



**DECISION**  
**Major Subdivision – Final Plat**  
**File No. 25-005364-SUBP**  
**December 16, 2025**

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**The Pines, Phase 5A (Tract R-3, R-3A)**  
**New Hampstead**  
**3400 Highgate Blvd - Intersection of Highgate Blvd and Highway 204**  
**10.67 Acres – 36 Lots**  
**PIN: 21047 03043**  
**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 single-family 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 has been approved by the New Hampstead Development Review Committee as required by the New Hampstead PUD.

**Findings**

1. The purpose of the proposed subdivision is to divide a portion of a 26.94-acre tract of land to create 36 single-family lots: 24 conventional and 12 attached SFH/townhomes. The proposed subdivision will be phase 5A 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-3 approved by the Planning Commission on April 1, 2025 (23-001303-ZA).
3. This tract is designated as *residential* on the approved New Hampstead Master Plan (2024). The permitted uses within this designation include single-family detached, single-family attached, and semi-attached dwelling units.
4. All lots and common area within the proposed subdivision will have access on either Chickadee Street, Turpentine Trail, Bergamot Road, Salvia Road or Coneflower Road. All proposed roads will be paved public streets with a minimum 60-foot right-of-way.
5. All lots will have a minimum development standard consistent with the approved New Hampstead Master Plan.
6. All lots within the proposed subdivision development will be served by the City of Savannah water and sanitary sewer services.

**The Pines, Phase 2**  
**3400 Highgate Boulevard**  
**File Number 22-000357-SUBP**  
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7. All lots within the proposed subdivision development will be served by the City of Savannah water and sanitary sewer services.
8. The stormwater generated by the proposed development will be accommodated through on site detention ponds located throughout the proposed subdivision. Also, the delineated wetlands will help to mitigate the 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.
9. Sidewalks are required and will be installed along both sides of all streets within this subdivision.

**Decision**

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



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Melanie Wilson, MPC Executive Director and CEO



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Edward Morrow, Director of Development Services/Current Planning