

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

DECISION

October 7, 2025

Major Subdivision/Final Plat

**Camden Crossing - Phase 3
Little Neck Road, South of Bloomingdale
19.09 Acres – 2 Lots into 88 Lots
Aldermanic District 5 – Dr. Estella Shabazz
County Commission District 7 – Dean Kicklighter
PIN: 21024 01005, 21024 01006
Zoning: PD
Hussey Gay Bell – Nathan Brown
Camden Crossing LLC, Owner**

**MPC Project Planner: Edward Morrow
Report Status: Final Report**

Nature of Request

The Petitioner is requesting approval of a final plat for a proposed Major Subdivision, part of the Camden Crossing development. This final plat represents the third phase of planned construction and will subdivide 19.09-acres into 88 lots of varying size, consistent with the approved GDP.

Findings

1. **Purposes:** The purpose of this final plat approval is to create unique parcel IDs, addresses, and to continue the construction build-out of the subdivision. Approval of this plat will also record and set aside agreed upon vegetative buffers, open space, building setbacks, utility and drainage easements, rights-of-way, etc.
2. **Site:** The site is 21.17 acres in size, most of the parcels have been cleared with initial grading. In addition to the 71 residential lots and public rights-of-way, there is a 4.92-acre stormwater/common area.

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3. **Parcels:** A total of 88 addressed lots are proposed consistent with types 'A,' 'B,' and 'C' as identified within the PD Master Plan. Lots identified for subdivision are within Phases 3 and 5 based on the submitted GDP dated September 26, 2024.
4. **Water and Sewer:** The proposed subdivision will be served water and sanitary sewers by the City of Savannah.
5. **Access:** The proposed subdivision will consist of the following: three extensions of road right-of-way from phase 1 (Chalk Farm Way, Chilburn Circle, and Exmoor Circle, which extends from extends from Whistledown Way). All are 60 feet wide and extend from the existing planned rights-of-way.

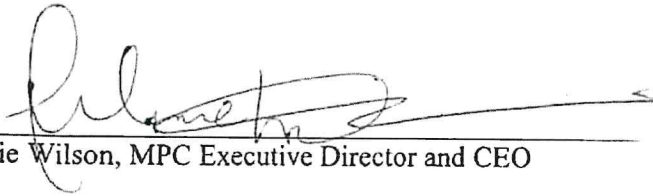
All parcels within the proposed subdivision will have external access from Little Neck Road (100 feet R/W) and internally by the extension of phase 1 roads right-of-way (60 feet R/W).
6. **Public Services:** The site is served by the Savannah Police Department and the Savannah Fire Department. The site is presently not served by the Chatham Area Transit Authority (CAT).
7. **Sidewalks:** The developer will install sidewalks on all streets along all property other than single family lots. Prior to the issuance of a Certificate of Occupancy all building permit applicants for residential lots will be required to install sidewalks along their lots in accordance with the City of Savannah Subdivision Regulations.
8. **ESA:** An Environmental Site Assessment has been submitted to the City Engineer.

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Decision

MPC Staff recommends **approval** of the proposed Major Subdivision Final Plat subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and the owner on the Final Plat.
2. Approval by the Chatham County Health Department and the City Engineer.

A handwritten signature in black ink, appearing to read 'Melanie Wilson', written over a horizontal line.

Melanie Wilson, MPC Executive Director and CEO

Edward Morrow

13 October 2025

Edward Morrow, Director of Development Services/Current Planning