



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:** May 21, 2024  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Master Plan Amendment

**PETITION REFERENCED:**

**Petitioner:** Housing Authority of Savannah (HAS)

**Agent:** Rafaella Nutini

**Address:** Fred Wessels – Hitch Village Planned Unit Development

**Alderman:** District - 2 – Detric Leggett

**County Commission:** District - 2– Malinda Hodge

**Property Identification Number:** 20014 04007

**Petition File No.:** 24-002441-ZA-TEXT

**MPC ACTION:**

The Planning Commission recommends **approval** of the amended Master Plan.

**MPC STAFF RECOMMENDATION:**

The MPC Staff recommends **approval** of the amended Master Plan.

**MEMBERS PRESENT:** 11

Traci Amick	Jeff Notrica
Stephen Plunk	Joseph Welch - Online
Travis Coles- Vice Chair	Jay Melder
Karen Jarrett – Chairwoman	Michael Kaigler
Laureen Boles	Joseph Ervin
Coren Ross	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation.  
(11-0)

<b>APPROVAL Votes: 11</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
Amick Coles Melder Notrica Plunk Welch Ervin Boles Jarrett Kaigler Ross		Stephens Woiwode Noha



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, Planning and Urban Design



**Council Report**  
**Master Plan Amendment**  
**MPC File No. 24-002441-ZA-TEXT**  
**May 21, 2024**

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**Fred Wessels – Hitch Village Planned Unit Development**

**PIN(s): 20014 04007**

**Aldermanic District: 2 – Detric Leggett**

**Project Acres: +/- 7 acres of 41.6 ac total**

**PD (Planned Development) Zoning District**

**MPC Ref. File No. 24-002441-ZA-TEXT**

**Rafaella Nutini - Agent**

**Housing Authority of Savannah (HAS) - Petitioner**

**MPC Project Planner: Edward Morrow**

**Report Status: Initial Report**

**Nature of Request**

The Petitioner requests approval of an amended Master Plan for the Fred Wessels – Hitch Village Planned Development. The intent of the amendment is to permit the relocation of a proposed 60' right-of-way. This realignment would result in a safer and more efficient design for the future early childhood learning center (ECLC) slated to be constructed on the site.



**Current (2015)  
Master Plan**



**Amended (2024)  
Master Plan**

**Findings**

**Project History:** In 2012, HAS received a Choice Neighborhoods Initiative Planning Grant through the U.S. Department of Housing and Urban Development which allowed it to undertake a planning effort to create a “transformation plan” not only for the redevelopment of its own property, but for portions of East Savannah and the Wheaton Street corridor. The plan is known as the East Savannah Gateway Transformation Plan.

The Plan represents a local comprehensive planning effort to bring private and public stakeholders together to develop strategies for the plan’s three key elements: housing, people and neighborhood. The PUD district, which includes the previously approved master plan, provides for a variety of housing choices for mixed-income residents with an opportunity to develop neighborhood-serving commercial and institutional uses.



The [rezoning request](#) and [PUD establishment](#) were previously heard and approved by MPC at the March 18, 2015 meeting. Both were approved by City Council on April 16, 2015.

**Purpose of the Proposed Amendment:** The primary purpose of the proposed amendment is to realign a proposed right-of way. Per the Petitioner, the shifting of the roadway to the eastern side of tract MU-6 aims to improve traffic flow and safety for future users of an Early Childhood Learning Center being developed by Chatham County and the City of Savannah.

**Zoning District/Proposed Uses:** The site is currently zoned [PD – Planned Development](#). The land use designations permitted in a PD zoning district are subject to the [approved Master Plan](#). The proposed amended Master Plan is consistent with the current Master Plan from a land use standpoint.

**Public Notice:** A letter describing the proposed amendment and public hearing information was provided to all residents within 300’ of the subject parcel. No public comment has been received by MPC Staff as of the date of this report.

**Analysis**

The proposed amendment is in keeping with the intent of the original Master Plan and will result in a safer, more efficient design. A conceptual site plan of the future ECLC demonstrates the benefits of the proposed improvements.



**Recommendation**

The Planning Commission recommends [approval](#) of the amended Master Plan.