



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 10, 2026

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: Major Subdivision

PETITION REFERENCED:

Owner: Mayor & Alderman of the City of Savannah

Address: 4801 Meding St., Dewitt Ward Parcel B

Alderman District: 5 – Dr. Estella Shabazz

County Commission District: 5 – Tayna Milton

Property Identification Number: 20108 01012

Petition File Number: 25-001029-SUBP

MPC DECISION:

The Planning Commission **approves** of the Major Subdivision plat for Parcel B within Dewitt Ward at 4801 Meding Street to create 15 new single-family lots.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approves** of the Major Subdivision plat for Parcel B within Dewitt Ward at 4801 Meding Street to create 15 new single-family lots.

MEMBERS PRESENT: 11

Traci Amick
Travis Coles – Chairman
Jay Melder
Karen Jarrett
Jeff Notrica
Dwayne Stephens
Coren Ross
Tom Woiwode – Vice Chair
Joseph Welch
Stephen Plunk
Laureen Boles

PLANNING COMMISSION VOTE: Approve Petitioners Request (11-0)

APPROVAL Votes: 11	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Coles Melder Plunk Ross Welch Jarrett Notrica Stephens Boles Woiwode		Wilson Kaigler Ervin		



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



MPC DECISION
Major Subdivision – Final Plat
File No. 25-001029-SUBP
March 10, 2026

Dewitt Ward Parcel B at 4801 Meding St. – Coastal Empire Fairgrounds
Major Subdivision Final Plat for a portion of parcel B

PIN: 20108 01012

Site Area: 6.152 acres

Zoning: Planned Development

Owner: Mayor & Aldermen of the City of Savannah

Agent: John Tucker

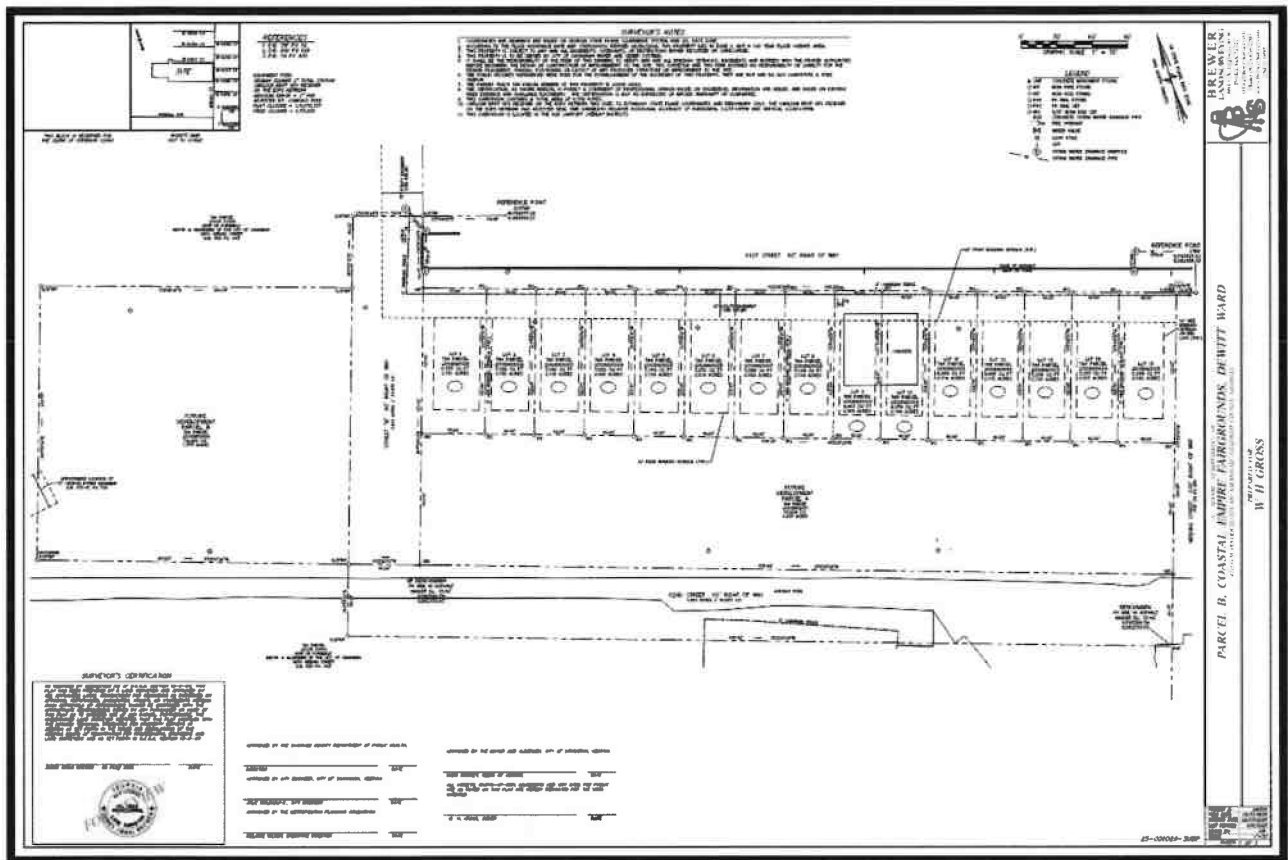
Reference files: 24-003084-SUBP, 24-000287-ZA FLUM & 25-001605-SUBP

Nature of Request

The Petitioner is requesting approval for a final plat of a major subdivision for a portion of Parcel B within the Dewitt Ward at 4801 Meding St, formerly the Coastal Empire Fairgrounds. Parcel B is the primary tract from which (15) new single-family residential lots will be created. A new l-shaped 60-ft right-of-way has been designated and two remainder parcels are set aside for future development. See insert below or submitted plat for additional information.

Findings

1. The purpose of the proposed subdivision is to divide and prep Parcel B for the future development of new single-family residential lots.
2. This subdivision request is generally consistent with the Concept Plan presented with the FLUM amendment approved by the Planning Commission on April 30, 2024 (MPC File 24-000287-ZA).
3. The Planned Development zoning will allow for single-family lots, senior housing, neighborhood-commercial-retail, townhomes, multifamily and similar compatible mixed-use functions such as public parks and recreational facilities.
4. All (15) new residential lots created by the proposed subdivision will have street frontage access onto the existing 61st Street right-of-way.
5. All lots created by the proposed subdivision will be served by the City of Savannah water and sanitary sewer services.
6. It is anticipated that additional subdivisions within “future development” areas of Parcel B will occur as the applicant implements multiple phases within the Planned Development.



Parcel B of Dewitt Ward at 4801 Meding St - proposed major subdivision plat

DECISION

The Planning Commission **approves** of the major subdivision plat for parcel B within Dewitt Ward at 4801 Meding St to create (15) new single-family lots.

Melanie Wilson, MPC Executive Director and CEO

Edward Morrow, Director of Development Services/Current Planning