



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

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## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:**           OCTOBER 30, 2018

**TO:**             THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:**          METROPOLITAN PLANNING COMMISSION

**SUBJECT:**       MPC RECOMMENDATION

**PETITION REFERENCED:**

**New Hampstead PUD**  
**PIN(s): See Attached Document**  
**Aldermanic District 5 – Shabazz**  
**County Commission District 7 - Kicklighter**  
**4,250 acres – Entire New Hampstead PUD**  
**New Hampstead PUD Zoning District**  
**Figure 8 LLC, Owners**  
**Rob Brannen, Agent**  
**MPC File No. 18-005271-ZA**

**MPC ACTION:**

**Approval** to amend the New Hampstead PUD and master plan, as outlined in the staff report.

**MPC STAFF RECOMMENDATION:**

**Approval** to amend the New Hampstead PUD and master plan, as outlined in the staff report.

**MEMBERS PRESENT:** 11 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Travis Coles	Joseph Welch
Ellis Cook	Tom Woiwode
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Eula Parker	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Cook Coles Jarrett Manigault Milton Noha Parker Smith Suthers Woiwode Welch		Branch Hernandez

Respectfully submitted,



Melanie Wilson  
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council  
Brooks Stillwell, City Attorney  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections





## Chatham County - Savannah Metropolitan Planning Commission

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### October 30, 2018 Regular MPC Meeting

#### **Title**

MASTER PLAN AMENDMENT / PUD | New Hampstead Planned Unit Development | MPC File No: 18-005515-ZA

#### **Description**

New Hampstead PUD  
PIN(s): See Attached Document  
Aldermanic District 5 – Shabazz  
4,250 acres – Entire New Hampstead PUD  
New Hampstead PUD Zoning District  
Figure 8 LLC, Owners  
Rob Brannen, Agent  
MPC Project Planner: Marcus Lotson

#### **Recommendation**

Staff recommendation will be provided at the hearing.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 🔗 [Approved New Hampstead PUD and Master Plan.pdf](#)
- 🔗 [9 18 18 NH\\_Preliminary-Concept-MP\\_LAND-USE\\_2018-09-18.pdf](#)
- 🔗 [Definition - Community Recreation.pdf](#)
- 🔗 [PIN Numbers.pdf](#)
- 🔗 [10-30-18 Staff Report NEW HAMPSTEAD AMENDED MASTER PLAN.pdf](#)



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

**TO: The Mayor and Aldermen, City of Savannah**

**FROM: The Planning Commission**

**DATE: October 30, 2018**

**SUBJECT: New Hampstead PUD  
PIN(s): See Attached Document  
Aldermanic District 5 – Shabazz  
County Commission District 7 - Kicklighter  
4,250 acres – Entire New Hampstead PUD  
New Hampstead PUD Zoning District  
Figure 8 LLC, Owners  
Rob Brannen, Agent**

**Marcus Lotson, MPC Project Planner**

**Report Status: Council Report**

**Nature of Request**

The petitioner is requesting approval of an amended New Hampstead PUD and Master Plan. New Hampstead is a Planned Development located between Fort Argyle Road and Little Neck Road west of Bush Road within a New Hampstead PUD (New Hampstead Planned Unit Development) zoning district. No variances are requested.

**Facts and Findings**

1. **Public Notification:** As required, written notification of the request was sent to all property owners within 300 feet, signs were posted within the PUD boundaries identifying the request. In addition, a public meeting was held on October 22, 2018 where the petitioner explained the proposed amendments to the master plan. Approximately 50 attendees were present.
2. **Background:** New Hampstead is a planned development located in the western portion of Chatham County within the corporate limits of the City of Savannah. The New Hampstead Master Plan and zoning map were approved by the Metropolitan Planning Commission and the Mayor and Aldermen in 2005. On September 22, 2010, International Paper Realty Corporation sold the New Hampstead development to Figure 8 Georgia, LLC which is now the legal Master Developer.
3. **Purpose:** The purpose of the proposed amendments is to make text changes to reflect the renaming of certain areas on the master plan and to rearrange existing approved uses to

3. **Purpose:** The purpose of the proposed amendments is to make text changes to reflect the renaming of certain areas on the master plan and to rearrange existing approved uses to accommodate the most likely development pattern. No new uses are proposed, and no variances are requested.
  
4. **Proposed Text Changes:** The proposed changes to the text are as follows:
  - The “**Public Park**” designation has been changed to “**Park**”. There may be a combination of public and private parks depending on which areas the City of Savannah accepts through dedication.
  
  - The “**Highway 204 Commercial**” designation has been changed to “**Commercial**”. This is proposed because all the proposed commercial may not abut Highway 204.

Existing

<b>Land Classifications, Zoning Classifications and Tracts</b>		
<b>Master Plan Land Classification</b>	<b>Zoning District</b>	<b>Tracts Encompassed</b>
Residential	R	R-1 through R-14
Highway 204 Commercial	C	C-1 through C-2
New Hampstead Village	VIL	VIL-1 through VIL-3
Multifamily	MF	MF-1 through MF-3
Institutional	I	I-1 through I-5
School	SC	SC
Public Park	P	P
Municipal Service	MS	MS-1 through MS-3

Proposed Amendments

<b>Land Classifications, Zoning Classifications and Tracts</b>		
<b>Master Plan Land Classification</b>	<b>Zoning District</b>	<b>Tracts Encompassed</b>
Residential	R	R-1, R-2, R-3, R3A, R-4, R-5A, R-5B, R-6, R-7, R-8, R-9, R-13, R-14, R-14A, R-14B, R-15
Commercial	C	C-1, C-2, C-6, C-7, C-8
New Hampstead Village	VIL	Vil-1, Vil-2A, Vil-2B, Vil-2C and Vil-3
Multifamily	MF	MF-2, MF-4, MF-5
Institutional	I	I-7
School	SC	SC
Park	P	P
Municipal Service	MS	MS-2-7

Existing

Zoning District	Master Plan Land Classification	Tracts Encompassed
R	Residential	R-1 through R-14
C	Highway 204 Commercial	C-1 through C-2
VIL	New Hampstead Village	VIL-1 through VIL-3
MF	Multifamily	MF-1 through MF-3
I	Institutional	I-1 through I-5
SC	School	SC
P	Public Park	P
MS	Municipal Service	MS-1 through MS-3

Proposed Amendments

Zoning District	Master Plan Land Classification	Tracts Encompassed
R	Residential	R-1, R-2, R-3, R-3A, R-4, R-5A, R-5B, R-6, R-7, R-8, R-9, R-13, R-14, R-14A, R-14B, R-15
C	Commercial	C-1, C-2, C-6, C-7, C-8
VIL	New Hampstead Village	Vil-1, Vil-2A, Vil-2B, Vil-2C and Vil-3
MF	Multifamily	MF-2, MF-4, MF-5
I	Institutional	I-7
SC	School	SC
P	Park	P
MS	Municipal Service	MS-2-7

5. **Proposed Map Changes:** The proposed changes to the map are as follows:

- Conversion of 863.26 acres of single family residential, institutional, multi-family and village areas to parks. These areas were submitted to a conservation easement and are labeled as “**P Nature Preserve**” on the Master Plan.
- Relocation of the village area westward outside of the new parks, labeled **Vil-1, Vil-2A, Vil-2B, Vil-2C and Vil-3**.
- Conversion of multi-family parcel on Ga Hwy 204 to single family residential, labeled **R-3A**, and conversion of institutional parcel across the street to multi-family labeled **MF-4**.
- Conversion of single family residential parcel on High Gate Boulevard to commercial, labeled **C-6**.
- Conversion from institutional and residential to commercial of parcel labeled **C-7** on Little Neck Road.
- Conversion from single family residential and institutional to multi-family and commercial of parcels labeled **MF-5** and **C-8** on Little Neck Road.

- Conversion from single family residential to institutional of parcel labeled **I-7** on Little Neck Road.
6. **Revised Development Data:** The proposed amended New Hampstead PUD and master plan will result in a net decrease in dwelling units. The currently approved dwelling unit maximum of 11,275 is reduced to approximately 9,800 based on the proposed changes. The petitioner has indicated that actual buildout will likely not exceed 9,500.
  7. **Public Services and Facilities:** The property will be served by the Savannah Police Department, Savannah Fire and Emergency Services and by City water and sewer. Several sites have been identified on the Master Plan to house city services and infrastructure.
  8. **Summary:** The requested New Hampstead PUD Master Plan amendments include an overall reduction in residential dwelling units, and a reorientation of some of the other approved uses. No new uses are proposed. 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.

**RECOMMENDATION:**

The Planning Commission recommends **approval** to the Mayor and Aldermen of the City of Savannah that the New Hampstead PUD and master plan be amended as outlined.

PIN NUMBERS

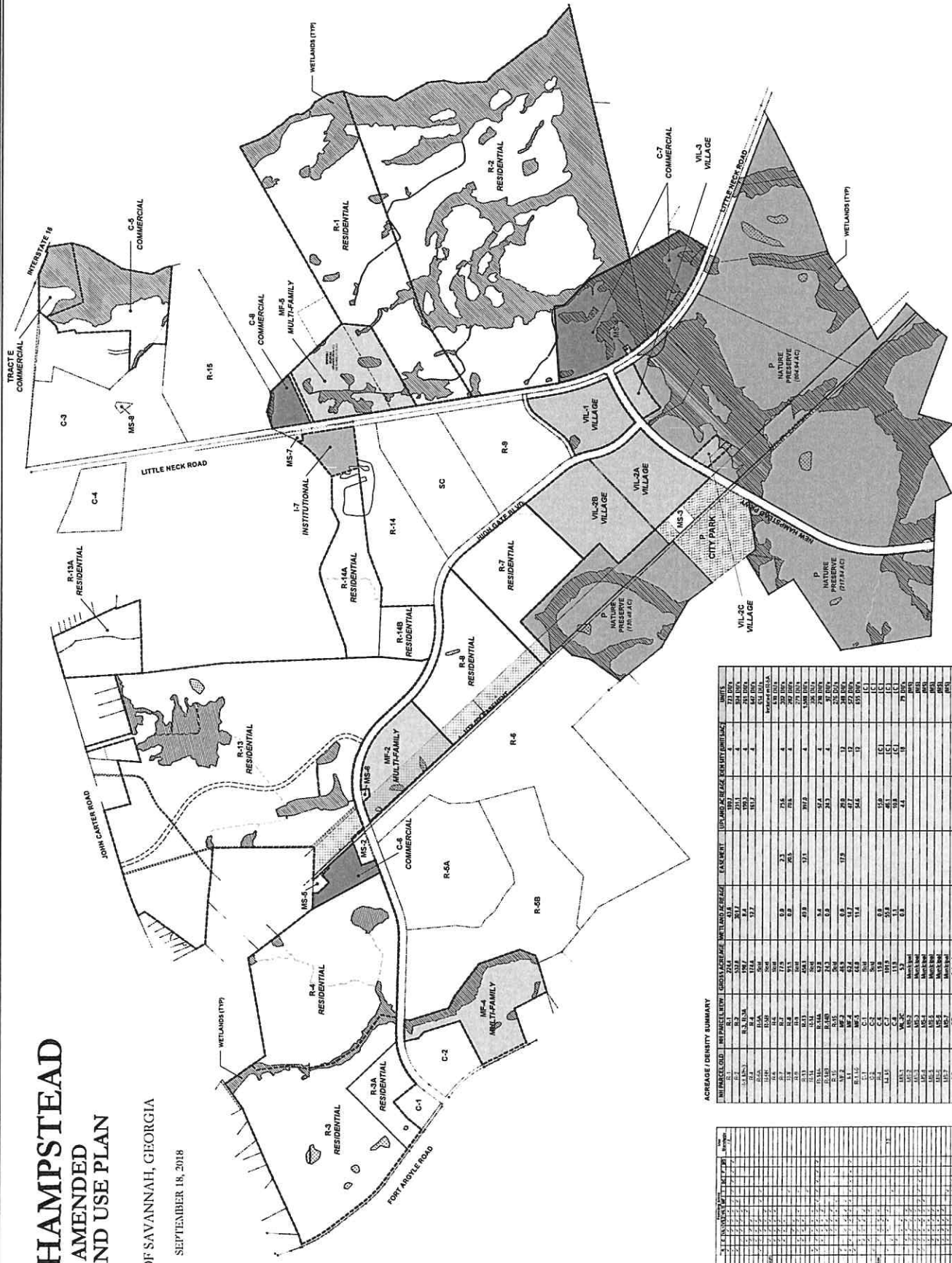
NH PARCEL #	PARCEL #	PIN #
R-1	R-1	2-1024-01-001
R-2	R-2	2-1024-01-001
R-3	R-3	2-1047-03-010
MF-3	R-3A	2-1047-03-021
R-4	R-4	5.7
R-5A	R-5A	2-1047-03-031
R-5B	R-5B	2-1047-03-032
R-6	R-6	2-1047-03-011
R-7	R-7	2-1047-03-002
R-8	R-8	2-1047-03-002
R-9	R-9	2-1047-03-012
R-10	none	2-1047-03-007
R-13	R-13	2-1047-03-008
R-14	R-14	2-1047-03-014
R-14A	R-14A	2-1047-03-024
R-14B	R-14B	2-1047-03-002
R-15	R-15	2-1024-01-006
MF-2	MF-2	2-1047-03-019
I-1	MF-4	2-1047-03-025
I-2	none	2-1047-03-002
	I-2 to Esmt C	2-1047-03-002
I-3	none	2-1047-03-002
	I-3 to Esmt C	2-1047-03-002
R-1 (part of), I-6	MF-5	2-1024-01-003
C-1	C-1	2-1047-03-022
C-2	C-2	2-1047-03-023
R-4 (part of)	C-6	2-1047-03-10
I-4, I-5	C-7	2-1024-01-001
R-1	I-6	2-1024-01-003
MS-1	VIL 2-C	2-1047-03-002
MS-2	MS-2	2-1047-01-030
MS-3	MS-3	2-1047-03-029
MS-4	MS-4	2-1024-01-004
MS-5	MS-5	2-1047-03-026
MS-6	MS-6	2-1047-03-020
MS-7	MS-7	2-1024-03-027
MS-8	MS-8	8-1039-01-025
SC	SC	2-1047-03-013
R-14A (part of)	I-7	2-1047-03-024
VIL-1	VIL-1	2-1047-03-016
VIL-2, MF-1, R-7	VIL-2A, VIL-2B	2-1047-03-017;
VIL-3	VIL-3	2-1047-03-018
P	City Park	2-1047-03-034
R-10/11/12 I-2	P-1(P), P-2(P)	2-1047-03-002;1-1047-03-004;2-1047-03-005; 2-1047-03-006; 2-1047-03-007



# NEW HAMPSTEAD AMENDED LAND USE PLAN

CITY OF SAVANNAH, GEORGIA

SEPTEMBER 18, 2018



NOTE: THIS MAP SHOWS THE BASE ZONING FOR THE PROJECT AREA. THE ZONING FOR THE PROJECT AREA IS SUBJECT TO THE CITY OF SAVANNAH'S ZONING ORDINANCE. THE ZONING FOR THE PROJECT AREA IS SUBJECT TO THE CITY OF SAVANNAH'S ZONING ORDINANCE. THE ZONING FOR THE PROJECT AREA IS SUBJECT TO THE CITY OF SAVANNAH'S ZONING ORDINANCE.

Symbol	Description
(Symbol)	Wetlands (W)
(Symbol)	Wetlands (W) (Typical)
(Symbol)	Wetlands (W) (Typical)
(Symbol)	Wetlands (W) (Typical)

ALLOWED LAND USE MATRIX

Zone	Residential Single-Family	Residential Medium-Density	Residential High-Density	Commercial	Multi-Family	Institutional	Village	Nature Preserve
R-1	Yes	No	No	No	No	No	No	No
R-2	Yes	Yes	No	No	No	No	No	No
R-3	Yes	Yes	Yes	No	No	No	No	No
R-4	Yes	Yes	Yes	Yes	Yes	No	No	No
R-5	Yes	Yes	Yes	Yes	Yes	No	No	No
R-6	Yes	Yes	Yes	Yes	Yes	No	No	No
R-7	Yes	Yes	Yes	Yes	Yes	No	No	No
R-8	Yes	Yes	Yes	Yes	Yes	No	No	No
R-9	Yes	Yes	Yes	Yes	Yes	No	No	No
R-10	Yes	Yes	Yes	Yes	Yes	No	No	No
R-11	Yes	Yes	Yes	Yes	Yes	No	No	No
R-12	Yes	Yes	Yes	Yes	Yes	No	No	No
R-13	Yes	Yes	Yes	Yes	Yes	No	No	No
R-14	Yes	Yes	Yes	Yes	Yes	No	No	No
R-15	Yes	Yes	Yes	Yes	Yes	No	No	No
C-1	No	No	No	Yes	No	No	No	No
C-2	No	No	No	Yes	No	No	No	No
C-3	No	No	No	Yes	No	No	No	No
C-4	No	No	No	Yes	No	No	No	No
C-5	No	No	No	Yes	No	No	No	No
C-6	No	No	No	Yes	No	No	No	No
C-7	No	No	No	Yes	No	No	No	No
C-8	No	No	No	Yes	No	No	No	No
MF-1	No	No	No	Yes	Yes	No	No	No
MF-2	No	No	No	Yes	Yes	No	No	No
MF-3	No	No	No	Yes	Yes	No	No	No
MF-4	No	No	No	Yes	Yes	No	No	No
MF-5	No	No	No	Yes	Yes	No	No	No
I-1	No	No	No	No	No	Yes	No	No
I-2	No	No	No	No	No	Yes	No	No
VIL-1	No	No	No	No	No	No	Yes	No
VIL-2	No	No	No	No	No	No	Yes	No
VIL-3	No	No	No	No	No	No	Yes	No
NP-1	No	No	No	No	No	No	Yes	Yes
NP-2	No	No	No	No	No	No	Yes	Yes
NP-3	No	No	No	No	No	No	Yes	Yes

ACREAGE / DENSITY SUMMARY

LAND USE CODE	AREA (ACRES)	WETLANDS (ACRES)	NET AREA (ACRES)	DENSITY (UNITS/ACRE)	TOTAL UNITS
R-1	10.0	0.0	10.0	1.0	10.0
R-2	10.0	0.0	10.0	1.0	10.0
R-3	10.0	0.0	10.0	1.0	10.0
R-4	10.0	0.0	10.0	1.0	10.0
R-5	10.0	0.0	10.0	1.0	10.0
R-6	10.0	0.0	10.0	1.0	10.0
R-7	10.0	0.0	10.0	1.0	10.0
R-8	10.0	0.0	10.0	1.0	10.0
R-9	10.0	0.0	10.0	1.0	10.0
R-10	10.0	0.0	10.0	1.0	10.0
R-11	10.0	0.0	10.0	1.0	10.0
R-12	10.0	0.0	10.0	1.0	10.0
R-13	10.0	0.0	10.0	1.0	10.0
R-14	10.0	0.0	10.0	1.0	10.0
R-15	10.0	0.0	10.0	1.0	10.0
C-1	10.0	0.0	10.0	1.0	10.0
C-2	10.0	0.0	10.0	1.0	10.0
C-3	10.0	0.0	10.0	1.0	10.0
C-4	10.0	0.0	10.0	1.0	10.0
C-5	10.0	0.0	10.0	1.0	10.0
C-6	10.0	0.0	10.0	1.0	10.0
C-7	10.0	0.0	10.0	1.0	10.0
C-8	10.0	0.0	10.0	1.0	10.0
MF-1	10.0	0.0	10.0	1.0	10.0
MF-2	10.0	0.0	10.0	1.0	10.0
MF-3	10.0	0.0	10.0	1.0	10.0
MF-4	10.0	0.0	10.0	1.0	10.0
MF-5	10.0	0.0	10.0	1.0	10.0
I-1	10.0	0.0	10.0	1.0	10.0
I-2	10.0	0.0	10.0	1.0	10.0
VIL-1	10.0	0.0	10.0	1.0	10.0
VIL-2	10.0	0.0	10.0	1.0	10.0
VIL-3	10.0	0.0	10.0	1.0	10.0
NP-1	10.0	0.0	10.0	1.0	10.0
NP-2	10.0	0.0	10.0	1.0	10.0
NP-3	10.0	0.0	10.0	1.0	10.0
TOTAL	150.0	0.0	150.0	1.0	150.0