



**Staff Report & Decision
Minor Master Plan Amendment
MPC File No. 26-004103-ZA
August 25, 2026**

New Hampstead R-14 Tract - 0 Highgate Blvd

PIN(s): 21047 03014

Aldermanic District 5 – Dr. Estella Shabazz

County Commission District 7 – Commissioner Dean Kicklighter

Project Acres: 76.61 acres

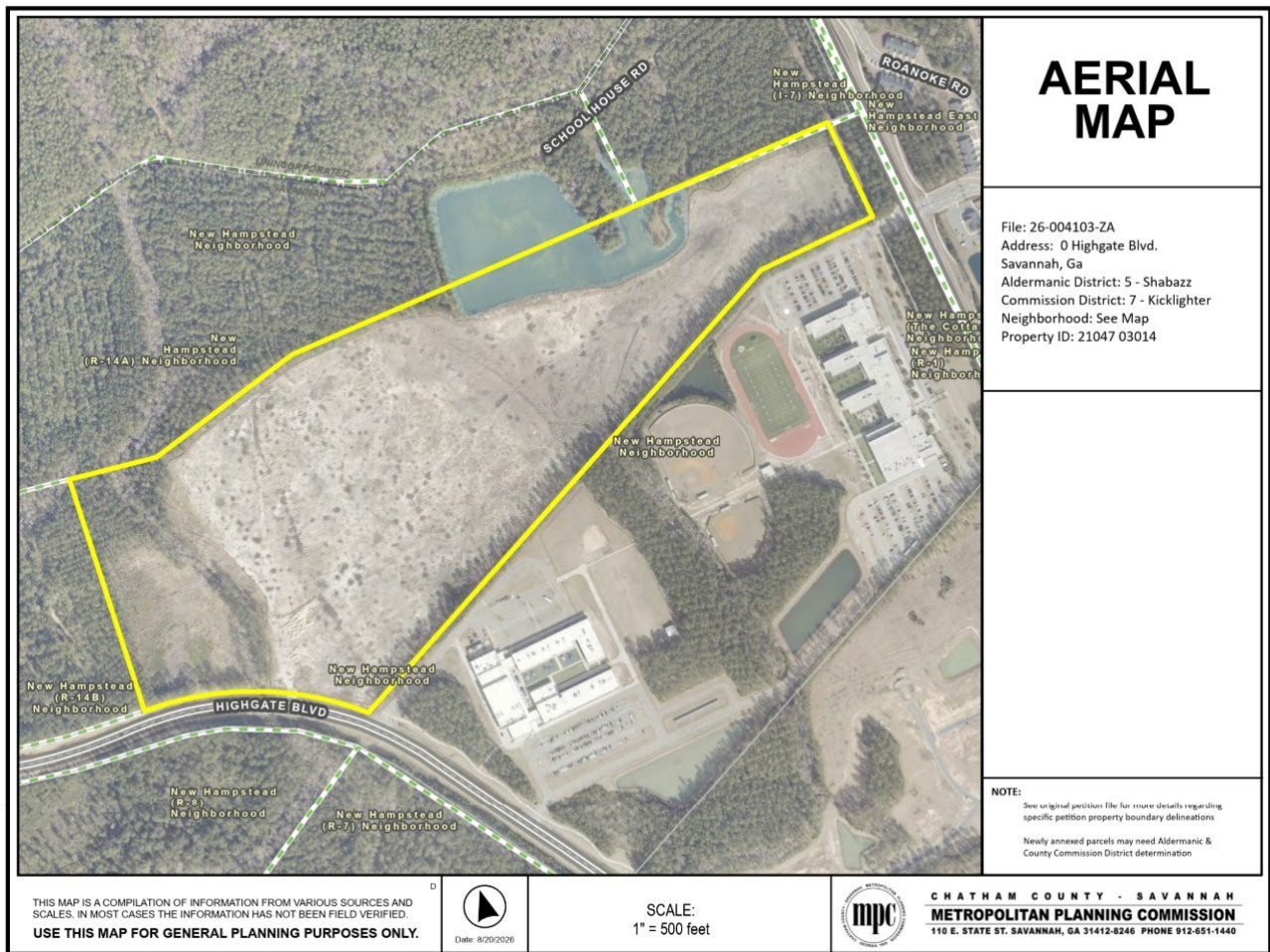
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Property Owners: William Cunningham for Cole Chenoweth with Towne Center Apartments at Godley Station, LLC

Nature of Request

The Petitioner requests approval of a minor amendment to a Final Master Plan for the R-14 Tract development within the New Hampstead PUD. Under the proposed Master Plan amendment, the current 7.5-foot tree lawn area along the street would no longer be required.

The intent is to provide a compatible streetscape that can properly address engineering design necessities. This area behind the sidewalk is typically where utilities are located which may have conflict with tree root systems.



Background/History

On September 1, 2005, the Mayor and Aldermen approved a Master Land Use Plan for New Hampstead as part of a rezoning petition (MPC File No. Z-050428-41936-2). This approval formally established New Hampstead, a 4,045-acre tract owned by International Paper, as a Planned Unit Development (PUD).

The approval included the following maximum density limits per gross acre:

- Single-family detached: 4 units per acre
- Single-family attached: 8 units per acre
- Multifamily: 12 units per acre

On September 22, 2010, International Paper Realty Corporation sold the New Hampstead development to Figure 8 Georgia, LLC.

Since the initial approval of the Master Plan in 2005, the Planned Unit Development (PUD) has undergone multiple amendments, including changes to the PUD ordinance and Master Plan, land use reassignments/reallocations, and annexations.

Public Notice

Public Notice is not required for a minor amendment to a Final Master Plan.

Existing Development

1. **Access:** Highgate Boulevard serves as the principal means of access to the development. The development will have multiple interior roads that will serve the final layout. The proposed modifications do not significantly alter the established circulation plan, just the design of the streetscape.
2. **Parking:** All existing and proposed uses shall conform with established parking standards.
3. **Utilities:** Water and sanitary sewer services are provided by the City of Savannah.
4. **Drainage:** The stormwater management plan was previously approved by the City of Savannah. The proposed amendments will be reviewed again during Specific Site Development review and any additional stormwater controls will be required at that time.
5. **Open Space:** Open Space shall be maintained in accordance with the approved Master Plan and adopted development standards of the PD.

Findings

1. **Purpose:** The purpose of the proposed amendment is to strike the required tree lawn area required as part of the streetscaping. The intent is to provide a compatible streetscape that can properly address engineering design necessities.
2. **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 proposed amendment has no impact on the current Master Plan regarding approved land uses.
3. **Development Pattern:** The proposed Master Plan amendments will have minimal impact on the anticipated development pattern and provides for future development that is substantially similar in nature with that presently anticipated.
4. **Proposed Streetscaping:** This amendment proposes to remove the required tree lawn area. This is a section of land that would remain within the ROW between the adjoining property lines and the sidewalk. This is also the area that would typically have utilities underground.

Traditional Neighborhood Streets

Type of Street	Parking	Right-of-Way Width (feet)	Minimum Lane Width (feet) ^[2]
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.

Evaluation

Section 1.6.2 Non-substantial Modification of the adopted New Hampstead PD text distinguishes this amendment as “non-substantial or minor”. These are governed by Section 6.1.22 of the City of Savannah Zoning Ordinance.

1.6.2 Non-substantial Modification. Non-substantial modifications (or minor amendments) to district and community development standards approved for the PUD can be allowed in certain circumstances provided there is no adverse effect on adjacent properties. Non-Substantial modifications (or minor amendments) shall be governed by Section 6.1.22 “Amendments to an Approved Master Plan” of the Zoning Ordinance.

This is the applicable language from Savannah Ordinance 6.1.22:

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.

Analysis

The purpose of Planned Unit Development is to provide orderly development, reducing engineering and maintenance conflicts. The proposed amendment is not substantially different from the original Plan or intent for which the PUD was adopted and are not likely to adversely impact the existing uses in the immediate area. The removal of the tree lawn area as requested should allow for a more compatible streetscape that will not create conflict with engineering design.

MPC DECISION:

MPC Staff **APPROVES** the request for a minor amendment to the Final Master Plan for the Edgewater development within the New Hampstead PUD.