



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

DECISION

DATE: July 15, 2025
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Minor Master Plan Amendment

PETITION REFERENCED:

Owner: Chad Zittrouer
Agent: Augusta Transport & Land Clearing, Inc.
Address: Highlands Blvd
Alderman District: 5 – Dr. Estella Shabazz
County Commission District: 7 – Dean Kicklighter
Property Identification Number: 21047 03012
Petition File Number: 25-002883-ZA

MPC DECISION:

The Planning Commission **approves** the request to adopt an amended Specific Master Plan for Tract R-9 within the New Hampstead PD.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to adopt an amended Specific Master Plan for Tract R-9 within the New Hampstead PD.

MEMBERS PRESENT: 9

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Karen Jarrett – Chairwoman
Jeff Notrica
Stephen Plunk
Joseph Welch
Amanda Wilson
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (7-2)

APPROVAL Votes: 7	DENIAL Votes: 2	ABSENT	Abstain	Recused
Boles Coles Notrica Plunk Welch Wilson Woiwode	Amick Jarrett	Ervin Kaigler Melder Ross Stephens		



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

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



**Decision
Minor Master Plan Amendment
MPC File No. 25-002883-ZA
July 15, 2025**

From: The Planning Commission

New Hampstead Tract R-9, Highlands Boulevard

PIN(s): 21047 03012

Aldermanic District 5 – Dr. Estella Shabazz

County Commission District 7 – Dean Kicklighter

Project Acres: 69.72 acres (Total Tract Area)

**MPC Ref. File No.(s): M-061005-43010-2, M-061005-43110-2, Z-050428-41936-2,
Z-050914-52629-2, 23-004262-ZA**

Property Owner: Augusta Transport & Land Clearing, Inc.

Agent: Chad Zittrouer – Kern & Co. LLC

MPC Project Planner: Melanie Wilson, Executive Director and CEO

Nature of Request

The Petitioner requests approval of a minor amendment to the General Master Plan for tract R-9 within the New Hampstead PD. The current Specific Master Plan for Tracts R-9 and R-14 (2006) reflects development consistent with that proposed under a previous New Hampstead General Master Plan. The proposed updated Specific Master Plan is consistent with the uses, dwelling unit allocation and standards within the newly adopted New Hampstead PD.

The development will consist of 144 single-family detached home lots ranging in width from 50 feet to 70 feet, with an overall density of approximately 4 dwelling units per acre.

Findings

Zoning History

The subject parcel is part of the 4,045 acre tract originally zoned as part of the New Hampstead Planned development in 2005 (Z-050428-41936-2). The most current General Master Plan and development standards were approved by Savannah City Council in 2025 (23-004262-ZA).

Site

The subject property consists of approximately 69.72 acres and is currently zoned PD (Planned Development).

Public Notice

A letter describing the proposed amendments along with information regarding the upcoming public hearing was provided in accordance with the notification requirements of the Zoning Ordinance. Staff have received no public comment regarding this Petition at the time of writing this report.

Existing Development

1. **Access:** The updated plan shifts access from Little Neck Road to Highgate Boulevard, internal to the New Hampstead PD.
2. **Parking:** According to the development standards approved in 2025, two off street parking spaces are required for each single-family dwelling. All proposed uses shall conform with established parking standards for the PD.
3. **Water and Sewer:** Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable reviewing departments.
4. **Drainage:** The New Hampstead PD is served by City of Savannah Stormwater infrastructure within the Highgate Blvd right of way. Additionally, 19.36 acres of wetlands, wetlands buffers and use buffers have been retained. Per plan annotations, USACE permitted the site in September 2015 (permit# SAS-2015-00571).
5. **Open Space:** The plan indicates 9.5 acres of open space for the development, with two dedicated amenity areas of 1.4 and 1.7 acres.



Decision

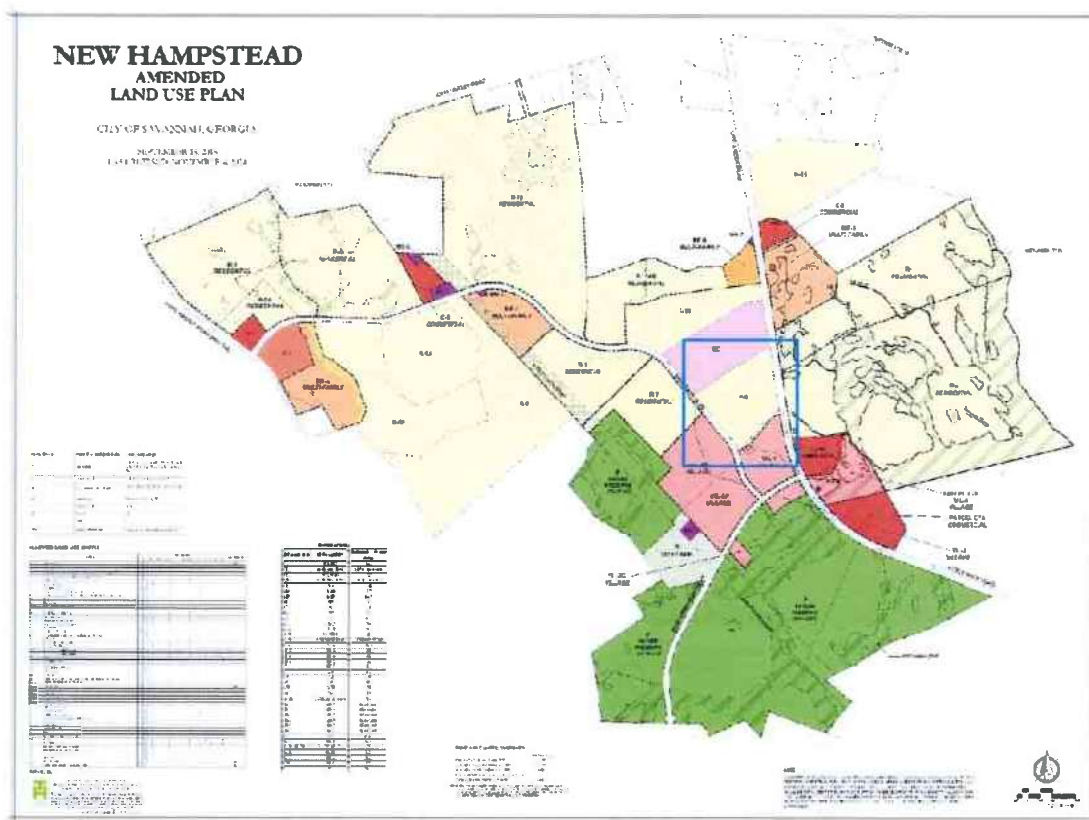
The Planning Commission **approves** the request to adopt an amended Specific Master Plan for Tract R-9 within the New Hampstead PD.



Melanie Wilson, MPC Executive Director and CEO



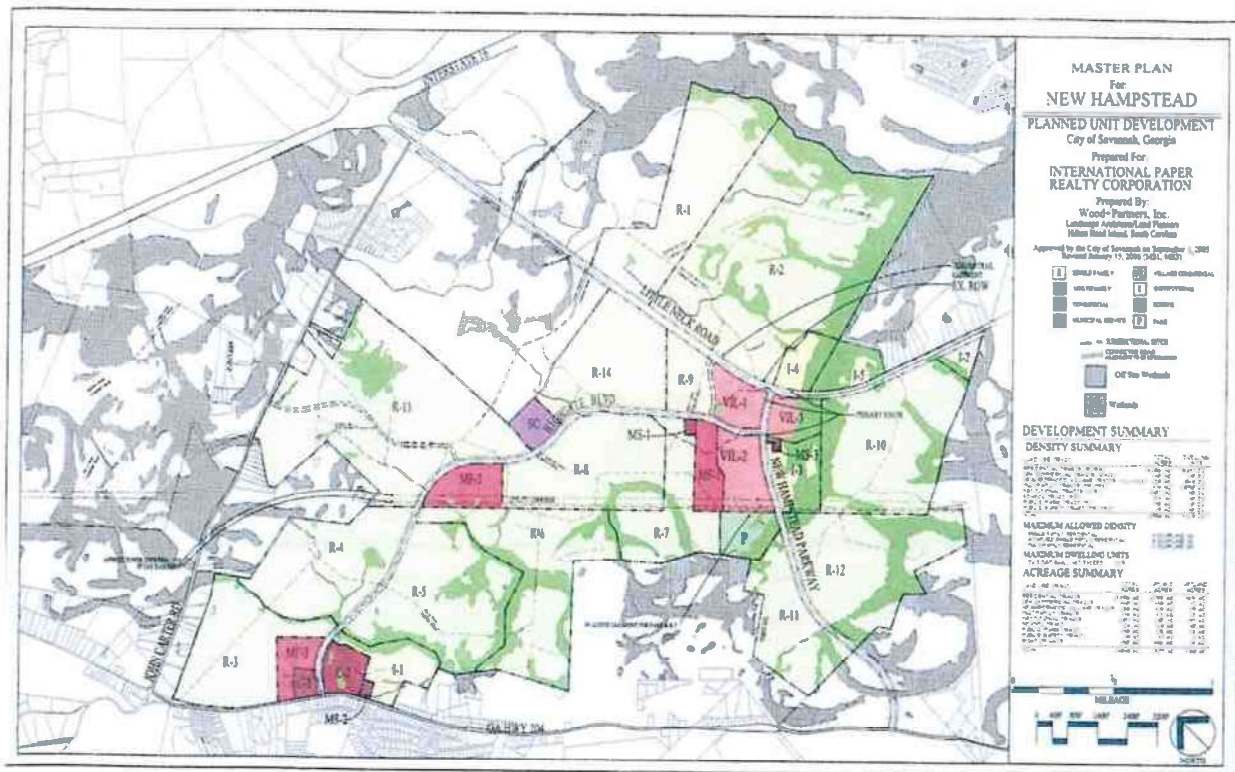
Edward Morrow, Director of Development Services/Current Planning



Current New Hampstead Master Plan (adopted 2025)



2006 Specific Master Plan for Tracts R-9 and R-14



General Master Plan at time of 2006 Specific Master Plan adoption