



**Chatham County – Savannah
Metropolitan Planning Commission
“Planning the Future, Respecting the Past”**

MPC STAFF REPORT

July 14, 2026

Subdivision/Final Plat

West 40th Division

PIN: 20073 14007 and 20073 14006

2324 Martin Luther King Blvd and 406 W 40th Street

2 Lots to 4 Lots, 0.54 acres

TC- 2 (Traditional Commercial-2)

MPC File No. 25-004955-SUBP

Joseph J. Stuckey, III, PLS, T. R. Long Engineering P.C., Agent

Subhashi Karunaratne, MPC Project

Planner Report Status: Final Report

Nature of Request

The Petitioner requests MPC approval of a Major Subdivision Final Plat for the subdivision of two parcels (0.54 acres) zoned TC-2 in the Streetcar Historic District.

Findings

1. The purpose of the proposed subdivision is to create six lots fronting West 40th Street. The subject property consists of two parcels totaling approximately 23,522.4 square feet within the TC-2 (Traditional Commercial) zoning district, which requires a minimum lot area of 3,000 square feet. All six proposed lots will meet the minimum lot area and lot width requirements of the TC-2 district.

The parcel adjacent to Martin Luther King Jr. Boulevard (Parcel No. 20073 14007) contains an existing commercial building constructed circa 1975, according to the Chatham County Board of Assessors. The applicant proposes to demolish the structure. Demolition Permit No. 26-05682-BC must be issued prior to final subdivision approval. The building is identified as a non-contributing structure within the Streetcar Historic District. A Certificate of Appropriateness (COA) from the Historic Preservation Commission is *not* required for this subdivision.

2. All parcels will be served by City of Savannah water, sewer and stormwater utilities.
3. An Environmental Site Assessment is required for a major subdivision.

Discussion

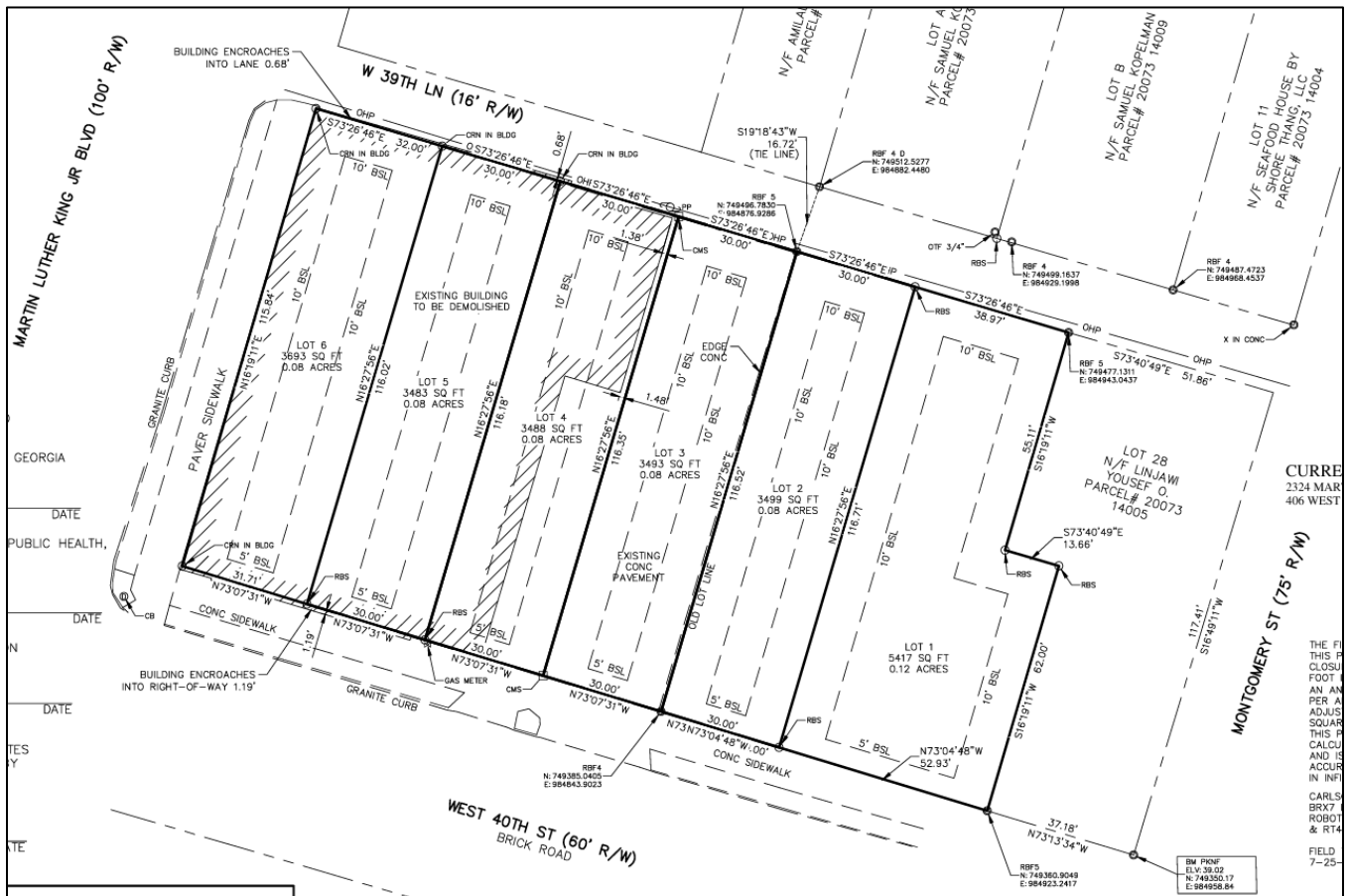
The proposed subdivision is generally consistent with the requirements of the City of Savannah Subdivision Regulations and Zoning Ordinance. All proposed lots meet the minimum lot area and lot width requirements of the TC-2 zoning district and front a publicly dedicated street. Building

setback lines are shown on the final plat, and the subdivision will be served by public water, sewer, and stormwater utilities. The proposal is located within the Streetcar Historic District; however, because the existing structure is non-contributing, a Certificate of Appropriateness is not required. Staff finds the proposed subdivision meets the applicable subdivision standards, subject to the recommended conditions regarding demolition, parking compliance, and submission of an Environmental Site Assessment prior to final plat approval.

Recommendation

MPC Staff recommends **approval** of the proposed subdivision with the following conditions;

1. The demolition permit 26-05682-BC must be issued prior to the final approval of this subdivision.
2. Provide zoning confirmation that off-street parking requirement will be met prior to the final approval of this subdivision.
3. Provide Environmental Site Assessment for the site prior to the final approval of this subdivision.



Proposed subdivision - West 40th Division