

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC STAFF REVIEW

JUNE 6, 2018

**Recombination
Minor Subdivision/Final Plat**

**O'Neill Ward Subdivision
Lots 12, 13 and portion of 14
606 Berrien Street
PIN 2-0031-33-003, 005, and 006
1 lot – 0.25 acres
P-RIP-B Zoning District
File No. 18-002862-SUBP
Yawn Land Surveys, LLC, Surveyor – Dale Yawn
Alberto Rivas, Owner/Agent**

Gary Plumbley, MPC Project Planner

Report Status: Initial Report

Nature of Request

The petitioner is requesting MPC approval of a Final Plat for a 1-lot Minor Subdivision (recombination) located on the north side of Berrien Street between Purse Street and Wilson Street within a P-RIP-B zoning district.

Findings

1. The purpose of the proposed subdivision is to recombine the area of two existing lots of record into one lot to create a unified site.
2. The proposed lot will be served by the City of Savannah water and sanitary sewer systems.
3. The proposed lot is vacant and will be 0.25 acres in size.
4. The proposed lot will have frontage along Berrien Street, an existing paved public street with a 50-foot right-of-way, along Purse Street, an existing paved public street with a 35-foot right-of-way, and along Wilson Street, an existing partially paved right-of-way with a 45-foot right-of-way.

The standard right-of-way width for a public street within the City of Savannah is 60 feet. All lots within a proposed subdivision fronting along a substandard street right-of-way are required to dedicate one half of the deficit amount. However, because the subject site is located within the Savannah Historic District which is exempt by policy from the requirement to dedicate additional right-of-way.

O'Neill Ward Subdivision
606 Berrien Street
File No. 18-002862-SUBP
Page Two

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5. Sidewalks are not required because this is a minor subdivision and there are no existing sidewalks located within 350 feet on the north side of Berrien Street, the east side of Wilson Street, or the west side of Purse Street.
6. An Environmental Site Assessment is not required because this is a Minor Subdivision in which the total number of lots will not increase.
7. The proposed subdivision, if approved, would not be detrimental to the properties within the general area or to the City of Savannah.

Decision

The MPC Staff hereby **approves** the proposed Minor Recombination Subdivision and Final Plat subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and the owner of all properties on the Final Plat.
2. Revise the Final Plat to show the address of the proposed lot 606 Berrien Street.
3. Approval by the Chatham County Health Department and the City review departments and the City Engineer.