



DECISION
Major Subdivision/Final Plat
File No. 25-003102-SUBP
August 5, 2025

Meadow Lakes Phase 2
(A Portion of the Spencer Connerat Tract)
Little Neck Road & School House Road (Green Meadow Drive)
31.727-Acres – 88 Lots Created
Aldermanic District 5 – Dr. Estella Shabazz
County Commission District 7 – Dean Kicklighter
PIN: 21039 02001
Zoning: PD
Coleman Company – Don Taylor, Surveyor
Clayton Properties Group Inc - 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 Spencer Connerat Tract, now identified as Meadow Lakes. This final plat represents the second phase of planned construction and will subdivide +/-31.727-acres into 88 lots of varying size. The portion to be subdivided represents +/-31.727 acres of a total +/-110.29. At the time of amended Master Plan approval, the tract totaled +/-137.68 acres but has since been subdivided to accommodate the first phase of development.

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 master planned 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 31.727 acres in size, and the parcels have been cleared with initial grading completed. In addition to the 88 residential lots and public rights-of-way, planned are 5.818-acres of open space and 5.347-acres of preserved wetlands.

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3. **Parcels:** The proposed subdivision will consist of 88 addressed lots of varying size, approximately 50 feet wide and +/- 100 feet in depth – all conforming to the specifications of the PD Master Plan. The approved plan permits development of up to 404 units at a maximum density of 4 dwelling units per acre for the 137 acre tract.
4. **Water and Sewer:** The proposed subdivision will be served by water and sanitary sewer systems of the City of Savannah.
5. **Access:** All parcels within the proposed subdivision will have access to Little Neck Road (100 feet R/W) via Green Meadow Drive (60-foot R/W). Additional internal 60-foot rights-of-way are proposed to connect new parcels to Green Meadow Drive.
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.

Decision

The Planning Commission **approves** of the proposed Major Subdivision Final Plat to complete the record.



Melanie Wilson, MPC Executive Director and CEO



Edward Morrow, Director of Development Services/Current Planning