



Staff Report
Subdivision/Final Plat (Recombination)
File No. 26-001120-SUBP
June 23, 2026

Weilville Subdivision

2760 Louisville Rd Savannah

PIN: 20629 04001, 20629 04002, 20629 04003, 20629 04004, 20629 04005, 20629 04009, 20629 04011, 20629 03018, 20629 03019, 20629 03019

1,460 Acres – Recombined (with old and new City ROW)

Agent: Ashley D. Mosley

Property Owner: Mike Jarrell

MPC Project Planner: Subhashi Karunarathne

Report Status: Final report

Nature of Request

The Petitioner is requesting approval of a waiver from the right-of-way dedication requirement associated with a minor subdivision. The City of Savannah requires a minimum public street right-of-way width of 60 feet. Based on this standard, the applicant would otherwise be required to dedicate an additional 25 feet of right-of-way along West Gwinnett Street, representing one-half (12.5 feet) of the existing right-of-way deficiency.

Findings

1. **Purpose:** The purpose of this final plat approval is to recombine the lots to create unique parcel ID, address, and to continue the build-out of the proposed development of industrial use.
2. **Site:** The site is 1,460 acres in size with approximately 32 feet of frontage on Louisville Road that requires 5 feet Right of Way dedication. It is zoned I-H (Heavy Industrial). The site is surrounded by industrial properties.
3. **Parcels:** The proposed recombination will result in a parcel that meets the minimum site requirements of I-H zoning district.
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 Louisville Road and Fair Street.
6. **Public Services:** The site is served by the Savannah Police Department and the Savannah Fire Department.

7. **Standards at Issue:** According to Chapter 2 Subdivision Regulations, Section 8-2022-I Additional right of-way, a proposed subdivision that includes a platted opened street that does not conform to the minimum right-of-way requirements of this chapter shall provide for the dedication of additional right-of-way along either one or both sides of said street so that the minimum right-of-way required by this chapter can be established. If the proposed subdivision abuts only one side of the street, then a minimum of one-half of the required additional right-of-way shall be dedicated by such subdivision.

Provided, however, the MPC shall waive the dedication of such additional right-of-way based on a finding that the platted street in question is an opened and paved street and the lotting arrangement and lot development pattern along the street is such that future subdividing along such street is unlikely to occur except under exceptional circumstances and therefore the opportunities to acquire right-of-way through subdivision approval is limited. However, where the future widening of the street will be required based on existing or future traffic projection, the MPC shall, as a condition of subdivision approval, require an additional building setback line from such street equal to one-half of the additional right-of-way that will be needed for the future widening of the street. Such setback requirement shall be in addition to the required setback lines established along the street. The following special notation shall be placed on the plat: "No buildings, or required parking, or other permanent structures shall be placed within the required setback line."

8. **Evaluation:** According to the City of Savannah, extending Fair Street southward is highly unlikely. The City has indicated that it would actively discourage such an extension because the City-owned Savannah and Ogeechee Canal (SOC) is located directly south of the subject property. The Stormwater and Real Estate Departments generally permit only limited improvements within the historic SOC corridor and only in rare circumstances, such as providing access to otherwise landlocked properties.

Based on these findings, MPC Staff believes it is appropriate to waive the right-of-way dedication requirement. The platted street is already open and paved, and the existing lot configuration and development pattern along Fair Street make future subdivision activity unlikely. As a result, opportunities to acquire additional right-of-way through future subdivision approvals are expected to be limited.

Recommendation

MPC Staff recommends **approval** of the requested right-of-way waiver without the additional setback because opportunities to acquire additional right-of-way through future subdivision approvals are expected to be limited.



