



Staff Review
Major Subdivision – Final Plat
File No. 25-001029-SUBP
March 10, 2026

Dewitt Ward Parcel B at 4801 Meding St. – Coastal Empire Fairgrounds
Major Subdivision Final Plat for a portion of parcel B

PIN: 20108 01012

Site Area: 6.152 acres

Zoning: Planned Development

Owner: Mayor & Aldermen of the City of Savannah

Agent: John Tucker

Reference files: 24-003084-SUBP, 24-000287-ZA FLUM & 25-001605-SUBP

MPC Staff: Ken Gorski

Nature of Request

The Petitioner is requesting approval for a final plat of a major subdivision for a portion of Parcel B within the Dewitt Ward at 4801 Meding St, formerly the Coastal Empire Fairgrounds. Parcel B is the primary tract from which (15) new single-family residential lots will be created. A new I-shaped 60-ft right-of-way has been designated and two remainder parcels are set aside for future development. See insert below or submitted plat for additional information.

Findings

1. The purpose of the proposed subdivision is to divide and prep Parcel B for the future development of new single-family residential lots.
2. This subdivision request is generally consistent with the Concept Plan presented with the FLUM amendment approved by the Planning Commission on April 30, 2024 (MPC File 24-000287-ZA).
3. The Planned Development zoning will allow for single-family lots, senior housing, neighborhood-commercial-retail, townhomes, multifamily and similar compatible mixed-use functions such as public parks and recreational facilities.
4. All (15) new residential lots created by the proposed subdivision will have street frontage access onto the existing 61st Street right-of-way.
5. All lots created by the proposed subdivision will be served by the City of Savannah water and sanitary sewer services.
6. It is anticipated that additional subdivisions within “future development” areas of Parcel B will occur as the applicant implements multiple phases within the Planned Development.

