CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

DECISION

January 6, 2026

Major Subdivision/Final Plat

Harmon Ward
Paulsen Street
PIN: 20063 09017, 20063 09001, 20063 09002, 20063 09015, 20063 09016
0.467 Total Acres – 5 lots to 7 lots
Zoning – TR-1 (Traditional Residential-1)
File No. 25-005263-SUBP
Ashley White (Coleman Company), Agent for J Eady Construction

Nature of Request

The Petitioner requests approval of a Final Plat for a 7-Lot Major Subdivision within the Harmon Ward. This development will consist of 7 single family lots with areas ranging from 3,000 square feet (0.069 acres) to 5,985 square feet (0.137 acres) and area measuring a total of +/- 0.467 acres.

Findings

1. The subject properties currently consist of 5 parcels. The purpose of the proposed subdivision is to create 7 new lots that meet the subdivision criteria and development standards of the TR-1 zoning district within the City of Savannah.

2. The properties are served by existing public rights of way: Paulsen Street, East 37th St and Hamilton Court.

3. Public utilities are available to serve the properties, several of which previously contained developed homes. Additional on-site stormwater retention/detention was required for the proposed subdivision by Stormwater Engineering.

4. The Subdivision Regulations require dedication of additional public ROW, however the area demonstrates a strong traditional development pattern that is unlikely to be significantly altered. Engineering has raised no objection to the requested waiver.

5. MPC has approved the following addresses for the proposed subdivision; Lot # 1 – 801 Hamilton Court. Lot #2 – 807 Hamilton Court. Lot #3 – 811 Hamilton Court. Lot #4 – 815 Hamilton Court. Lot #5 – 814 East 37th Street. Lot #6 – 812 East 37th Street. And Lot #7 – 802 East 37th Street.

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