

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Decision

December 17, 2024

Major Subdivision/Final Plat

Hill-Durrence Tract 3,4,5

Kaizen Parkway

PIN: 21034 01071, 21034 01072, 21034 01073

102.7 Total Acres - 7 lots

Zoning – IL (Light Industrial), BC (Business Commercial)

File No. 24-006442-SUBP

Justin Palmer, Agent for Coleman Company

Don Taylor, Surveyor

Core5 Industrial Partners LLC - Owner

Report Status: Initial Review

Nature of Request

The Petitioner requests approval of a Final Plat for a 7-lot Major Subdivision within the development identified as the Hill-Durrence tract. The proposed 7 lots range in size from 11.535 acres to 28.442 acres. The total land area of the tracts to be subdivided is 102.7 acres.

Findings

1. The subject property is currently vacant. The purpose of the proposed subdivision is to create 7 lots and to dedicate a public right-of-way. All lots meet the minimum subdivision criteria of the City of Savannah.
2. The site utilizes its principal access from Fort Argyle Road in the form of a central spine road (a portion of which is being dedicated as part of this subdivision), though future developments may be served by secondary access points.
3. The most current master plan for the development was approved by MPC on June 11, 2024 (24-002471-ZA).
4. The required infrastructure improvements to support this development includes the extension of water and sewer mains, the installation of water and sewer services, the installation of a stormwater conveyance system, and the dedication of right-of-way.
5. The water and sewer service for this project area is provided and maintained by the City of Savannah.


Decision:

The Planning Commission recommends **approval** of the proposed major subdivision subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.



Melanie Wilson, MPC Executive Director and CEO



Edward Morrow, Director of Development Services/ Current Planning