



**Staff Report & Decision  
Minor Master Plan Amendment  
MPC File No. 25-005789-ZA  
February 17, 2026**

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**Edgewater - New Hampstead Phase 1C, Phase 2, and Future Phases**

2300 Little Neck Rd, 2400 Little Neck Rd, 121 Barefoot Dr, 125 Barefoot Dr, 127 Barefoot Dr, 129 Barefoot Dr, 131 Barefoot Dr, 133 Barefoot Dr, 135 Barefoot Dr, 137 Barefoot Dr, 139 Barefoot Dr, 141 Barefoot Dr, 113 Crimson Ln, 115 Crimson Ln, 117 Crimson Ln, 116 Crimson Ln, 112 Crimson Ln, 110 Crimson Ln, 108 Crimson Ln, 106 Crimson Ln, 104 Crimson Ln, 100 Crimson Ln, 101 Crimson Ln, 103 Crimson Ln, 107 Crimson Ln, 132 Barefoot Dr, 130 Barefoot Dr, 128 Barefoot Dr, 126 Barefoot Dr & 124 Barefoot Dr

**PIN(s):** 21024 01009, 21024 01001, 21024A16007, 21024A16009, 21024A16010, 21024A16011, 21024A16012, 21024A16013, 21024A16014, 21024A16015, 21024A16016, 21024A16017, 21024A16018, 21024A16019, 21024A16020, 21024A17012, 21024A17014, 21024A17015, 21024A17016, 21024A17017, 21024A17018, 21024A17020, 21024A19001, 21024A19002, 21024A19004, 21024A19007, 21024A19008, 21024A19009, 21024A19010 & 21024A19011

**Aldermanic District 5 – Dr. Estella Shabazz**

**County Commission District 7 – Commissioner Dean Kicklighter**

**Project Acres:** 743.86 acres

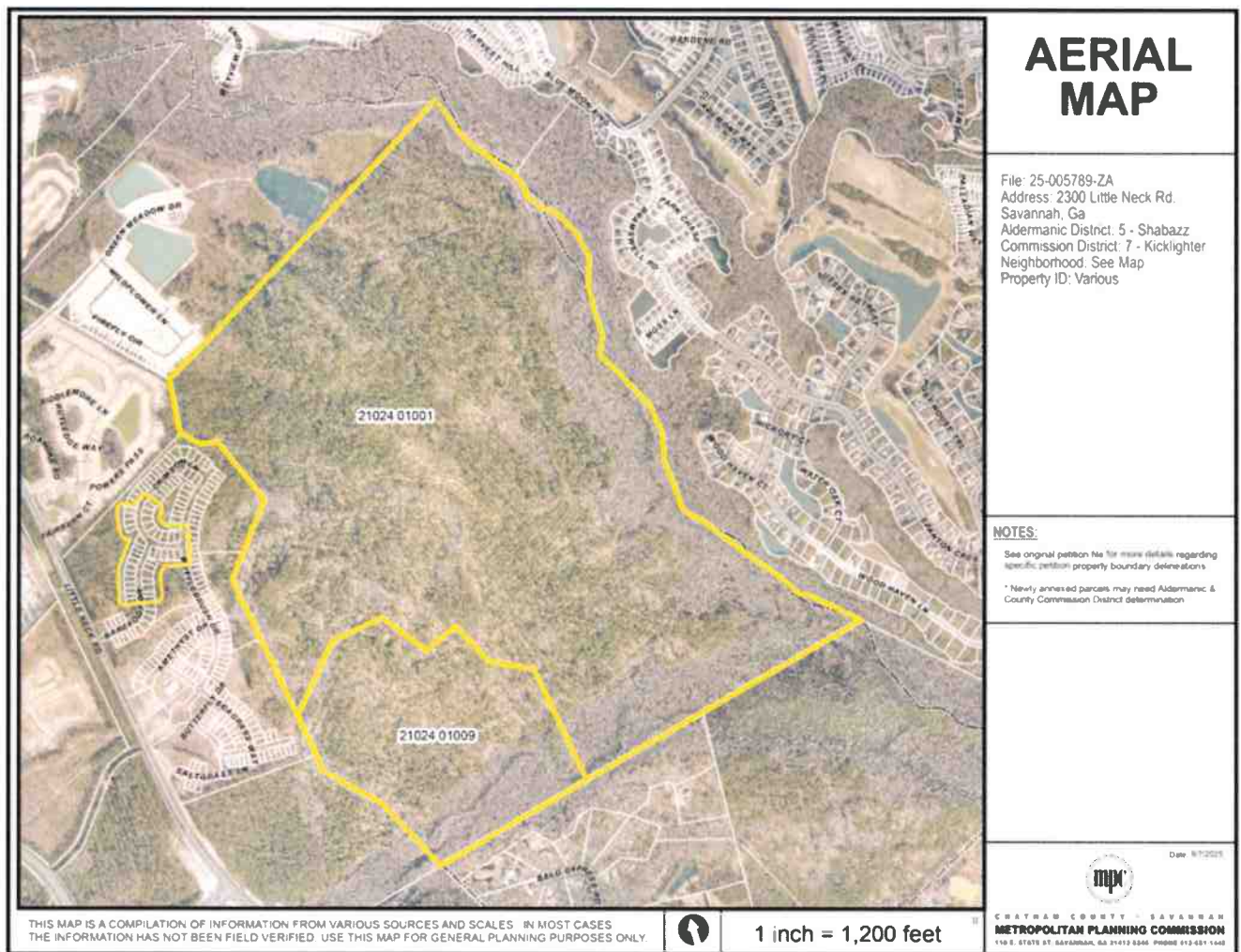
**MPC Ref. File No.(s):** 23-004262-ZA

**Property Owners:** Talon Wagenknecht with Lennar Georgia, LLC and Steven Benson with TPG AG EHC III (LEEN) Multi State 5, LLC c/o Essential Housing Asset Management, LLC

**Nature of Request**

The Petitioner requests approval of a minor amendment to a Final Master Plan for the Edgewater development within the New Hampstead PUD (Phase 1C, Phase 2, and Future Phases). Under the proposed Master Plan amendment, all subject lots, parcels and phases listed above would have 20-foot front and rear yard setbacks. Currently, the Master Plan requires 20-foot front and rear yard setbacks for lots less than 70 feet wide and 25-foot front and rear yard setbacks for lots more than 70 feet wide.

The intent is to provide consistent streetscape alignment and unify/simplify the front and rear building setback requirements throughout the current and future phases of development.



## 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.

On May 22, 2025, the Mayor and Aldermen approved a PUD Text & Master Plan Amendment for New Hampstead. The PUD Ordinance amendments included text and chart revisions that align with the current City of Savannah's NewZO. A summary of the approved amendments are:

a. Conventional Neighborhood

- i. Single Family Detached maximum units per net acre from 4 to 5;
- ii. Single Family Attached maximum units per net acre from 8 to 10;
- iii. Multi-Family maximum units per net acre from 12 to 15;
- iv. Single Family Detached Lot width from 50' to 40'
- v. Maximum Ridge Height from 35' to 38' for single-family and 45' to 50' for multi-family

b. Traditional Neighborhood (with rear lane for access and parking)

- i. Single Family Detached maximum units per net acre from 4 to 5;
- ii. Single Family Attached maximum units per net acre from 8 to 10;
- iii. Lot width for detached from 40' to 30'
- iv. Front building setback from 15' to 10'
- v. Side building setback: Minimum of 20' between buildings
- vi. Maximum Ridge Height from 35' to 38'
- vii. 8 unit minimum per building changed to 6 units

c. Village Neighborhood

- i. 3 story maximum for commercial with 45' maximum height and 4 story maximum for any building that contains Dwelling Units with 50' maximum height.

**Public Notice**

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

**Existing Development**

1. **Access:** Little Neck Road serves as the principal means of access to the development. Roads like Barefoot Drive and Crimson Lane serve as internal means of circulation for Phase 1C of the development. For the undeveloped parcels at 2300 & 2400 Little Neck Rd, circulation for individual development pods and required network improvements are evaluated upon submission of a site-specific final masterplan. The proposed modifications do not significantly alter the established circulation plan.
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 reduce the front and rear yard setbacks for lots wider than 70-feet from 25' to 20' to match those for lots narrower than 70-feet. The intent is to provide uniform front setbacks throughout the community to promote consistent streetscape requirements.
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. The minimal impact that is anticipated will make the development pattern more cohesive regarding the setbacks.
4. **Proposed Setbacks:** This amendment proposes changes to the setback requirements. The Petitioner is requesting that all lots have 20-foot front and rear yard setbacks. Currently, lots over 70 feet in width have 25-foot front and rear yard setbacks:

| 2.4.1 Residential Development Standards  |                                                 |                    |                            |                                   |                                 |                                                                              |                        |                             |
|------------------------------------------|-------------------------------------------------|--------------------|----------------------------|-----------------------------------|---------------------------------|------------------------------------------------------------------------------|------------------------|-----------------------------|
| a. Conventional Neighborhood Development |                                                 |                    |                            |                                   |                                 |                                                                              |                        |                             |
| Type of Lot                              | Conventional Neighborhood Development Standards |                    |                            |                                   |                                 |                                                                              |                        |                             |
|                                          | Density (maximum Dwelling Units/Upland acre)    | Lot Size (minimum) | Lot Width Range or Minimum | Front Yard Setback (minimum)      | Rear Yard Setback (minimum) [1] | Side Yard Setback (minimum) [2]                                              | Ridge Height (maximum) | Building Coverage (maximum) |
| Single Family Detached [9]               | 4                                               | n/a                | 100' or greater            | 25'                               | 25'                             | 10'                                                                          | 38'                    | 40%                         |
| Single Family Detached [9]               | 4                                               | n/a                | 70' x 100'                 | 25'                               | 25'                             | 7'                                                                           | 38'                    | 40%                         |
| Single Family Detached [9]               | 4                                               | n/a                | 60' x 70'                  | 20'                               | 20'                             | 5'                                                                           | 38'                    | 40%                         |
| Single Family Detached [9]               | 4<br>5                                          | n/a                | 40' x 60'                  | 15' main structure;<br>20' garage | 20'                             | One side: 3';<br>both sides: 10' (10' separation required between buildings) | 38'                    | 50%                         |
| Ratio                                    | 4                                               | n/a                | 40' x 60'                  | 15' main structure;<br>20' garage | 20'                             | One side: 3';<br>both sides: 10' (10' separation required between buildings) | 38'                    | 50%                         |
| Single Family Attached [3] [4] [5] [9]   | 10                                              | n/a                | 18'                        | 20'                               | 20'                             | Attached side: 0';<br>Corner unit: 12'                                       | 38'                    | -                           |
| Multi-Family [4] [6] [8] [9]             | 15                                              | n/a                | n/a                        | 15' main structure;<br>20' garage | 15'                             | 0' [2]                                                                       | 50'                    | -                           |

[1] An accessory structure shall not be located closer than 5' from the rear property line and cannot be located within a front yard setback. The side yard setback requirement for a pergola use shall also apply to accessory structures.

[2] For corner lots, the side yard setback adjacent to a street shall be the same as the front setback, which shall not be less than 15'.

[3] No more than six (6) attached dwelling units permitted within a building.

[4] At least two acres of land are required for multi-family residential. At least 20' shall be provided between buildings.

[5] At least 20' shall be provided between groups of buildings containing multiple units and at least 10' shall be provided between buildings containing a single unit.

[6] Where multi-family residential is a condominium or cooperative, and ownership only the building footprint, will access is provided through an access easement, the setback shall be 30' as measured from the access easement to the face of the building.

[7] Intentionally deleted.

[8] Building limited to a maximum of four (4) stories.

[9] Also applies to dwelling units that qualify as part of a Special Community, see 19.6 Amendment to GCR's for regulations related to Special Communities.

## 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 with uses related to each other in a harmonious fashion and to meet the needs of the community. Rarely do all of the properties within a Master Plan develop at the same time, and changes to the approved uses are expected as market conditions fluctuate. Such changes are not unusual as sites within the development are acquired and typically developed over the course of many years. The proposed amendments are 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 front and rear setback modifications requested should promote consistent streetscape character and simplify overall setback requirements for current and future development.

## 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.



Ken Gorski

Senior Planner for Development Services

Chatham County – Savannah Metropolitan Planning Commission