

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC STAFF REPORT

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

Report Status: Final Review

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.

Recommendation:

MPC Staff recommends **approval** of the proposed major subdivision to create 7 single family home lots and waiver of additional ROW dedications 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.