

# CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

## MPC Decision

September 24, 2024

### Major Subdivision/Final Plat

**Hill-Durrence Tract**

**Fort Argyle Road**

**PIN: 21034 01008**

**167.354 Total Acres - 4 lots**

**Zoning – BC, IL-T (Community Business and Light Industrial-Transitional)**

**File No. 24-000431-SUBP**

**Justin Palmer, Agent for Coleman Company**

**Don Taylor, Surveyor**

**Wynn Cowan- Owner**

**Report Status: Initial Review**

### **Nature of Request**

The Petitioner requests approval of a Final Plat for a 4-lot Major Subdivision within the development identified as the Hill-Durrence tract. The request involves the western-most segment of the property which was rezoned for multifamily use in July 2024. Proposed are 4 parcels, one identified for residential use and two for contractor office warehouses and other uses permitted in the IL-T zoning district. The proposed four lots range in size from 22.4 acres to 59.9 acres. The total land area of the tracts to be subdivided is +/- 167 acres.

### **Findings**

1. The subject property is currently vacant. The purpose of the proposed subdivision is to create 4 lots. All lots meet the minimum subdivision criteria of the City of Savannah.
2. The site takes principal access from Fort Argyle Road in the form of a central spine road, 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, and the installation of a stormwater conveyance system.
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. Residential buffer shown in concept plan and be recorded on plat
2. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
3. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.



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Melanie Wilson, MPC Executive Director and CEO



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Edward Morrow, Director of Development Services/ Current Planning