



DECISION
Major Subdivision – Final Plat
File No. 25-004837-SUBP
December 16, 2025

Major Subdivision/Final Plat

Edgewater at New Hampstead – Phase 2B

2300 Little Neck Road

PIN: 21024 01009

46.34 acres | Total Acres - 81 lots

Zoning – PD (Planned Development)

File No. 25-004837-SUBP

Talon Wagenknecht, Agent for Lennar

Thomas & Hutton, Surveyor

Lennar Georgia, INC – Owner

Report Status: Final Report

Nature of Request

The Petitioner requests approval of a Final Plat for a 81-Lot Major Subdivision within the Edgewater development of the New Hampstead PD. This phase (2A) of development will subdivide 81 single family lots with varying lot sizes and area consistent with PD development standards from a current parcel measuring +/- 46.34 acres.

Findings

1. The subject property is currently vacant and is heavily wooded. The purpose of the proposed subdivision is to create 81 lots that meet the subdivision criteria within the Master Plan.
2. All lots within Edgewater have principal access via an entrance located off of Little Neck Road and established with Phases 1A and 1B of the development.
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.

Decision:

The Planning Commission **approves** of the proposed major subdivision subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.



Melanie Wilson, MPC Executive Director and CEO



Edward Morrow, Director of Development Services/Current Planning