



**Staff Report
Subdivision/Final Plat
File No. 26-001610-SUBP
April 21, 2026**

South Garden Subdivision

Lot 160A, formerly Lots 120-121 and 160-169

1206 E 68th Street and 5302 E Sanders St

PIN: 20114 11011 and 20114 11001

0.826-Acres – Recombined

Aldermanic District 3 – Linda Wilder-Bryan

Commission District 2 – Malinda Scott Hodge

Zoning: RSF – 6 (Residential Single Family - 6)

Agent: John Tucker/ Brewer Land Surveying

Property Owner: Mark Pickering for Community Bible Church

MPC Project Planner: Subhashi Karunarathne

Report Status: Final report

Nature of Request

The petitioner requests approval of a final plat to recombine the two subject parcels. The properties are currently used as a place of worship and previously received approval for a variance to the General Development Plan (25-004997-ZA) on October 28, 2025. As a condition of that approval, the MPC Board required the recombination of the parcels identified as 1202 East 68th Street and 5203 Sanders Street. The proposed final plat satisfies this condition.

Findings

1. **Purpose:** The purpose of this final plat approval is to create unique parcel ID, address, and to continue the build-out of the proposed development in accordance with the approved variance to the General Development Plan (25-004997-ZA).
2. **Site:** The site is 0.826 acres in size with 300 feet of frontage on 68th Street and 200 feet of depth along Sanders Street. It is zoned RSF-6. The site is surrounded by residential properties.
3. **Parcels:** The proposed recombination will result in a parcel that meets the minimum site requirements, including compliance with the approved variances given below;

East 68th Street and 5302 Sanders Street

1. Relief from the Civic Use Standards requiring a 50-foot separation between a place of

worship and a residential property

2. A 1 S-foot reduction of 20-foot side yard (interior) setback
3. A 1 S-foot reduction of the 20-foot Type B buffer
4. A 10-foot reduction of the 20-foot side yard (street) setback

1202 East 69th Street

1. Relief from the Civic Use Standards requiring a 50-foot separation between a place of worship and a residential property
2. A 20-foot reduction of the 30-foot front yard setback
3. A 10-foot reduction of the 20-foot side yard (street)
4. A 17.2-foot reduction of the 30-foot rear yard setback

4. **Water and Sewer:** The proposed subdivision will be served by water and sanitary sewer systems of the City of Savannah.
5. **Access:** All parcels within the proposed subdivision will have access via 68th Street and Sanders Street.
6. **Public Services:** The site is served by the Savannah Police Department and the Savannah Fire Department.

Recommendation

MPC Staff recommends **approval** of the proposed Recombination Final Plat for South Garden Subdivision.

