



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: Clayton Properties Group Inc.

Address: 2610 Little Neck Rd.

Alderman District: 5 – Dr. Estella Shabazz

County Commission District: 7 – Dean Kicklighter

Property Identification Number: 21039 02001

Petition File Number: 25-004044-SUBP

MPC DECISION:

The Planning Commission **approves** of the proposed Major Subdivision Final Plat for Phase 3 of Meadow Lakes.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the proposed Major Subdivision Final Plat for Phase 3 of Meadow Lakes.

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)

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



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



Decision

Meadow Lakes Phase 3
(A Portion of the Spencer Connerat Tract)
Little Neck Road & School House Road (Green Meadow Drive)
31.727-Acres – 88 Lots Created
Aldermanic District 5 – Dr. Estella Shabazz
County Commission District 7 – Dean Kicklighter
PIN: 21039 02001
Zoning: PD
Coleman Company – Don Taylor, Surveyor
Clayton Properties Group Inc - Owner
File no. 25-004044-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, part of the Spencer Connerat Tract, now identified as Meadow Lakes. This final plat represents the third phase of planned construction and will subdivide +/-22.636-acres into 97 lots of varying size ranging from 50-60 feet wide with 100 feet of depth. The portion to be subdivided represents +/- 22.6 acres of a total +/-110.29. At the time of amended Master Plan approval, the tract totaled +/- 137.68 acres but has since been subdivided to accommodate the first two phases of development.

Findings

1. **Purposes:** The purpose of this final plat approval is to create unique parcel IDs, addresses, and to continue the construction build-out of the master planned subdivision. Approval of this plat will also record and set aside agreed upon vegetative buffers, open space, building setbacks, utility and drainage easements, rights-of-way, etc.
2. **Site:** The site is 22.636 acres in size, and the parcels have been cleared with initial grading completed. In addition to the 97 residential lots and public rights-of-way, planned are 47.835-acres of open space.

**Meadow Lakes Phase 3
(A Portion of the Spencer Connerat Tract)
Little Neck Road & School House Road (Green Meadow Drive)
File No. 25-004044-SUBP
Page Two**

3. **Parcels:** The proposed subdivision will consist of 97 addressed lots of varying size, approximately 50-60 feet wide and +/- 100 feet in depth – all conforming to the specifications of the PD Master Plan. The approved plan permits subdivision of up to 404 units at a maximum density of 4 dwelling units per acre for the 137 acre tract. Including Phase 3, the present lot count totals 284 lots of a maximum of 404 lots (*99 in Phase 1, 88 in Phase 2*). Subdivision up to 120 additional lots in future phases is anticipated.
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 access to Little Neck Road (100 feet R/W) via a central spine road and additional internal 60-foot rights- of-way.
6. **Public Services:** The site is served by the Savannah Police Department and the Savannah Fire Department. The site is presently not served by the Chatham Area Transit Authority (CAT).
7. **Sidewalks:** The developer will install sidewalks on all streets along all property other than single family lots. 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 for Phase 3 of Meadow Lakes.



Melanie Wilson, MPC Executive Director and CEO



Edward Morrow, Director of Development Services/Current Planning