



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: SEPTEMBER 22, 2020

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Proposed text amendment to the New Hampstead Planned Development

Re: Amendments to Sections 8-3273(1)(a) Footnote 5 and 8-3363(33)

Applicant: New Hampstead Holdings LLC.

Agent: Rob Brannen

File No. 20-004023-ZA

MPC ACTION:

Approval of the request to amend the New Hampstead Planned Development as outlined in Exhibit A.

MPC STAFF RECOMMENDATION:

Approval of the request to amend the New Hampstead Planned Development as outlined in Exhibit A.

MEMBERS PRESENT: 10 + Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Branch Cook Coles Jarrett Milton Noha Parker Suthers Woiwode Welch		Ervin Smith Monahan Manigault

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: September 22, 2020

SUBJECT: Proposed text amendment to the New Hampstead Planned Development

Re: Amendments to Sections 8-3273(1)(a) Footnote 5 and 8-3363(33)
Applicant: New Hampstead Holdings LLC.
Agent: Rob Brannen
File No. 20-004023-ZA

Marcus Lotson MPC Project Planner

ISSUE:

A proposal to amend the New Hampstead Planned Development text, relative to the definition of multifamily dwelling and separation standards for a proposed housing type. (**See Exhibit A for proposed text**).

BACKGROUND:

New Hampstead is a Planned Development (PD) located in the western portion of Chatham County within the corporate limits of the City of Savannah. A Planned Development is a master planning document created by action of the governing body and the standards that are adopted apply only to the properties within the boundaries of the planned area. Therefore, any changes are required to be adopted by the governing body and do not affect other properties which are regulated by the general zoning ordinance.

The New Hampstead Master Plan and zoning map were approved by the Metropolitan Planning Commission and the Mayor and Aldermen in 2005. A number of parcels have been developed and others are currently under development within the PD. The New Hampstead Planned Development is an ordinance, but it only governs the properties in the planned area.

PURPOSE:

The proposed amendments are intended to allow a new housing type currently not permitted within the regulations of the New Hampstead Planned Development. The housing type is a detached multifamily product designed as individual dwelling units on a single parcel of land. The intent of the housing type is to provide a for rent product in which the owner / developer is responsible for

maintenance, security, common areas and amenities as is typically found in a standard multi-family development. The current definition for multi-family requires that units be attached, the proposed change would permit them to be detached. If adopted, the change would only apply to properties designated for multi-family use within the boundaries of the New Hampstead Planned Development.

Section 8-3336(33)

“Dwelling, Multi-Family. A building with multiple dwelling units. Units may have either private or shared access. Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof.”

FINDINGS:

1. The current definition for multi-family residential in the New Hampstead Planned Development requires that these dwelling types be a “building with multiple dwelling units.” This language prohibits the opportunity to establish a multi-family development that features detached structures on a single common property. The petitioner is proposing to amend the text to permit cottage apartment homes that are essentially single family detached residences, but not developed on individual lots. This housing type includes common area and amenities managed and maintained by the owner /developer.
2. The New Hampstead Planned Development was adopted in 2005. A number of changes have come about over the past 15 years to address changing trends in housing. Because planned communities build out over a course of years, these types of amendments are not uncommon.
3. The proposed changes, if adopted, would only apply to properties within the New Hampstead community and would not permit a specific development, but would allow an applicant to seek approval of such a development pursuant to the remaining regulatory standards for multi-family. In addition, such a development would only be allowed on property designated on the New Hampstead Master Plan for multi-family residential. The remaining standards for multi-family residential would also apply including height, parking, buffers, and density.

POLICY ANALYSIS:

Master plans should be flexible enough to address market demands and changing economies. The proposed housing type was not a common type when the New Hampstead PD was adopted. There were no restrictions on known housing types when the PD was adopted. It allows single family detached, single family attached (townhomes), multi-family and mixed use residential. The current proposed type was simply not contemplated at the time. If approved, the proposed amendments would not be a significant change to the previously approved land use plan and therefore would not be detrimental to the properties within the New Hampstead development, or to properties within the general vicinity.

ALTERNATIVES:

1. Recommend approval to amend the New Hampstead PD as outlined.
2. Recommend denial of the amendment.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request to amend the New Hampstead Planned Development as outlined in Exhibit A.

EXHIBIT "A"

Proposed Amendments

The proposed amendments below allow for a new multi-family dwelling unit product consisting of multiple buildings, each containing a separate rental unit, all of which are located on a single parcel of land (see pictures attached at Exhibit "B"). Accordingly, the proposed text of the amendment is as follows:

1. Section 8-3273(1)(a), Footnote 5 is deleted in its entirety and replaced with the following to add the bolded language:

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

2. Section 8-3336(33) is deleted in its entirety and replaced with the following to add the bolded language:

 "(33) ***Dwelling, Multi-Family.*** A building with multiple dwelling units. **Alternatively, multiple buildings with a single or multiple dwelling units in each building, all of which are located on a single parcel of land.** Units may have either private or shared access. Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof."

EXHIBIT "B"

New Multi-Family Dwelling Units





