plan and allow Indoor Amusement with Accessory Food Service on one parcel (166 Basswood Drive) within the same land use classification.

The proposed use is an indoor playground and family-oriented recreational space, not a childcare facility. Children must be accompanied and actively supervised by a parent or guardian at all times; drop-off is not permitted. The use is intended as a short-term, parent-attended environment focused on play, social interaction, and family engagement, without providing structured childcare services.

A limited food and beverage component is proposed as an accessory use to support patrons of the indoor playground. Offerings will include coffee, espresso drinks, pre-packaged beverages, and light snack items, similar in scale to a snack bar rather than a full-service restaurant. While open to the public for walk-in purchases, this

component is intended to remain secondary to the primary recreational use and is not designed to function as a standalone restaurant.

The property will also include office space for Basecamp Creative Group. This component will provide an on-site business presence, supporting ongoing management and maintenance of the property



Proposed Master Plan Amendment

Evaluation

Of the proposed uses, General Services would be permitted across all parcels designated Public/Institutional/Office within the Master Plan. The Indoor Amusement with Accessory Food Service use would be limited to the parcel located at 166 Basswood Drive.

The City of Savannah Zoning Ordinance describes General Services use as “An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold, unless they are created or customized on an individual basis to customer specifications. Display of sample products may be permitted.” This use is allowed in base zoning districts such as TN-3, TC-, N-N, D-C, D-CBD, D-X, D-W, OI-T, OI, OI-E, B-L, B-N, B-C, IL-R and IL-T in the City of Savannah.

The use of Indoor Amusement with Accessory Food Service is not specifically defined within the City of Savannah Zoning Ordinance. Therefore, MPC staff recommends adoption of the following definition:

“Indoor Amusement with Accessory Food Service: A commercial recreational use conducted within an enclosed structure that provides indoor play and entertainment activities for children and families. The use shall not include childcare services; children must be accompanied and supervised by a parent or guardian at all times, and drop-off is not permitted. Accessory food and beverage service may be provided on-site, limited to beverages and pre-prepared or light food items. While available to the general public, such service is intended primarily for patrons of the indoor amusement use and shall remain incidental and subordinate to the principal use, and shall not function as a standalone restaurant or full-service dining establishment.”

This use shall be limited to the property located at 166 Basswood Drive (21016 02085).

Based on neighborhood support, compatibility with the adjacent property at 178 Basswood Drive (a school), and the anticipated low traffic generation, the proposed Indoor Amusement with Accessory Food Service use is considered appropriate for the subject parcel.

Additionally, based on the definition of General Services in the City of Savannah Zoning Ordinance, extending this use to all parcels designated Public/Institutional/Office within the Master Plan may also be considered appropriate.

The subject tract has undergone multiple amendments since its initial adoption, reflecting a gradual shift in land use over time. While the proposed use is low-intensity and generally compatible, continued parcel-level amendments may diminish the effectiveness of the adopted Master Plan as a cohesive planning document. Given the number of prior amendments, a comprehensive update to the Master Plan may be warranted to ensure long-term consistency and clarity.

Special Request

The Godley Station Master Plan should be amended to reflect changes as they are approved. This provides a necessary tool in reflecting what the approved uses are and to help analyze requests to change the approved Master Plan.

MPC Staff Recommendation

Based on neighborhood support and the compatibility of the proposed uses with surrounding development, MPC staff recommends **approval** of the requested minor amendments to the approved General Master Plan and PD Ordinance for the Highlands

Park–Godley Station North PD. The amendments would add General Services as a permitted use within all parcels designated Public/Institutional/Office and allow Indoor Amusement with Accessory Food Service on one parcel (166 Basswood Drive) within the same land use classification.