

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Decision

July 9, 2024

Major Subdivision/Final Plat

Edgewater at New Hampstead – Phase 1C
East of Little Neck Road
PIN: 21024 01017
55.717 Total Acres - 111 lots
Zoning – PD (Planned Development)
File No. 24-003178-SUBP
John Hoff, Agent for Lennar Georgia
Thomas & Hutton, Surveyor
Lennar Georgia, INC - Owner

Report Status: Initial Review

Nature of Request

The Petitioner requests approval of a Final Plat for a 111-Lot Major Subdivision within the Edgewater development of the New Hampstead PD. This phase (1C) of development will consist of 111 single family lots with varying lot sizes and area measuring a total of +/- 55.717 acres.

Findings

1. The subject property is currently vacant and is heavily wooded. The purpose of the proposed subdivision is to create 111 lots that meet the subdivision criteria within the Master Plan.
2. Oakwood has a dedicated entrance located east of Little Neck Road.
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.
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