



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: Little Ogeechee Partners, LLC

Agent: Ashley Flagella-White, Agent for Coleman Company

Address: Hopeton Landing East

Alderman District: 5 – Dr. Estella Shabazz

County Commission District: 5 – Tanya Milton

Property Identification Number: 21007 01002

Petition File Number: 25-002154-SUBP

MPC DECISION:

The Planning Commission **approves** the proposed Major Subdivision. 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. 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 Votes: 12	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Jarrett Kaigler Melder Woiwode Plunk Welch Ervin Wilson		Ross Notrica Stephens		

Respectfully submitted,

A handwritten signature in blue ink that reads "Melanie Wilson" followed by a stylized flourish or initials.

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"

DECISION

March 31st, 2026

Major Subdivision/Final Plat

Hopeton Landing East

PIN: 21007 01002

247.84 Total Acres - 10 Tracts (including future lift station and rights-of-way)

Zoning – PD (Planned Development) – Hopeton Landing

MPC File No. 25-002154-SUBP

**Reference File Number(s): 24-002300-PLAN, 23-002309-PLAN, 22-00462-PLAN,
and 24-004499-ZA**

Ashley Flagella-White, Agent for Coleman Company

Don Taylor, Surveyor

Little Ogeechee Partners, LLC - Owner

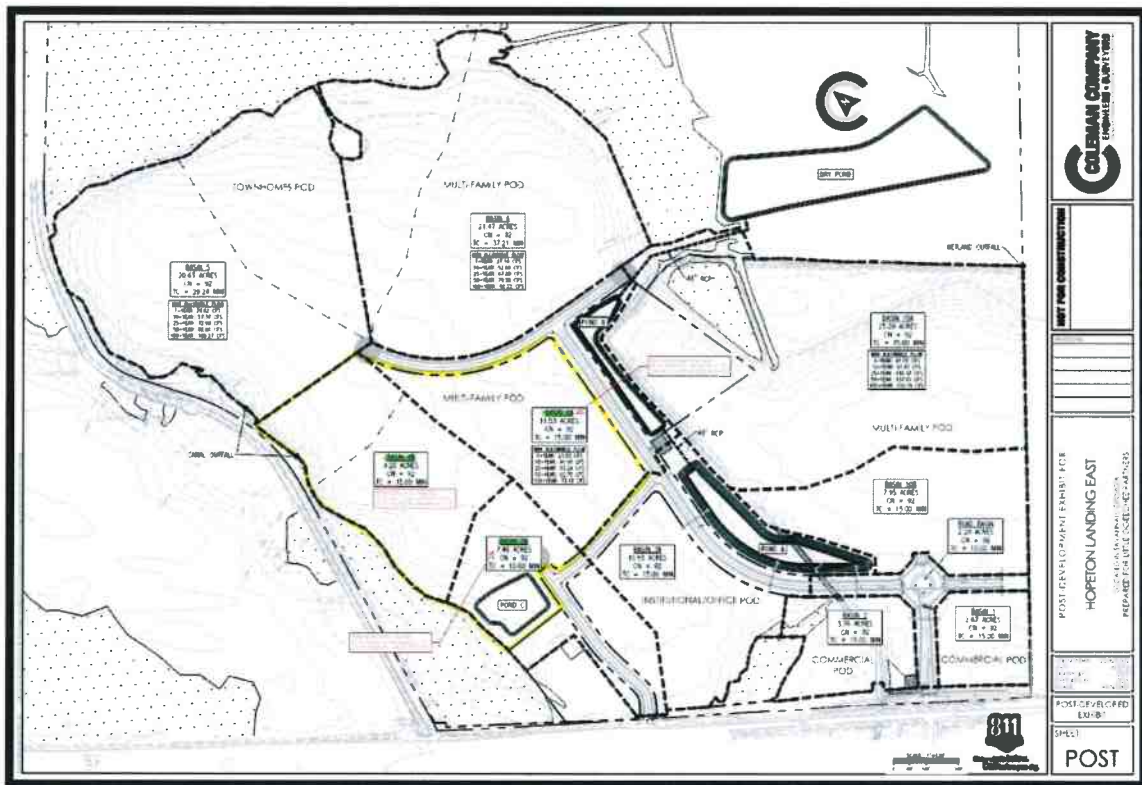
Nature of Request

The Petitioner is requesting approval of a Major Subdivision and Final Plat for a 10-tract phase located within the Hopeton Landing PD (Planned Development). This proposed section of development represents one of five anticipated phases within the Hopeton Master Plan and constitutes Hopeton Landing East. The Master Plan was approved with a residential density of up to 4 dwelling units per acre. Each tract will be evaluated independently as they are finalized to ensure compliance with Zoning Ordinances, development standards, and the Hopeton Landing PD regulations and guidelines.



Findings

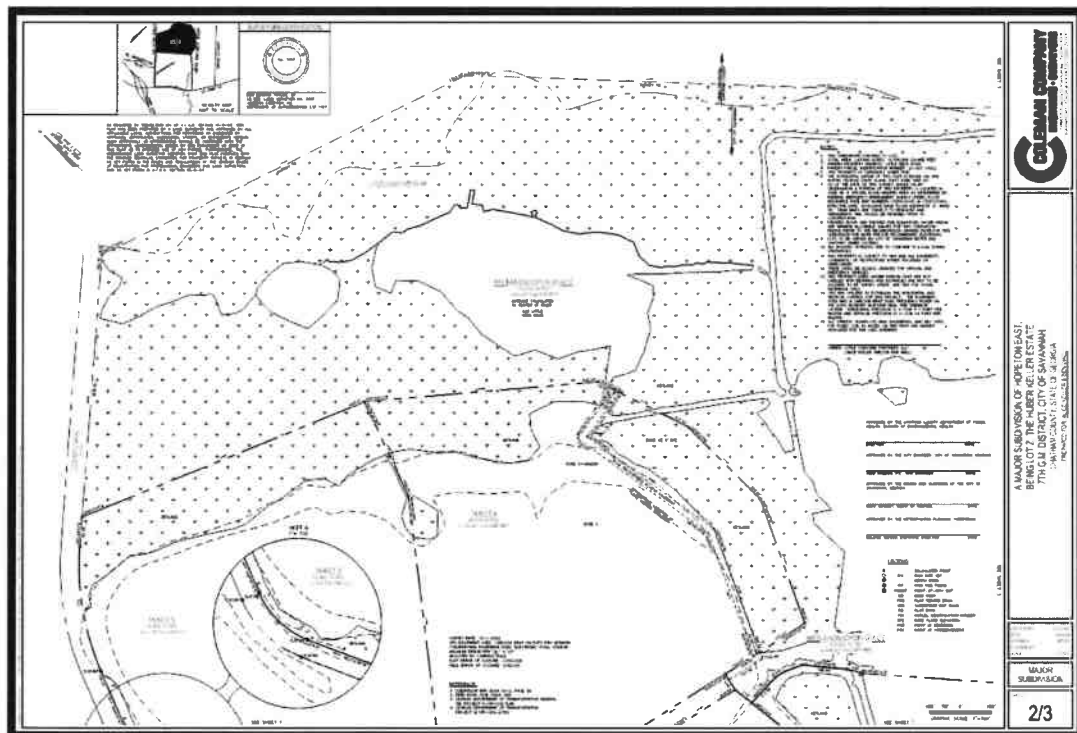
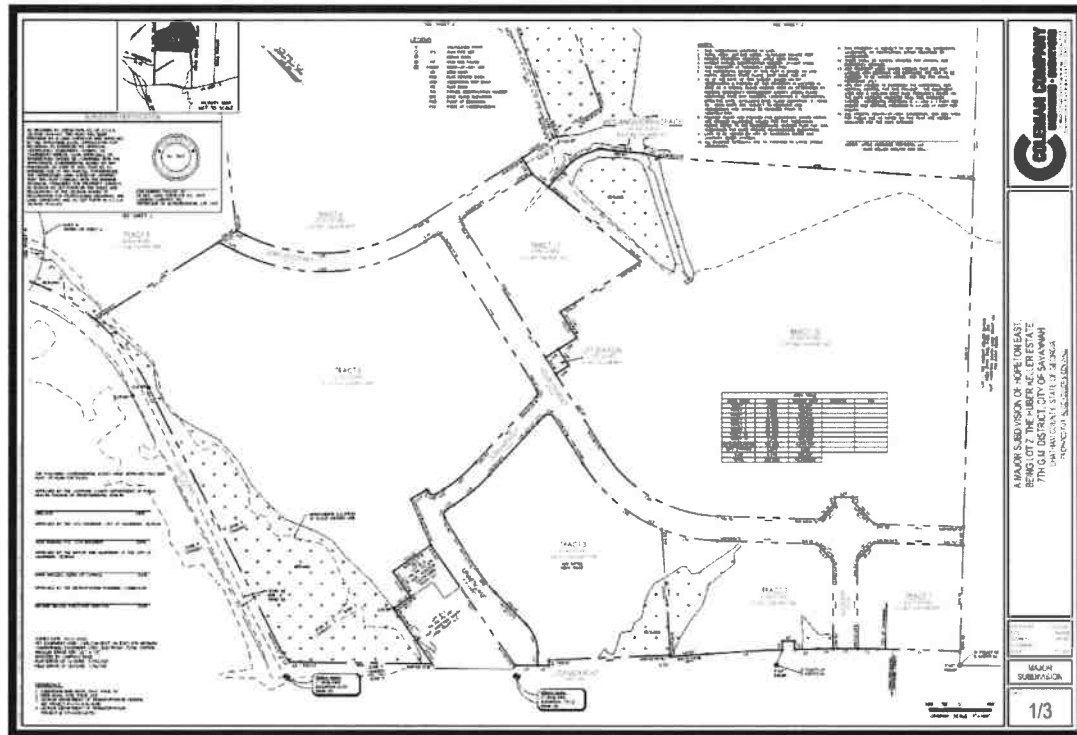
1. The subject property is currently under development as all phases have associated Site Plan approval for clearing, grading, and other associated site improvements. The purpose of the proposed subdivision is to create 10 smaller tracts (including the lift station and rights-of-way) which will then be developed in accordance with the previously approved Hopeton Landing Master Plan. The various tracts in this section will include a diverse mix of uses including multifamily, townhomes, commercial, and office/institutional areas.

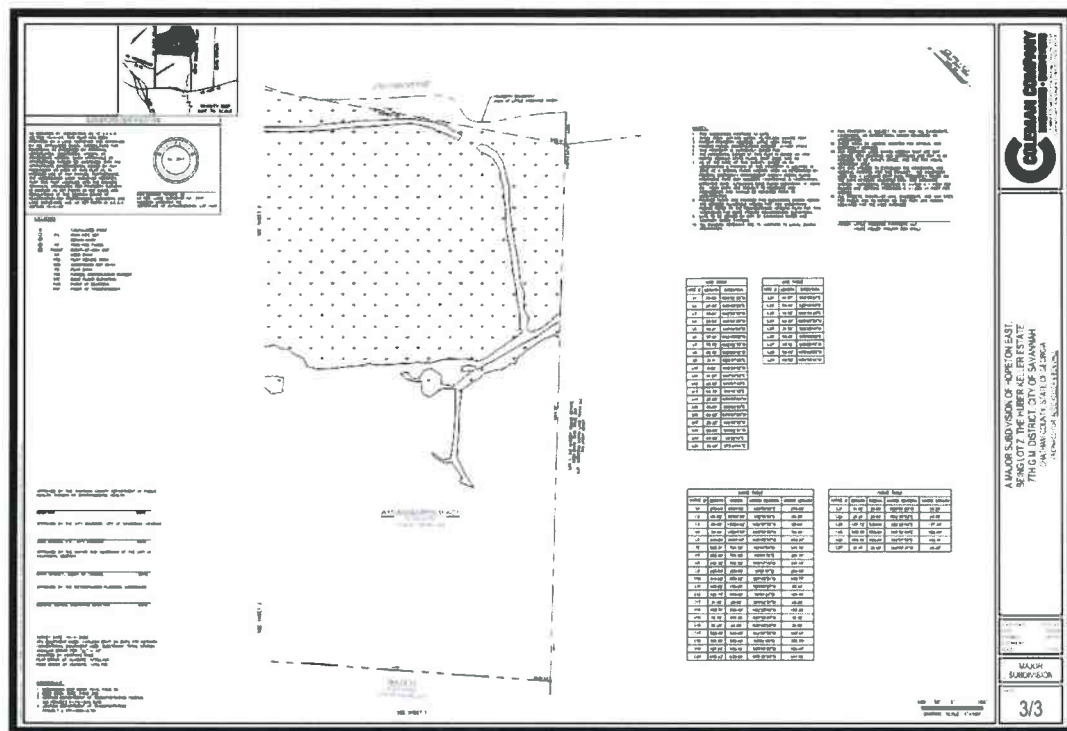


Hopeton Landing East Master Plan

2. Tracts within Hopeton Landing East have two dedicated access entrances located off Little Neck Road which is currently classified as a Minor Arterial Road with access to I-95 to the north and Ogeechee Road to the south.
3. The required infrastructure improvements to support this development include the extension of water and sewer mains, the installation of water and sewer services, construction of internal roadways, and the installation of a stormwater conveyance system with several retention ponds.
4. The water and sewer service for this project area is provided and maintained by the City of Savannah.
5. The Developer will install sidewalks on portions of select streets and internal locations in accordance with City of Savannah subdivision regulations and the Hopeton Landing Master Plan.

6. Each of the tracts (also known as PODs) contained herein will be presented and reviewed as a general development plan as they are ready for development. As an example, the multifamily tract POD 4 was presented and reviewed by the Planning Commission at the meeting on March 10th, 2026.
7. **Exhibits:** included below are the three sheets that comprise the major subdivision plat provided by The Coleman Company Engineering & Surveying.





DECISION:

The Planning Commission **approves** of the proposed Major Subdivision for Hopeton Landing East per the application and report above.

Note: 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.

Melanie Wilson / pc
Melanie Wilson, MPC Executive Director and CEO