



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

**DATE:** April 22, 2025

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

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** PUD Text & Master Plan Amendment

**PETITION REFERENCED:**

**Owner:** New Hampstead Holdings, LLC

**Agent:** Robert Brannen, Attorney - Bouhan Falligant

**Address:** 2100 and 2501 Little Neck Rd

**Alderman District:** 5 - Dr. Estella Shabazz

**County Commission District:** 7 - Dean Kicklighter

**Property Identification Number:** 21024 01007 & 21047 03024

**Petition File Number:** 23-004262-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the requests to amend the PUD Ordinance and Final Master Plan for the New Hampstead PUD.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the requests to amend the PUD Ordinance and Final Master Plan for the New Hampstead PUD.

**MEMBERS PRESENT: 8**

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jeff Notrica  
Stephen Plunk  
Amanda Wilson

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (8-0)

APPROVAL Votes: 8	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Jarrett Kaigler Notrica Plunk Wilson		Ervin Melder Ross Stephens Welch Woiwode		



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



# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

---

*“Planning the Future, Respecting the Past”*

## Council Report

**To:** City Council

**From:** Planning Commission

**Date:** April 22, 2025

**Subject:** PUD Text & Master Plan Amendment

**Address:** 2100 and 2501 Little Neck Rd, Savannah, GA 31302

**PIN(s):** 21024 01007, 21047 03024

**Aldermanic District 5 –** Dr. Estella Shabazz

**County Commission District 7 –** Commissioner Dean Kicklighter

**Project Acres:** VIL-4 – 20 acres, MF-6 – 15.5 acres

**MPC Ref. File No.(s):** Z-050428-41936-2, Z-050914-52629-2 TEXT, Z-060901-30468-2 TEXT, 15-006653-ZA (Text), 18-005269-ZA-MAP, 18-005271-ZA-TEXT

**Property Owner:** New Hampstead Holdings, LLC

**Agent:** Robert Brannen, Attorney - Bouhan Falligant

**File Number:** 23-004262-ZA

### Nature of Request

The Petitioner seeks approval of an amendment to the New Hampstead Planned Unit Development Master Plan and Text (Ordinance).

1. Requested Master Plan Amendment proposes to reassign Parcel I-7 as MF-6, permitting apartments or townhomes, and to reallocate Parcel C-7 as C-7A and C7-B and VIL-4, allowing a mix of residential and commercial uses.
2. The proposed PUD Ordinance amendments include text and chart revisions that align with the current City of Savannah’s NEWZO. A summary of the amendments is provided below, and a separate document outlining the detailed text changes is appended to this report.
  - a. Conventional Neighborhood
    - i. Single Family Detached maximum units per net acre from 4 to 5;
    - ii. Single Family Attached maximum units per net acre from 8 to 10;
    - iii. Multi-Family maximum units per net acre from 12 to 15;
    - iv. Single Family Detached Lot width from 50’ to 40’

- v. Maximum Ridge Height from 35' to 38' for single family and 45' to 50' for multi-family
- b. Traditional Neighborhood (with rear lane for access and parking)
  - i. Single Family Detached maximum units per net acre from 4 to 5;
  - ii. Single Family Attached maximum units per net acre from 8 to 10;
  - iii. Lot width for detached from 40' to 30'
  - iv. Front building setback from 15' to 10'
  - v. Side building setback: Minimum of 20' between buildings
  - vi. Maximum Ridge Height from 35' to 38'
  - vii. 8 unit minimum per building changed to 6 units
- c. Village Neighborhood
  - i. 3 story maximum for commercial with 45' maximum height and 4 story maximum for any building that contains Dwelling Units with 50' maximum height.

The proposed amendments will be consistent with the existing general development scheme for New Hampstead and corresponds with the text amendment to the New Hampstead PUD currently under review by the City. The amendment reflects changing market conditions.

## **Background**

On September 1, 2005, the Mayor and Aldermen approved a Master Land Use Plan for New Hampstead as part of a rezoning petition (MPC File No. Z-050428-41936-2). This approval formally established New Hampstead, a 4,045-acre tract owned by International Paper, as a Planned Unit Development (PUD).

The approval included the following maximum density limits per gross acre:

- Single-family detached: 4 units per acre
- Single-family attached: 8 units per acre
- Multifamily: 12 units per acre

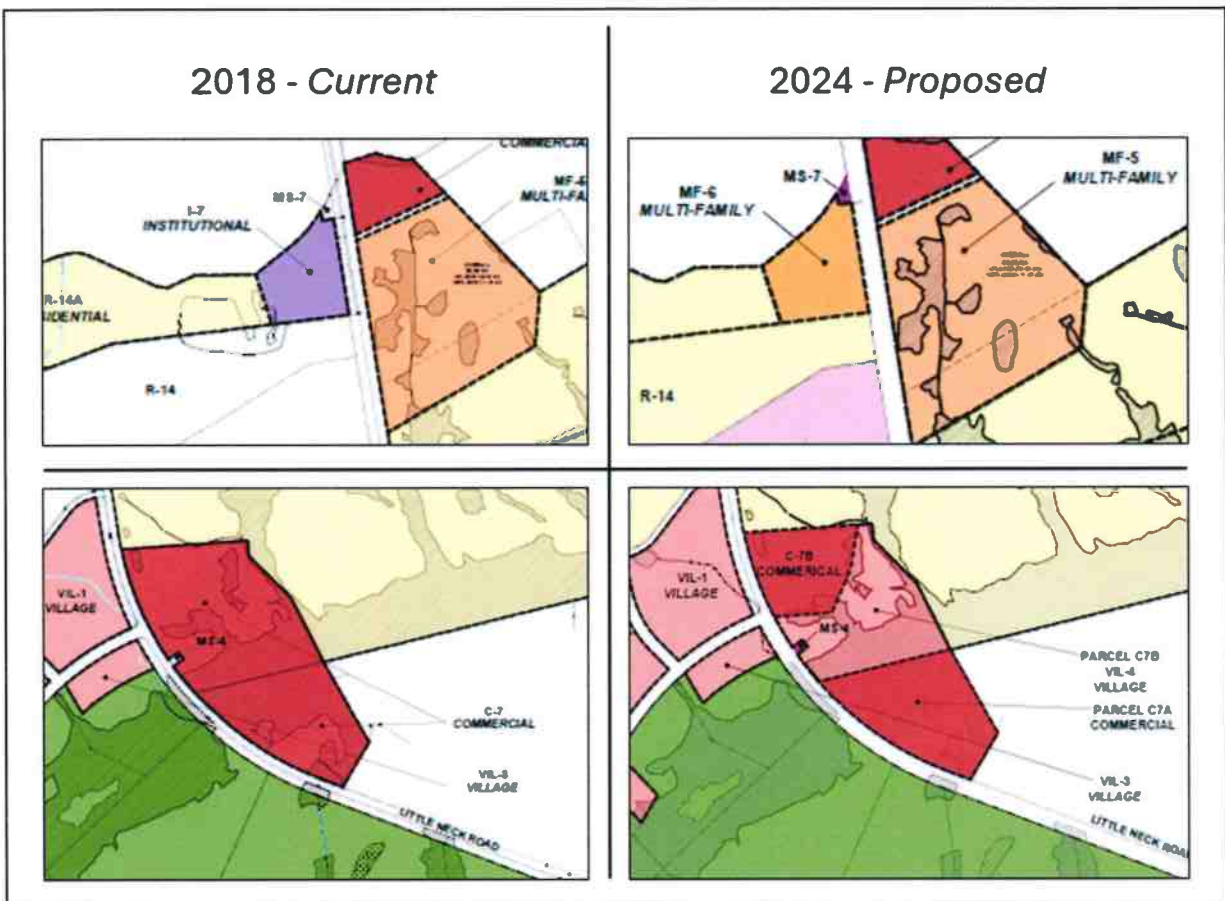
On September 22, 2010, International Paper Realty Corporation sold the New Hampstead development to Figure 8 Georgia, LLC.

Since the initial approval of the Master Plan in 2005, the Planned Unit Development (PUD) has undergone multiple amendments, including changes to the PUD ordinance and Master Plan, land use reassignments/reallocations, and annexations.

The most recent PUD Ordinance and Master Plan were approved in 2018. The original Master Plan projected a total dwelling unit count of approximately 11,275 dwelling units. However, subsequent revisions have reduced this number to approximately 9,816 dwelling units.

Originally initiated in 2023, the Petitioner sought to once again increase the total permitted unit count. The proposal was reviewed by Coastal Regional Commission as DRI [#4091](#). The request was ultimately continued by the MPC at its [September 12, 2023](#) meeting to permit the Petitioner time to address resident concerns raised during the hearing.

The Petitioner has chosen to proceed with updates to the Text and Map but has declined to request additional dwelling units at this time.



#### *Proposed Master Plan modifications*

*2501 Little Neck Rd – change Parcel I-7 to MF-6 to allow for apartments or townhomes*

*2100 Little Neck Rd – change Parcel C-7B to VIL-4 to allow for a mix of residences and commercial uses*

### **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.

### **Existing Development**

1. **Access:** Little Neck Road, New Hampstead Parkway, Highgate Boulevard and Fort Argyle roads serve as the principle means of circulation to and throughout the development. Circulation for individual development pods and required network improvements are evaluated upon submission of a site-specific final masterplan. The proposed modifications do not significantly alter the established circulation plan.

2. **Parking:** All parking shall comply with Section 9.3 “Off-Street Parking and Loading” of the Zoning Ordinance unless otherwise identified in the PUD ordinance approved in 2018.
3. **Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah. An amended Water and Sewer Agreement has been provided and has been attached to the associated agenda item.
4. **Drainage:** The stormwater management plan was previously approved by the City of Savannah. The proposed amendments will be reviewed again separately during Specific Site Development review and any additional stormwater controls will be required at that time.
5. **Open Space:** Open Space shall be maintained in accordance with the approved Master Plan and adopted development standards of the PD.

### **Findings**

1. **Purpose:** The primary purpose of the proposed amendment is to reassign the land uses previously approved for two existing parcels to include additional multifamily and mixed-use land area within the PD.
2. **Zoning District/Proposed Uses:** The site is currently zoned PD (Planned Development) on the zoning map. The land use designations permitted in a PD zoning district are subject to the approved Master Plan. No modifications to the PD text are proposed in association with this request and the proposed amended Master Plan is substantially consistent with the current Master Plan.
3. **Development Pattern:** The proposed Master Plan amendments will have minimal impact on the anticipated development pattern and provides for future development that is substantially similar in nature with that presently anticipated.
4. **Proposed Setbacks:** There are no proposed changes to the approved development standards for the PD.

### **Evaluation**

The adopted New Hampstead PD text details the process for Master Plan Amendment. Sec. 8-3241(1) distinguishes modifications regarded as ‘*Substantial*.’ The proposed changes are most accurately identified as constituting a substantial modification in that they will result in the establishment of a new multifamily dwelling site within the PD (1.e.)

#### **Sec. 8-3241. Modifications to Approved Master Plan**

Whenever an application is made to modify the approved Master Plan, the modification shall be classified as either a substantial or non-substantial modification.

- (1) **Substantial Modification.** Substantial modifications require approval of the Mayor and Aldermen. Notification of such modification shall follow the notification procedure in Article M of the Zoning Ordinance. The Metropolitan Planning Commission (MPC) shall make a recommendation to the Mayor and Aldermen.

The following criteria shall be used to identify a substantial modification:

- a. A change that would alter an approved land use classification except when there is a reduction in density or intensity.
- b. A change that would include a use not previously permitted.
- c. A change that would require an amendment to the PUD conditions approved by the Mayor and Aldermen.
- d. A change that would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall PUD.
- e. A change in the type, location or size (except a reduction in the number of units) of a multi-family land use in the PUD.
- f. A change to the phasing, if adopted, that would propose a land use in advance of the development it was designed to support.

### **Analysis**

Under the 2018 approved Master Plan, Parcel 1-7 is designated Institutional (I-7), while Parcel C-7B is designated Commercial (C-7B).

The Master Plan and PUD ordinance approved in 2018 allow multifamily development at a maximum density of 12 units per net acre, yielding up to 188 units at full buildout. The proposed text amendments would increase the maximum density to 15 units per net acre, accommodating up to 232 residential units at full buildout. Additionally, Village zoning permits a maximum residential density of 18 units per net acre, allowing for up to 360 units at full buildout.

These amendments align with the broader vision of the development and previous iterations of the Master Plan. They are not expected to negatively impact existing or future property owners and are intended to enhance the final product for end users. Given the often-prolonged timeline between Master Plan adoption and site plan approval, modifications of this nature are anticipated as part of the planning process.

### **Recommendation**

The Planning Commission recommends **approval** of the requests to amend the PUD Ordinance and Final Master Plan for the New Hampstead PUD.



## Appendix

### Approved land uses as of 2018

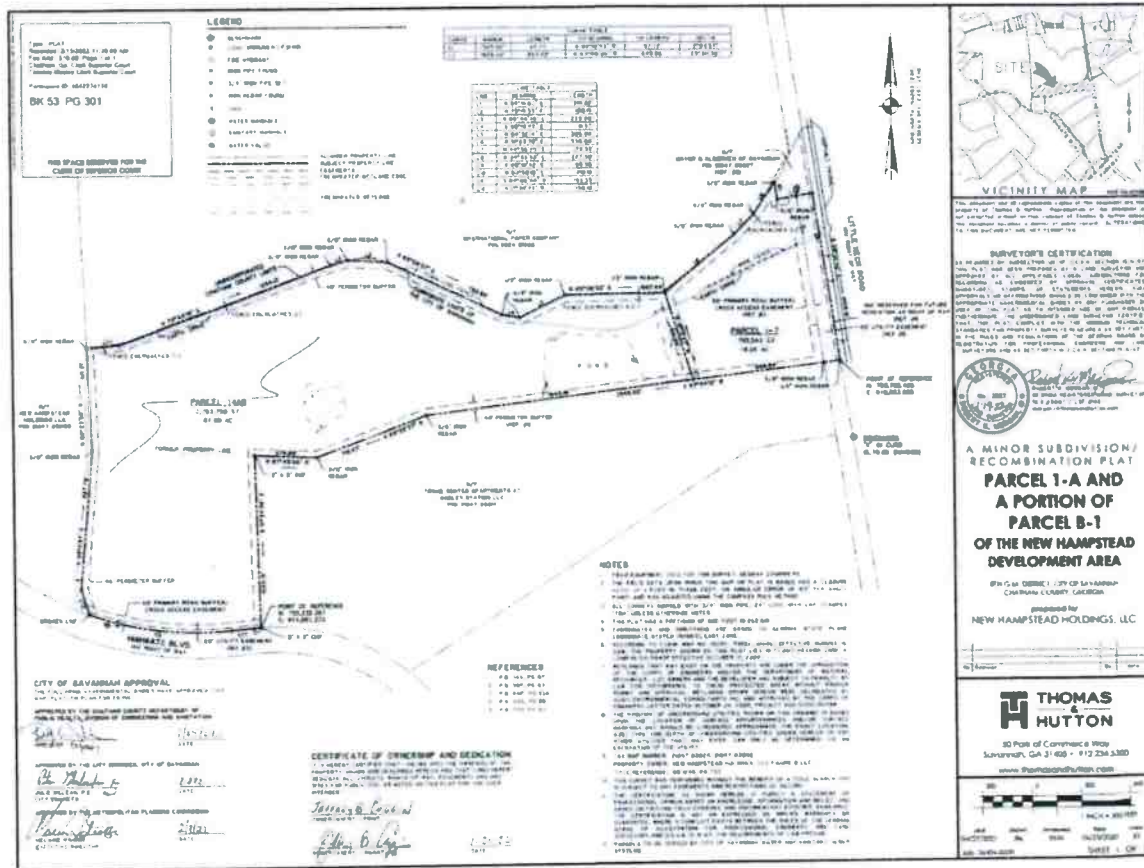
Land Use	Planning Areas										Use Standards
	R	C	VIL	VIL	VIL	MF	I	SC	P	MS	
1 Accessory Dwelling	✓	✓	✓	✓	✓						Sec. 8-3291
2 Accessory Structure	✓		✓	✓	✓	✓	✓	✓	✓	✓	
3 Accessory Use	✓		✓	✓	✓	✓					
4 Amusement or Recreation Activities - Carried on Wholly in a Building		✓	✓	✓	✓						
5 Animal Hospital, Veterinary Clinic, Grooming (No Boarding)		✓			✓						
6 Antique Shops		✓	✓	✓							
7 Artist Studio and/or Gallery		✓	✓	✓			✓				
8 Assisted Living (Care Home)	✓	✓	✓	✓		✓	✓				
9 Auto Parking Lot or Garage (No Gas, Hourly & Daily)			✓	✓	✓						
10 Auto Service Station (Minor Repairs Allowed, Internal Only, Detached Carwash)	✓	✓	✓	✓							
11 Banks		✓	✓	✓	✓						
12 Bicycle Shop		✓	✓	✓							
13 Book and/or Stationary Store		✓	✓	✓							
14 Cemetery							✓				
15 Ceramic Studio and/or Shop			✓	✓							
16 Child Care Center		✓	✓	✓	✓		✓				
17 Clothing Stores and Dry Goods		✓	✓	✓							
18 Churches and Places of Worship							✓				
19 Club or Lodge	✓		✓	✓	✓						
20 Community Recreation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
21 Convenience Store (Gas Sales Allowed, Carwash Detached)		✓	✓	✓	✓						
22 Craft Shops			✓	✓							
23 Dwelling, Above Commercial (not in MuniCode)			✓	✓	✓						
24 Dwelling, Multi-Family			✓	✓	✓	✓					
25 Dwelling, Single Family Detached	✓		✓	✓	✓	✓					
26 Dwelling, Single Family Attached	✓		✓	✓	✓	✓					
27 Eleemosynary or Philanthropic Institutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
28 Equestrian Centers & Trails	✓										
29 Florist Shops		✓	✓	✓							
30 Food Stores & Drug Stores		✓	✓	✓	✓						
31 Funeral Homes			✓		✓						
32 Golf Course	✓										
33 Grocery, Bakery, Pastry Shop, Coffee Shop, & Similar Neighborhood Facilities		✓	✓	✓	✓						
34 Home Furnishing and/or Hardware Stores			✓	✓							
35 Home Occupation	✓		✓	✓	✓						Sec. 8-3292
36 Hospital & Care Homes		✓					✓				
Land Use	Planning Areas										Use Standards
	R	C	VIL	VIL	VIL	MF	I	SC	P	MS	
37 Hotel, Motel		✓									
38 Inn (up to 15 Rooms)			✓	✓							
39 Interior Decorating Business		✓	✓	✓	✓						
40 Laundromats / Dry Cleaning		✓	✓	✓	✓						
41 Limited Use Retail Shop		✓	✓	✓	✓						
42 Maintenance Area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
43 Model Homes Sales Center	✓	✓	✓	✓	✓	✓					
44 Neighborhood Commercial Use Retail & Service		✓	✓	✓	✓						
45 Office General		✓	✓	✓	✓						
46 Office Medical		✓	✓	✓	✓						
47 Office Professional		✓	✓	✓	✓						
48 Post Office		✓	✓	✓			✓				
49 Private, Public or Parochial Schools								✓			
50 Public Use		✓	✓	✓	✓		✓		✓	✓	
51 Public Utilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
52 Recreation Vehicle and Boat Storage		✓	✓	✓	✓						
53 Restaurants (Alcohol Service Allowed)		✓	✓	✓							
54 Restaurants with Drive Thru		✓			✓						
55 Tailor Shop		✓	✓	✓	✓						
56 Temporary Uses	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Sec. 8-3293
57 Wireless Communication Towers and Facilities		✓	✓	✓	✓		✓	✓		✓	



## Proposed land uses (2025)

	Land Use	Planning Areas										Use Standards
		R	C	VIL 1	VIL 2A, 2B & 2C	VIL 3 & 4	MF	I	SC	P	MS	
1	Accessory Dwelling	✓		✗	✗	✗						3.2
2	Accessory Structure	✓		✓	✓	✓	✓	✓	✓	✓	✓	
3	Accessory Use	✓		✓	✓	✓	✓					
4	Amusement or Recreation Activities - Carried on Wholly in a Building		✓	✓	✓	✓						
5	Animal Hospital, Veterinary Clinic, Grooming (No Boarding)		✓			✓						
6	Antique Shops		✓	✓	✓	✗						
7	Artist Studio and/or Gallery		✓	✓	✓	✗						
8	Assisted Living (Care Home)	✓	✓	✓	✓	✗	✓	✓				
9	Auto Parking Lot or Garage (No Gas, Hourly & Daily)			✓	✓	✓						
10	Auto Service Station (Minor Repairs Allowed, Internal Only, Detached Carwash)		✓	✓	✓	✓						
11	Banks		✓	✓	✓	✓						
12	Bicycle Shop		✓	✓	✓	✗						
13	Book and/or Stationary Store		✓	✓	✓	✗						
14	Cemetery							✓				
15	Ceramic Studio and/or Shop			✓	✓	✗						
16	Child Care Center		✓	✓	✓	✓		✓				
17	Clothing Stores and Dry Goods		✓	✓	✓	✗						
18	Churches and Places of Worship							✓				
19	Club or Lodge	✓		✓	✓	✓						
20	Community Recreation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
21	Convenience Store (Gas Sales Allowed, Carwash Detached)		✓	✓	✓	✓						
22	Craft Shops			✓	✓	✗						
23	Dwelling, Above Commercial			✓	✓	✓						
24	Dwelling, Multi-Family			✓	✓	✓	✓					
25	Dwelling, Single Family Detached	✓										
26	Dwelling, Single Family Attached	✓		✓	✓	✓	✓					
27	Eleemosynary or Philanthropic Institutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
28	Equestrian Centers & Trails	✓										
29	Florist Shops		✓	✓	✓	✗						
30	Food Stores & Drug Stores		✓	✓	✓	✓						
31	Funeral Homes		✓			✓						
32	Golf Course	✓										
33	Grocery, Bakery, Pastry Shop, Coffee Shop & Similar Neighborhood Facilities		✓	✓	✓	✓						
34	Home Furnishing and/or Hardware Store			✓	✓	✗						
35	Home Occupation	✓		✓	✓	✓						3.3
36	Hospital & Care Homes		✓					✓				
37	Hotel, Motel		✓									
38	Inn (up to 15 Rooms)			✓	✓	✗						
39	Interior Decorating Business		✓	✓	✓	✓						
40	Laundromats/Dry Cleaning		✓	✓	✓	✓						
41	Limited Use Retail Shop		✓	✓	✓	✓						
42	Maintenance Area	✓	✓	✓	✓	✓	✓					

### Parcel I-7



### Parcel C-7

