Chatham County – Savannah
Metropolitan Planning Commission
"Planning the Future, Respecting the Past"

MPC DECISION

October 6, 2026

Subdivision/Final Plat
Keller Market Square Phase 1
PIN: 21007 02003
100 Little Neck Rd
1 Lot to 7 Lots, 271 Acres
Planned Development (PD)
MPC File No. 26-002790-SUBP
Thomas Gannon, Shupe Surveying, Engineer; Bradley Russell, Roberts Properties, Agent

Ely Zarka, MPC Project Planner

Report Status: **Final Report**

Nature of Request

The Petitioner requests MPC approval of a Major Subdivision Final Plat for the subdivision of 1 parcel (271 acres) zoned Planned Development for Phase 1 of Keller Market Square.

Findings

1. The purpose of the proposed subdivision is to create six parcels, and the remaining parcel, off of Little Neck Rd. The Planned Development text and associated Master Plan were approved and then revised in 2023 and 2025 respectively. This subdivision proposes a portion of the final approved master plan as Phase 1.

2. All parcels will be served by City of Savannah water, sewer and stormwater utilities.

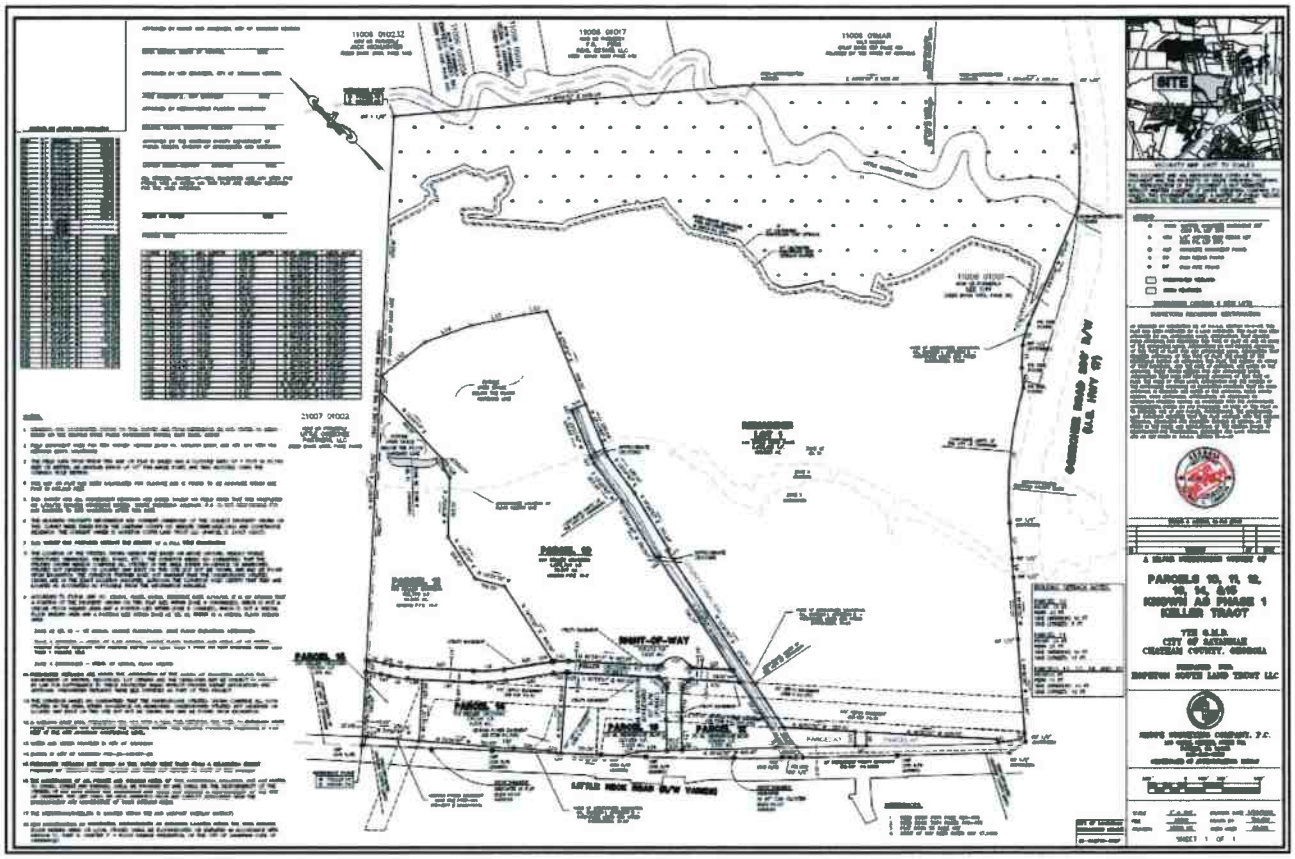
3. An Environmental Site Assessment has been approved for this major subdivision.

Discussion

The proposed subdivision is generally consistent with the requirements of the City of Savannah Subdivision Regulations and Zoning Ordinance. The proposed subdivision is in line with the approved Master Plan and has been approved by all relevant City Departments for technical corrections. The subdivision will be served by public water, sewer, and stormwater utilities. The proposal is located in the southern portion of the municipality near the intersection of Little Neck Rd with Ogeechee Rd (Hwy 17).

DECISIOM

The Planning Commission **APPROVES** of the Major Subdivision for Keller Market Square Phase 1.



Proposed subdivision – Keller Market Square Phase 1

Melanie Wilson, MPC Executive Director and CEO