



Staff Review
Major Subdivision – Final Plat
File No. 25-005294-SUBP
February 17, 2026

Part of Lot 1A, Law Ward
1622 Ogeechee Road
0.972 Acres – 3 Lots to 6 Lots
PINs: 20066 49048, 20066 49049, 20066 49050
J. Craig Brewer, Surveyor | John Tucker, Agent
Savannah Historic Initiatives, Inc., Property Owner

MPC Project Planner: Edward Morrow

Nature of Request

The Petitioner is requesting approval of a Recombination/Subdivision Final Plat for a major residential subdivision in the Cuyler-Brownville Local Historic District. The proposed reconfiguration will support the redevelopment of an existing church parking lot for the adjoining Abyssinia Baptist Church and establish 4 new residential lots conforming with the TR-1 zoning district. One existing residential lot will be recombined. No historic structures are proposed for demolition in association with the proposal.

Findings

1. The purpose of the proposed subdivision is to subdivide and recombine 3 lots into 6. In addition to the modified parking lot, the subdivision will establish 4 new residential lots conforming with the TR-1 zoning district. One existing residential lot will be recombined. No historic structures are proposed for demolition in association with the proposal.
2. The subject parcels are in the Cuyler-Brownville local historic district. The dwelling to be located on proposed ‘*Lot 1A-2*’ received a COA ([*25-005250-COA*](#)) from the Historic Preservation Commission on January 28, 2026 for relocation, and is proposed to be renovated in association with the development proposal.
3. Parcels will range in size from 3,180 to 3,200 square feet in area with approximately 40 feet in frontage on 34th Street.
4. All parcels will be served by a new 20-foot rear lane to be publicly dedicated. As such, *no new curb cuts* are anticipated on 34th Street. New curb cuts onto Ogeechee are also *not anticipated* in association with the parking lot improvements.
5. All lots within the proposed subdivision development will be served by the City of Savannah water, sanitary sewer and stormwater services.

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6. Sidewalks presently adjoin the 34th Street frontage of the subject property. Improvements may be required by Traffic Engineering.

Recommendation

MPC staff recommends **approval** of the proposed Major Subdivision.