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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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## DECISION

**DATE:** March 10, 2026  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Major Subdivision

### PETITION REFERENCED:

**Agent:** TJ Behm, Thomas & Hutton, and Roby Morgan, Surveyor  
**Address:** 3400 Highgate Blvd- The Pines, Phase 6 (Parcel 3-A portion of Parcel 3)  
**Alderman District:** 5 – Dr. Estella Shabazz  
**County Commission District:** 7 – Dean Kicklighter  
**Property Identification Number:** 21047 03038  
**Petition File Number:** 25-005932-SUBP

### MPC DECISION:

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

### MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the proposed Major Subdivision Final Plat.

**MEMBERS PRESENT: 11**

Traci Amick  
Travis Coles – Chairman  
Jay Melder  
Karen Jarrett  
Jeff Notrica  
Dwayne Stephens  
Coren Ross  
Tom Woiwode – Vice Chair  
Joseph Welch  
Stephen Plunk  
Laureen Boles

**PLANNING COMMISSION VOTE: Approve Petitioners Request (11-0)**

<b>APPROVAL Votes: 11</b>	<b>DENIAL Votes:</b>	<b>ABSENT</b>	<b>Abstain</b>	<b>Recused</b>
Amick Coles Melder Plunk Ross Welch Jarrett Notrica Stephens Boles Woiwode		Wilson Kaigler Ervin		



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**  
**Major Subdivision – Final Plat**  
**File No. 25-005932-SUBP**  
**March 10, 2026**

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**The Pines, Phase 6 (Parcel 3-A portion of Parcel 3)**  
**New Hampstead**  
**3400 Highgate Blvd - Intersection of Highgate Blvd and Highway 204**  
**26.23 Acres – 119 Lots**  
**PIN: 21047 03038**  
**Thomas and Hutton – Roby Morgan, Surveyor | TJ Behm, Agent**  
**Forestar (USA) Real Estate Group, Inc., Property Owner**

**MPC Staff: Ken Gorski**

**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 south side of John Carter Road within a PD – Planned Development (New Hampstead) zoning district. The Pines occupies Tracts R-3 and R-3A. The subdivision, Phase 6, consists of 119 dwelling units, 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 26.23-acre tract of land to create 119 single-family attached homes within 21 buildings. The proposed subdivision will constitute phase 6 of The Pines at New Hampstead Subdivision.
2. This 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 (MPC File 25-001303-ZA).
3. This tract is designated as *R-3 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 areas within the proposed subdivision will have access via internal rights of way (Bergamot Road, Salvia Road, and Coneflower 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 or Highgate Boulevard through previously dedicated rights of way.

5. All lots will comply with the minimum development standards of 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.
7. The stormwater generated by the proposed development will be accommodated by multiple drainage easements throughout the proposed subdivision. Also, the large common areas and 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 all streets within this subdivision as prescribed by the New Hampstead PUD guidelines and requirements.
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
2026	25-005932-SUBP	Phase 6	119 Lots
Future Development Anticipated			<i>100 Units remaining</i>

