

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Decision

November 4, 2024

Major Subdivision/Final Plat

Hill-Durrence Tract
Fort Argyle Road
PIN: 21034 01008
155.6 Total Acres - 3 lots
Zoning – IL (Light Industrial)
File No. 24-0003181-SUBP
Justin Palmer, Agent for Coleman Company
Don Taylor, Surveyor
Core5 Industrial Partners LLC – Owner

Nature of Request

The Petitioner requests approval of a Final Plat for a 3-lot Major Subdivision within the development identified as the Hill-Durrence tract. The Subdivision includes the dedication of Public Right-of-Way. The request involves the Eastern-most segment of the property which is part of the Hill-Durrence Tract Master Plan. Proposed are parcels, all identified for light industrial use and a dedicated Public Right-of-Way that will facilitate site access. The proposed three lots range in size from 17.454 acres to 85.284 acres. The total land area of the tracts to be subdivided is 155.6 acres.

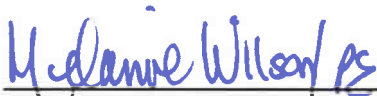
Findings

1. The subject property is currently vacant. The purpose of the proposed subdivision is to create 3 lots and a dedicated public right-of-way. All lots meet the minimum subdivision criteria of the City of Savannah.
2. The site takes principal access from Fort Argyle Road in the form of a central spine road (a portion of which is being dedicated as part of this subdivision), though future developments may be served by secondary access points.
3. The most current master plan for the development was approved by MPC on June 11, 2024 (24-002471-ZA).
4. The required infrastructure improvements to support this development includes the extension of water and sewer mains, the installation of water and sewer services, the installation of a stormwater conveyance system, and the dedication of right-of-way.
5. 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