

Master Plan Amendment

(for Planned Development zoning)

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): _____
Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): _____
Name of PD/PUD District: New Hampstead PUD
Total acreage of the subject property: _____
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Vacant

II. Action Requested

A. Mark the type of amendment proposed (see Attachment A on page 8 of this form). Please note, selection may be revised based on staff review.

- ☐ Minor Amendment to a General Master Plan
- ☐ Major Amendment to General Master Plan
- ☐ Minor Amendment to a Final Master Plan
- ☐ Major Amendment to a Final Master Plan

B. Provide a description of the requested amendment below: _____

C. Reasons for the amendment: _____
Amendment is intended to create a compatible street scape that can properly
address engineering design necessities.

D. **Application History.** Have any previous applications been made to amend the subject PD zoning?
☐ Yes ☐ No
If yes, please provide the Plan/Permit File Number(s): _____

III. Review Criteria

Please provide an explanation of the amendment request based on [Sec. 6.1.12](#).

IV. Property Owner Information

Name(s): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 21047 03014, I (we) authorize William Cunningham (Agent Name) of Coleman Company, Inc. (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Towne Center Apartments at Godley Station, LLC

Registered Agent: Cole Chenoweth

(Or Officer or Authorized Signatory, if Property owner is not an individual)

Cole Chenoweth
Signature(s)

8/7/2026

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 8/7/26
Date

by _____
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☐ Personally Known or ☒ Produced Identification

Type of ID Georgia Drivers ID

Crystal Leigh White
Signature of Notary Public

Crystal Leigh White
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 3/21/27



VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

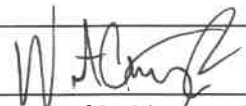
- A.** Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

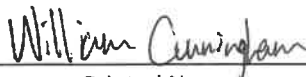
The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn H. Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

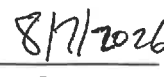
Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, Vice Chairman	

- B.** If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution


Signature of Petitioner or Petitioner's Agent


Printed Name


Date

IX. Items Required to be Submitted with this Application

A. Filing Fee. The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.

- ☒ Minor Amendment to a General Master Plan: \$1,000.00
- ☐ Major Amendment to General Master Plan: \$1,500.00
- ☐ Minor Amendment to a Final Master Plan: \$500.00
- ☐ Major Amendment to a Final Master Plan: \$1,000.00

B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).

C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | | Part I. Subject Property |
| ☒ | | Part II. Action Required |
| ☒ | | Part III. Review Criteria |
| ☒ | | Part IV. Property Owner Information |
| ☒ | ☐ | Part V. Petitioner Information |
| ☒ | ☐ | Part VI. Agent |
| ☒ | ☐ | Part VII. Letter of Authorization |
| ☒ | | Part VIII. Disclosure of Campaign Contribution Form |
| ☒ | | Part IX. Items Required to be Submitted with this Application |
| ☒ | | Part X. Complete Application Checklist |
| ☒ | | Part XI. Certified Application |
| ☒ | | Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded). |
| ☐ | | Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document). |
| ☒ | ☐ | Concept Plan of the proposed development if applicable |

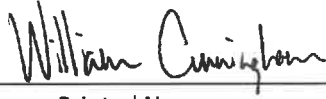
Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

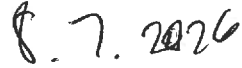
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.



Signature of Petitioner or Petitioner's Agent



Printed Name



Date

Attachment A: Types of Master Plan Amendments (Sec. 6.1.22)

a. Amendments to General Master Plans

Amendments to General Master Plans may be classified as minor or major amendments, as determined by the Planning Director. Minor amendments to General Master Plans shall be subject to Planning Commission approval. Major amendments to General Master Plans shall be subject to Planning Commission review and Mayor and Aldermen approval as contained in Sec. 6.1.10.

- i. **Minor Amendments.** Minor amendments to General Master Plans shall include modifications which do not affect the overall character or intensity of the development, do not adversely or substantially affect the initial basis for granting approval, and do not adversely or substantially affect the overall PD in light of intent and purpose of such development.
- ii. **Major Amendments.** Modifications to General Master Plans which do not qualify as minor amendments shall be deemed major amendments.

b. Amendments to Final Master Plans

Amendments to Final Master Plans may be classified as minor or major amendments as determined by the Planning Director. Minor amendments to Final Master Plans shall be subject to approval by the Planning Director. Major amendments to Final Master Plans shall be subject to Planning Commission approval, as contained in Sec. 6.1.10.

- i. **Minor Amendments.** Minor amendments to Final Master Plans shall include modifications which are minor in nature, do not affect the overall character or intensity of the development, and do not differ significantly from the site plans, elevations or renderings approved with the original Final Master Plan approval.
- ii. **Major Amendments.** Modifications to Final Master Plans which do not qualify as minor amendments shall be deemed major amendments.

Traditional Neighborhood Streets

Type of Street	Parking	Right-of-Way Width (feet)	Minimum Lane Width ^[2] (feet)
Local (two lane) ^[1]	No Parking	48	10
	One Side	56	10
	Both Sides	64	10
Collector (two lane) ^[1]	No Parking	50	11
	One Side	58	11
	Both Sides	66	11
Boulevard (four lanes with median) ^[1]	No Parking ^[3]	90 ^[4]	12
Reverse Frontage (two lanes)	No Parking	30	10
Lane/Alley (two lanes)	No Parking	20	9

[1] All typical sections (standard) shall include a 5 ft. wide sidewalk, ~~7½ ft. wide tree lawn~~ and 1½ ft. wide curb and gutter on each side of roadway.

[2] Parking lanes shall be 8 ft. wide minimum.

[3] Parking lanes only if approved by City Manager or his designee.

[4] ~~A 7½ ft. wide tree lawn and~~ a minimum 5' wide sidewalk on each side of the roadway and a median with a minimum width of 14 ft. shall be required.

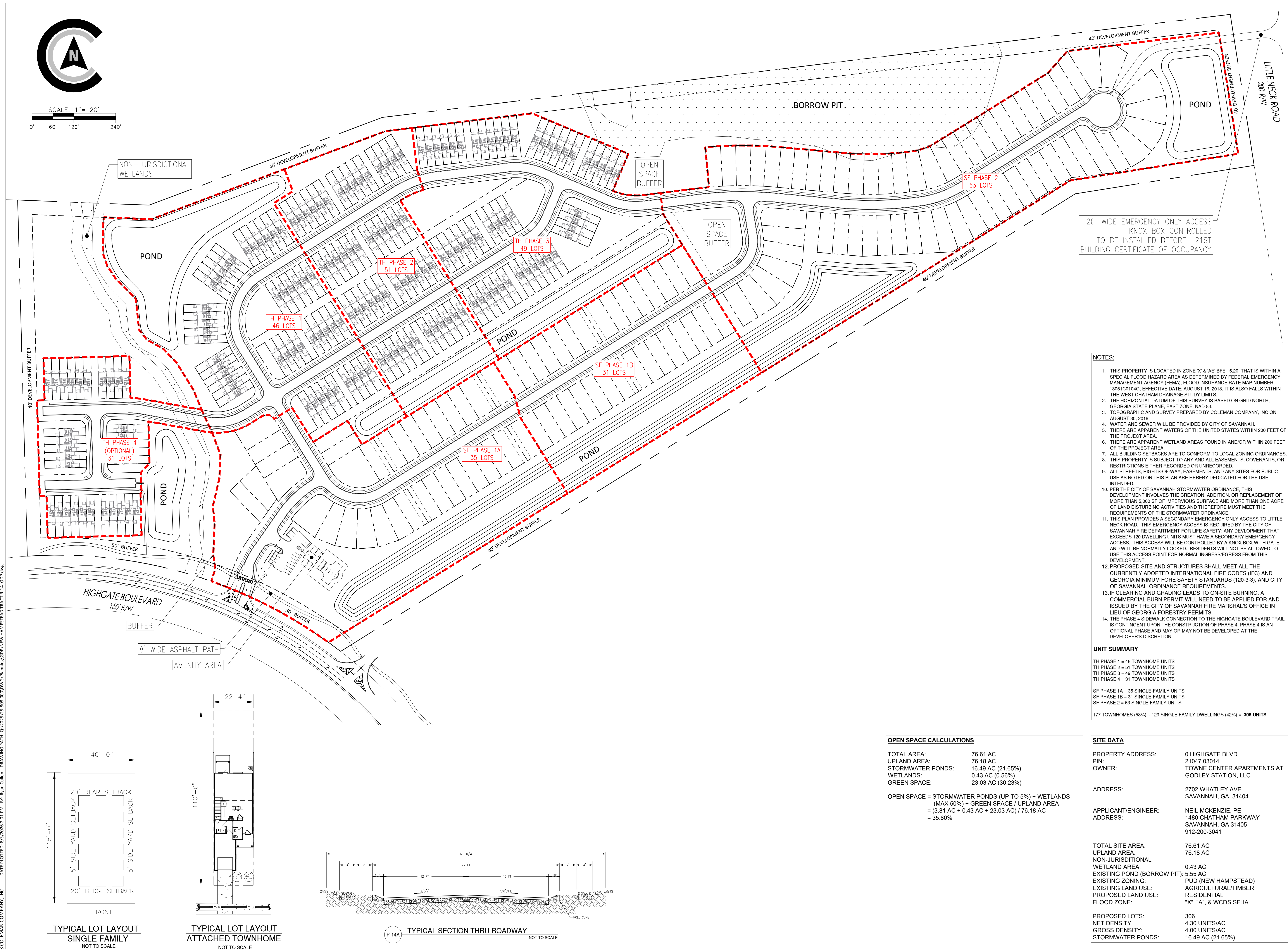
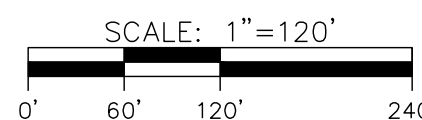
- c. **Village.** All streets shall be in a grid or broken grid pattern. In single family areas, alleys shall be required. Cul-de-sacs are not allowed. All streets with the exception of alleys shall be crowned with drainage directed to the sides of the street and away from pedestrian crossings and walkways.

Village Streets

Type of Street	Parking ^[2]	Right-of-Way Width (feet)	Minimum Pavement Width (feet)
Main Street ^[1] with angled parking & parallel parking	Angled: Facing buildings Parallel: Along open space	n/a	44.5'
Main Street ^[1] with 90° parking on both sides	90°	n/a	63'
Entry Drives (two lanes)	No parking	n/a	24'
Main Street with angled parking both sides	60°	n/a	55'

[1] Main Street shall include a contributing central open space as a feature of the core area.

[2] Single rows of parking shall be allowed along streets; however, any larger grouping shall be placed directly behind the Main Street core area. Angled parking may range between 45 and 90 degrees. See Section 4.10 for additional parking requirements.



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 8/3/2025 2:01 PM BY: Ryan Cullen DRAWING PATH: Q:\2025\25-808.000\DWG\Planning\GDP\NEW HAMPSTEAD TRACT R-14_GDP.dwg



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

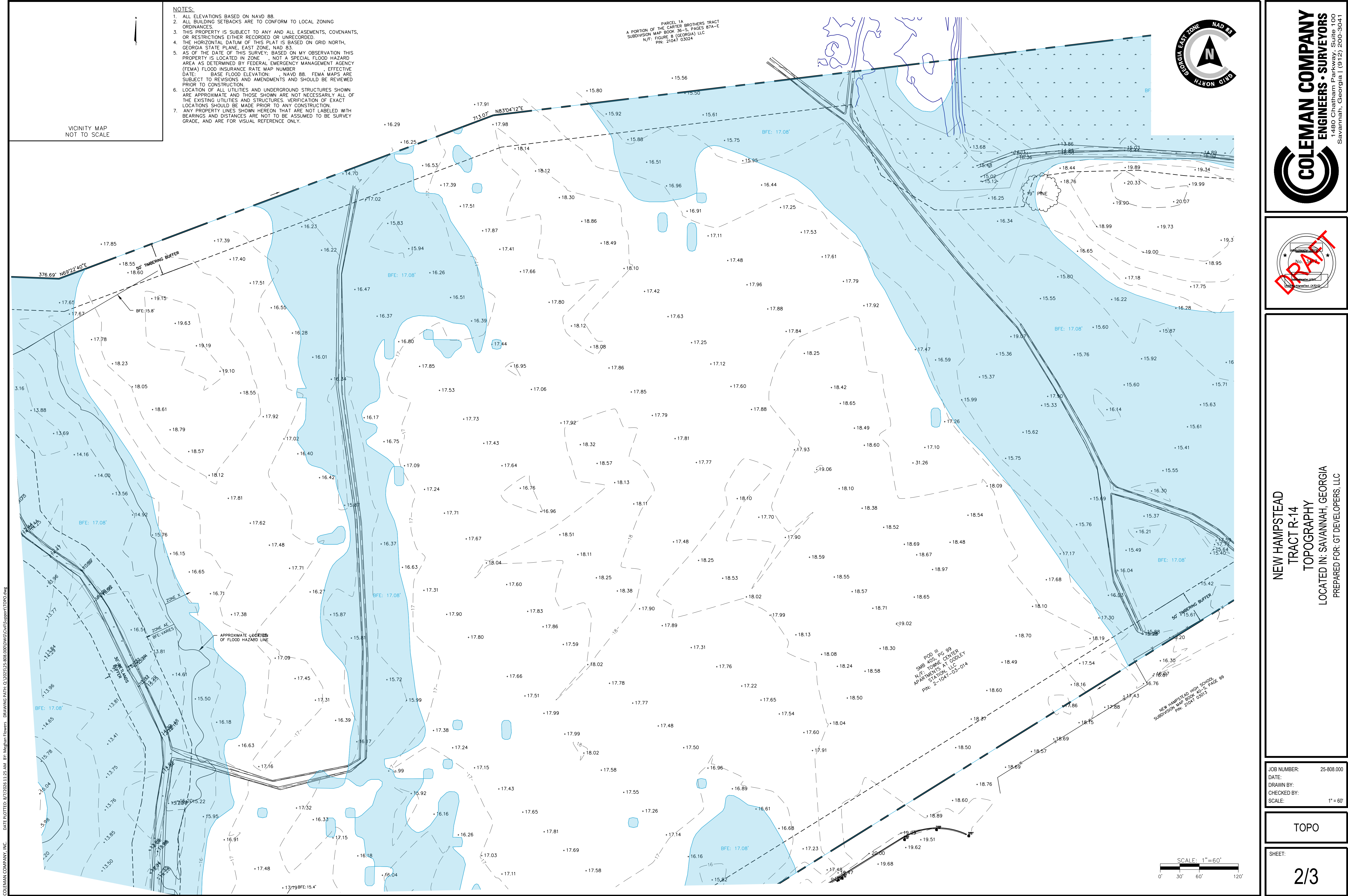
CONCEPTUAL PLAN
NEW HAMPSTEAD
R-14 TRACT
LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 24-004.000
DATE: 11/13/2025
DRAWN BY: MCS
CHECKED BY: NPM
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:

CP1.0



NEW HAMPSHIRE
TRACT R-14
TOPOGRAPHY
LOCATED IN: SAVANNAH, GEORGIA
PREPARED FOR: GT DEVELOPERS, LLC

JOB NUMBER: 25-808.000
DATE:
DRAWN BY:
CHECKED BY:
SCALE: 1"=60'

TOPO

SHEET:
2/3

