

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

DECISION

September 16, 2025

Major Subdivision/Final Plat

Bradley Point Phase 7 Subdivision

Bradley Boulevard

6.269 Acres – 1 Lot into 31 Lots

Aldermanic District 6 – Kurtis Purtee

County Commission District 6 – Aaron Whitely

PIN: 21030F 01028 (Parent Parcel)

Zoning: P-D

Coleman Company, Agent – Jacob Pevey

Bryan Wardlaw for Bradley Lot Developers, LLC, Owner

MPC Project Planner: Edward Morrow

Report Status: Final report

Nature of Request

The Petitioner requests MPC approval of a Final Plat for a proposed Major Subdivision that represents Phase 7 of the Bradley Pointe South Subdivision. The subject parcel is proposed to be subdivided into thirty-one (31) single-family detached lots and is located within a P-D (Planned-Development) zoning district. The proposed subdivision is consistent with the Master Plan Amendment approved by MPC on July 23, 2024 ([24-003452-PLAN](#)).

Findings

1. **Purposes:** The purpose of the proposed subdivision is to divide a 6.269-acre development tract into 31 single-family home lots and to connect Endicott Drive with Phases I and II of the Bradley Pointe South PD via Bradley Boulevard.
2. **Site:** The development tracts is 6.269 acres in size with 3.8 acres proposed for residential development, 1.1 acres open space, and 0.6 acres of wetlands.

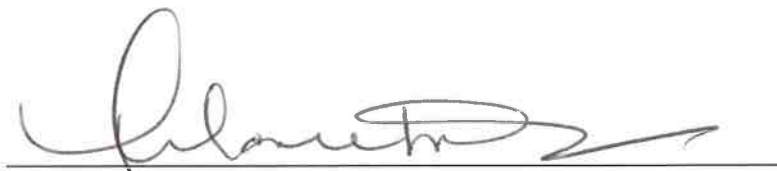
Bradley Pointe Phase 11 Subdivision
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3. **Parcels:** The proposed subdivision will consist of 31 single-family residential parcels varying in size from approximately 3,600 square feet to a maximum of 17,364 square feet in lot area. Lot widths vary with a minimum adjusted width of 34-feet to account for wetlands on the site. All parcels are consistent with the approved Master Plan.
4. **Water and Sewer:** The proposed subdivision will be served by City of Savannah water and sanitary sewer utilities.
5. **Access:** All parcels within the proposed subdivision will front extended Endicott Drive. Endicott is proposed to have 60 feet of right-of-way and to connect to existing development along Bradley Boulevard.
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 shall install sidewalks consistent with the requirements of the City of Savannah Subdivision Regulations for major subdivisions.
8. **ESA:** An Environmental Site Assessment has been submitted to the City Engineer for approval.

Decision

The Planning Commission recommends **approval** of the proposed Major Subdivision 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.



Melanie Wilson, MPC Executive Director and CEO

Edward Morrow, Director of Development Services/Current Planning