



C H A T H A M   C O U N T Y   ·   S A V A N N A H

## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

### DECISION

**DATE:** March 31, 2026  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Major Subdivision

#### PETITION REFERENCED:

**Owner:** Savannah River Landing Land JV, LLC  
**Agent:** Brian Clouser, P.E., Agent For Kimley-Horn & Associates  
**Address:** Easter Wharf Multifamily  
**Alderman District:** 2 – Detric Leggett  
**County Commission District:** 3 – Bobby Lockett  
**Property Identification Number:** 20006 05006  
**Petition File Number:** 25-005404-SUBP

#### MPC DECISION:

The Planning Commission **approves** the proposed Major Subdivision for the Eastern Wharf Multifamily parcels as described by the application, supporting documents and the findings of this report.

Subject to review and approval by any relevant jurisdiction having authority including but not limited to: Chatham County Department of Public Health, Stormwater Management, Traffic Engineering, and the City of Savannah review departments including the City Engineer.

#### MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the proposed Major Subdivision or the Eastern Wharf Multifamily parcels as described by the application, supporting documents and the findings of this report

Subject to review and approval by any relevant jurisdiction having authority including but not limited to: Chatham County Department of Public Health, Stormwater Management, Traffic Engineering, and the City of Savannah review departments including the City Engineer.

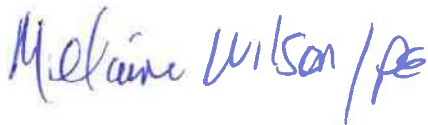
**MEMBERS PRESENT: 11**

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jay Melder  
Joseph Welch  
Stephen Plunk  
Joseph Ervin  
Amanda Wilson  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (11-0)

| APPROVAL<br>Votes: 12                                                                                   | DENIAL<br>Votes: | ABSENT                      | Abstain | Recused |
|---------------------------------------------------------------------------------------------------------|------------------|-----------------------------|---------|---------|
| Amick<br>Boles<br>Coles<br>Jarrett<br>Kaigler<br>Melder<br>Woiwode<br>Plunk<br>Welch<br>Ervin<br>Wilson |                  | Ross<br>Notrica<br>Stephens |         |         |

Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Bridget Lidy, Department of Inspections



**CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION**  
*"Planning the Future, Respecting the Past"*

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**Decision**

**March 31st, 2026**

**Major Subdivision/Final Plat**

**Eastern Wharf Multifamily**

**PIN: 20006 05006**

**Subdivide 1 parcel into 3 lots**

**Zoning – PD (Planned Development)**

**MPC File No. 25-005404-SUBP**

**Brian Clouser, P.E., Agent for Kimley-Horn & Assoc.**

**Nathan Nightingale, P.L.S., Atlas Surveying**

**Savannah River Landing Land JV, LLC - Owner**

**Nature of Request**

The Petitioner is requesting approval of a Major Subdivision and Final Plat for the parcel with PIN number 20006-05006 at the intersection of Pilot Street and Eastern Wharf Avenue. The property is to be subdivided into three parcels, creates a new dedicated right-of-way, and includes new or enhanced drainage, utility and access easements.



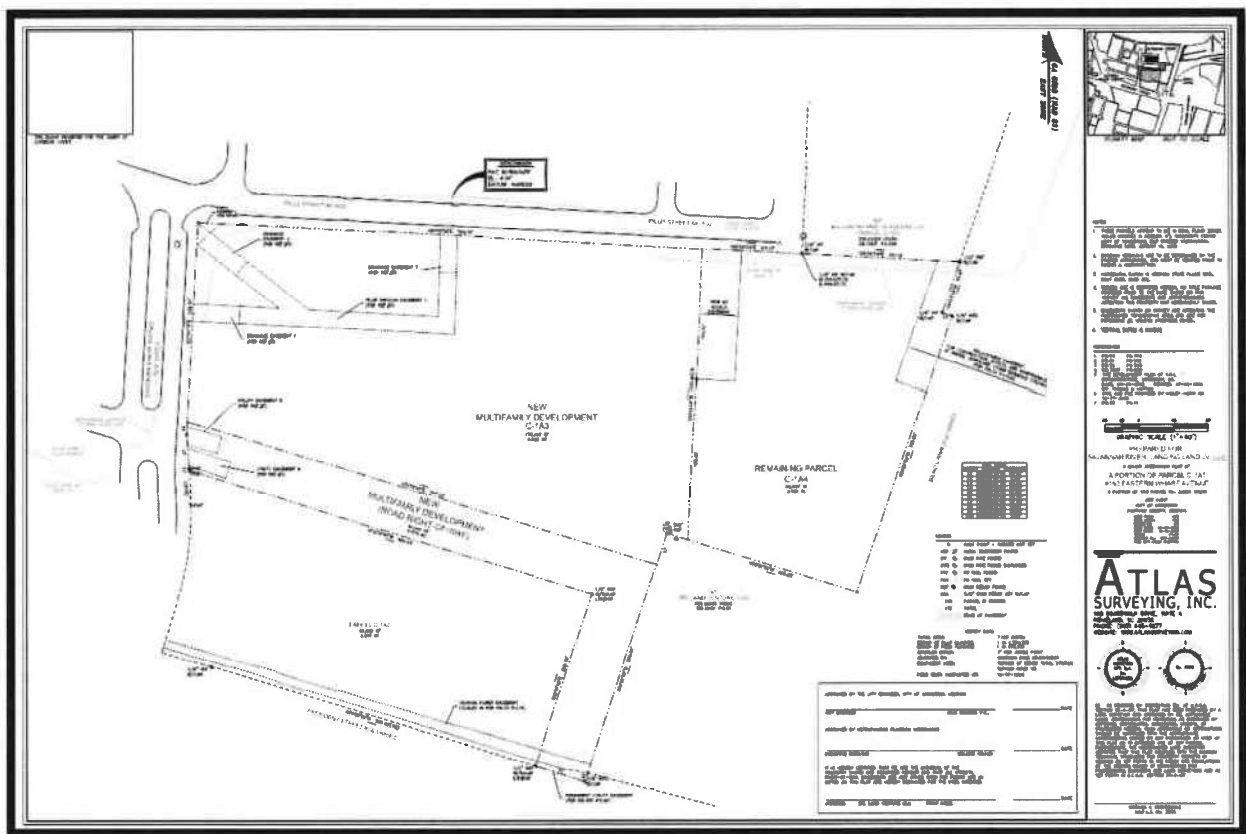
*Aerial Image of subject property (highlighted in blue)*

## Findings

1. This subdivision class qualifies as “major” based upon the following definition provided in Section 8-2005 of the Subdivision Regulations:

**Subdivision, major.** Any subdivision of more than three lots, or any subdivision that creates a new street or replaces or realigns an existing street or makes any improvement to an existing street to bring it up to the city’s standards for an open street.

2. The subject property is at the intersection of Eastern Wharf Avenue and Pilot Street and is bordered to the west by vacant lots, to the north by new residential development, to the east by Bilbo Canal and to the south by President Street.



*Eastern Wharf Multifamily proposed plat*

3. The subject property and all associated parcels have access to multiple adjacent streets to provide an abundance of pedestrian and vehicle access. There will be a new, L-shaped right-of-way created to help serve the 4-acre parcel that is slated for multifamily development.
4. The required infrastructure improvements to support this development include the enhancement of water and sewer mains, the installation of water and sewer services, construction of the new right-of-way, and the installation of a stormwater conveyance system.

5. The water and sewer service for all parcels within this project area is provided and maintained by the City of Savannah.
6. The Developer shall install sidewalks along all public streets and at internal locations in accordance with all applicable ordinances and guidelines within the City of Savannah subdivision regulations.
7. Each of the parcels created here will be evaluated, reviewed and presented to the Planning Commission as a general development plan prior to final development.
8. New street names and future addresses to be determined by the SAGIS staff within the MPC and new PIN numbers shall be assigned by the Chatham County Board of Assessors and added to the subdivision plat before final recording.

**Decision:**

The Planning Commission **approves** of the proposed Major Subdivision for the Eastern Wharf Multifamily parcels as described by the application, supporting documents and the findings of this report.

**Note:** Subject to review and approval by any jurisdiction having authority, including but not limited to: Chatham County Department of Public Health, Stormwater Management, Traffic Engineering, and the City of Savannah plan review departments including the City Engineer.

*Melanie Wilson /ps*

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Melanie Wilson, MPC Executive Director and CEO