



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DECISION**

**DATE:** October 28, 2025  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Major Subdivision

**PETITION REFERENCED:**

**Owner:** J Silver Properties, LLC

**Address:** 0 Williams Street

**Alderman District:** 3 – Linda Wilder-Bryan

**County Commission District:** 2 – Malinda Scott Hodge

**Property Identification Number:** 20084 04012

**Petition File Number:** 25-004590-SUBP

**MPC DECISION:**

The Planning Commission **approves** of the proposed Major Subdivision Final Plat with the following conditions:

1. Subdivision Note 3 shall be modified to reflect the current zoning of the property as TC-1.
2. The final plat circulated for signature shall reflect the following addresses assigned by SAGIS;
  - a. Lot 67-A: no address (no dwelling)
  - b. Lot 67-B: 2816 Williams Street
  - c. Lot 67-C: 2818 Williams Street
  - d. Lot 67-D: 2820 Williams Street

**MPC STAFF RECOMMENDATION:**

The MPC Staff recommends **approval** of the proposed Major Subdivision Final Plat with the following conditions:

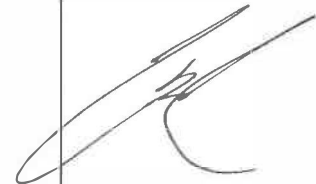
1. Subdivision Note 3 shall be modified to reflect the current zoning of the property as TC-1.
2. The final plat circulated for signature shall reflect the following addresses assigned by SAGIS;
  - a. Lot 67-A: no address (no dwelling)
  - b. Lot 67-B: 2816 Williams Street
  - c. Lot 67-C: 2818 Williams Street
  - d. Lot 67-D: 2820 Williams Street

**MEMBERS PRESENT: 8**

Traci Amick  
Travis Coles – Chairman  
Joseph Ervin  
Karen Jarrett  
Jeff Notrica  
Dwayne Stephens  
Amanda Wilson  
Tom Woiwode – Vice Chair

**PLANNING COMMISSION VOTE: Approve Staff Recommendation. (8-0)**

<b>APPROVAL Votes: 8</b>	<b>DENIAL Votes:</b>	<b>ABSENT</b>	<b>Abstain</b>	<b>Recused</b>
Amick Coles Ervin Jarrett Notrica Stephens Wilson Woiwode		Boles Kaigler Melder Plunk Ross Welch		



Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh



## Decision

### **Silver Subdivision**

**Lot 67 Olympus Subdivision, Sutlive Ward**

**0 Williams Street**

**0.26-Acres – 4 Lots Created**

**Aldermanic District 3 – Linda Wilder-Bryan**

**Commission District 2 – Malinda Scott Hodge**

**PIN: 20084 04012**

**Zoning: TC-1 (Traditional Commercial-1)**

**MITR – George M. Ferreira, Surveyor**

**J Silver Properties, LLC - Owner**

**File no. 25-004590-SUBP**

**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 (4 lots from 1). The subject property was rezoned in 2024 (24-003648-ZA) to permit a proposed townhome development. Three townhomes are permitted based on the MPC-approved general development plan, with each townhome designed to occupy its own lot. The fourth parcel will provide shared access between Williams Street and rear-access parking and common area for the three dwellings.

### **Findings**

1. **Purpose:** The purpose of this final plat approval is to create unique parcel IDs, addresses, and to continue the build-out of the proposed development in accordance with the approved site plan (24-006411-PLAN). Approval of this plat will also record and set aside agreed upon vegetative buffers, open space, building setbacks, utility and drainage easements, access easements, etc.
2. **Site:** The site is 0.26 acres in size with 100 feet of frontage on Williams Street and 113 feet of depth. It is zoned TC-1 (Traditional Commercial-1). The site is adjoined by commercial property to the north and west, and by residential properties to the south and east.

**Silver Subdivision**  
**0 Williams Street**  
**No. 25-004590-SUBP**  
**Page Two**

3. **Parcels:** The proposed subdivision will result in 4 parcels, all meeting the minimum requirements for subdivision, but only 3 are permitted to contain dwellings. The parcels range in width from 22 to 33 feet, and area from 2,598 square feet to 3,739 square feet. The fourth parcel, identified as Lot 67-A, will contain shared access between Williams Street and as rear-access parking and common area for the three dwellings.
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 frontage on Williams with access to rear-entry parking via a parcel to be used for common access.
6. **Public Services:** The site is served by the Savannah Police Department and the Savannah Fire Department. The site is within 500 feet of a Chatham Area Transit Authority (CAT) bus line that runs along Victory Drive. A bus stop is located just east of the intersection of Williams Street and Victory Drive.
7. **Sidewalks:** The developer will be required to install sidewalks on all lots adjoining Williams Street. 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 with the following conditions:

- 1) *Subdivision Note 3* shall be modified to reflect the current zoning of the property as TC-1.
- 2) The final plat circulated for signature shall reflect the following addresses assigned by SAGIS:
  - a. Lot 67-A: no address (no dwelling)
  - b. Lot 67-B: 2816 Williams Street
  - c. Lot 67-C: 2818 Williams Street
  - d. Lot 67-D: 2820 Williams Street

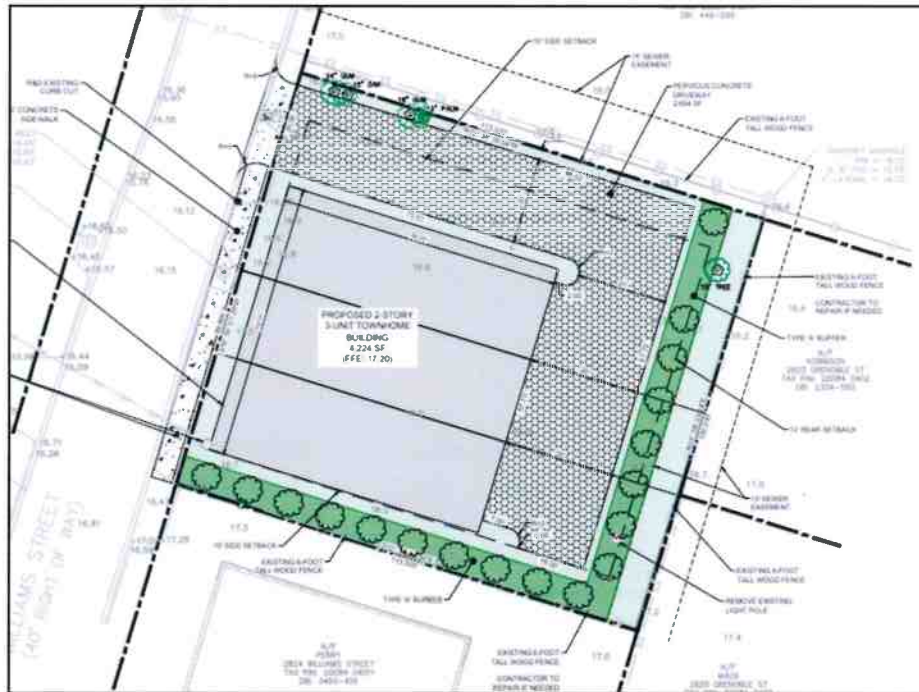
**Silver Subdivision  
0 Williams Street  
No. 25-004590-SUBP  
Page Three**

*Melanie Wilson*

Melanie Wilson, MPC Executive Director and CEO

*Edward Morrow*

Edward Morrow, Director of Development Services/Current Planning



*Rezoning Petition with Conditions: 24-003648-ZA  
Approved Site Plan: 24-006411-PLAN*