

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Decision

July 9, 2024

Major Subdivision/Final Plat

Oakwood at New Hampstead – Phase 2A
3401-B Highgate Blvd
PIN: 21047 03032
11.89 Total Acres - 62 lots
Zoning – PD (Planned Development)
File No. 24-003398-SUBP
Justin Palmer, Agent for Coleman Company
Don Taylor, Surveyor
Jack Wardlaw, New Hampstead Tract 5B LLC - Owner

Report Status: Initial Review

Nature of Request

The Petitioner requests approval of a Final Plat for a 62-Lot Major Subdivision within the Oakwood development of the New Hampstead PD. This phase (2A) of development will consist of 62 single family lots with varying lot sizes and area measuring a total of +/- 11.89 acres.

Findings

1. The subject property is currently vacant and is heavily wooded. The purpose of the proposed subdivision is to create 62 lots that meet the subdivision criteria within the Master Plan.
2. Oakwood has a dedicated entrance located off 3401-B 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.
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