### CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Deciaion August 12, 2024

**Major Subdivision/Final Plat**

# Beacon Point at New Hampatead Phase 1A

## 3401-A Highgate Blvd

PIN: 21047 03031

18.62 Total Acres - 69 lots

# Zoning - PD (Planned Development)

File No. **24-003115-SUBP**

Justin Palmer, Agent for Beacon Builders

# Don Taylor, Surveyor Beacon Builders, Owner

Reoort Status: Initial Review Nature of Reouest

The Petitioner requests approval of a Final Plat for a 69-Lot Major Subdivision within the Highgate development of the New Hampstead PD. This Phase 1A of development will consist of 69 single family lots with varying lot sizes and area measuring a total of +/- 18.62 acres.

### Findings

1. The subject property is currently vacant and is heavily wooded. The purpose of the proposed subdivision is to create 69 lots that meet the subdivision criteria within the Master Plan.
2. Beacon Point has a dedicated entrance located at 3401-A Highgate Boulevard.
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.

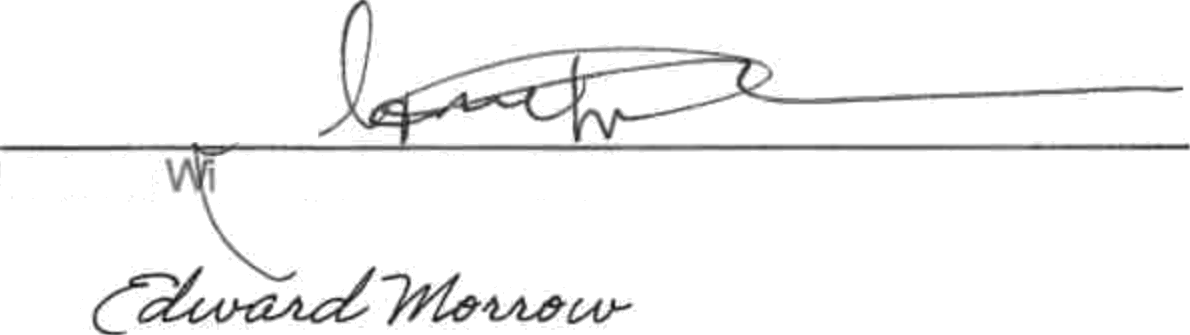
### Decision:

The Planning Commission recommends approval 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.

Beacon Pointe at New Hampstead Phase 1A 24-003115-SUBP

1. Approval of the Chatham County Health Department and the City review departments,



i the City Engineer.

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Edward Morrow, Director of Development Services/ Current Planning