



**DECISION**  
**Major Subdivision – Final Plat**  
**File No. 25-005930-SUBP**  
**February 17, 2026**

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**The Pines, Phase 5B (Tract R-3, R-3A)**  
**New Hampstead**  
**3400 Highgate Blvd - Intersection of Highgate Blvd and Highway 204**  
**34.64 Acres – 107 Lots**  
**PIN: 21047 03044**  
**Thomas and Hutton – Roby Morgan, Surveyor | TJ Behm, Agent**  
**Forestar (USA) Real Estate Group, Inc., Property Owner**  
**MPC Project Planner: Edward Morrow**

**Nature of Request**

The Petitioner is requesting approval of a Final Plat for a major residential subdivision to be located on the north side of Fort Argyle Road and the west side of Highgate Boulevard within a PD – Planned Development (New Hampstead) zoning district. The Pines occupies Tracts R-3 and R-3A. The subdivision, Phase 5B, consists of 107 conventional single-family lots, and has been approved by the New Hampstead Development Review Committee as required by New Hampstead’s governing text.

**Findings**

1. The purpose of the proposed subdivision is to divide a 36.64-acre tract of land to create 107 single-family home lots. The proposed subdivision will constitute phase 5B of The Pines at New Hampstead Subdivision.
2. The proposed Final Plat is consistent with the revised New Hampstead Master Plan for Tracts R-3 and R-3A approved by the Planning Commission on April 1, 2025 (25-001303-ZA).
3. This tract is designated as *residential* on the approved New Hampstead Master Plan (23-004262-ZA, approved May 22, 2025). The permitted principal use dwelling types within this designation include single-family detached and single-family attached units.
4. All lots and common area within the proposed subdivision will have access via internal rights of way (Chickadee Street, Chipmunk Lane, Skylark Road, Persimmon Street, Lacebark Road, Siskin Road, Turpentine Trail, Coneflower Road, and Bergamot Road). All proposed roads will be paved public streets with a minimum 60-foot right-of-way and will have primary access back to Fort Argyle Road through previously dedicated rights of way.
5. All lots will comply with the minimum development standards of the approved New Hampstead Master Plan.

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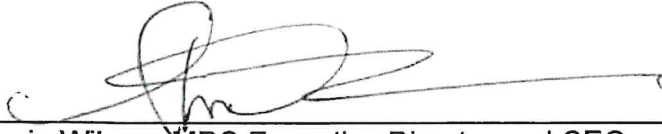
6. All lots within the proposed subdivision development will be served by the City of Savannah water and sanitary sewer services.
7. The stormwater generated by the proposed development will be accommodated by detention ponds located throughout the proposed subdivision. Also, the delineated wetlands will help to mitigate stormwater. A Drainage Plan for the proposed development was approved by the City Stormwater Engineer in conjunction with the approval of the Specific Development Plan.
8. Sidewalks are required and will be installed along both sides of all streets within this subdivision.
9. Development Timeline:

2019	19-003015-PLAN	Master Plan (Original)	528 Units Total
2021	21-002093-SUBP	Phase 1	61 Lots
2021	21-002707-SUBP	Phase 2	48 Lots
2022	22-000357-SUBP	Phases 3 & 4	93 Lots
2025	25-001303-ZA	Master Plan Amendment	564 Units Total
2025	25-005364-SUBP	Phase 5A	36 Lots
2026	25-005930-SUBP	Phase 5B	107 Lots
Future Development Anticipated			<i>219 Units remaining</i>

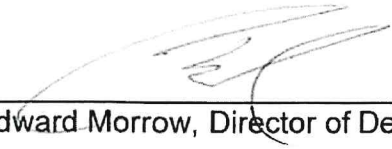


**DECISION**

The Planning Commission **approves** of the proposed Major Subdivision and Final Plat.

A handwritten signature in black ink, appearing to read 'Melanie Wilson', written over a horizontal line.

Melanie Wilson, MPC Executive Director and CEO

A handwritten signature in black ink, appearing to read 'Edward Morrow', written over a horizontal line.

Edward Morrow, Director of Development Services/Current Planning