

# **CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION**

## **MPC Decision**

**February 18, 2025**

### **Major Subdivision/Final Plat**

**Hopeton West Tract 7; Phase 1A**

**PIN: 21007 01003**

**61.3 Total Acres - 79 lots**

**Zoning – PD (Planned Development) – Hopeton Landing West**

**File No. 25-000147-SUBP**

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

**Robert Garis, Agent for Coleman Company**

**Don Taylor, Surveyor**

**Developers Capital Funds, LLC - Owner**

**Report Status: Initial Review**

### **Nature of Request**

The Petitioner is requesting approval of a Final Plat for a 79-lot major subdivision located within the Hopeton Landing PD (Planned Development). This proposed phase of development represents one of five anticipated phases within the Hopeton Master Plan and one of two phases comprising Tract 7. The Master Plan was approved with a single-family density of 4 dwelling units per acre. The proposed Tract 7 phases, if approved, will result in a 3.06 DU/AC creating 125 total lots within Tract 7. Lot sizes vary in precise dimensions and square footage, but generally measure 52 feet by 110 feet, encompassing approximately 5,720 square feet in area. Generally, 20 foot front and rear setbacks, and 5 foot side setbacks apply. Phase 1A of Tract 7 also includes the planned amenity area for the approved Planned Development.

### **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 79 lots that meet the subdivision criteria within the Master Plan. When Tract 7 is fully developed it has been approved for 4 DU/AC density but will only achieve 3.06 resulting 125 single-family lots. Phase 1A contains 79 lots, phase 1B contains 46 lots, and phases on the remaining two tracts will bring the entire Tract total to approximately 275 dwelling units.
2. Phases associated with Tract 7 have a dedicated access entrance 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 phase of development includes the extension of water and sewer mains, the installation of water and

sewer services, and the installation of a stormwater conveyance system.

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 the portions of all streets abutting all property other than platted single family lots in accordance with City of Savannah subdivision regulations.

**Decision:**

The Planning Commission recommends **approval** of the proposed Major Subdivision subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and appropriate dedications of right-of way, shared community spaces, and storm water features.
2. Approval by 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