



**CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION**
"Planning the Future, Respecting the Past"

MPC STAFF REPORT

March 31st, 2026

Major Subdivision/Final Plat

Eastern Wharf Multifamily

PIN: 20006 05006

Subdivide 1 parcel into 3 lots

Zoning – PD (Planned Development)

MPC File No. 25-005404-SUBP

Brian Clouser, P.E., Agent for Kimley-Horn & Assoc.

Nathan Nightingale, P.L.S., Atlas Surveying

Savannah River Landing Land JV, LLC - Owner

Nature of Request

The Petitioner is requesting approval of a Major Subdivision and Final Plat for the parcel with PIN number 20006-05006 at the intersection of Pilot Street and Eastern Wharf Avenue. The property is to be subdivided into three parcels, creates a new dedicated right-of-way, and includes new or enhanced drainage, utility and access easements.



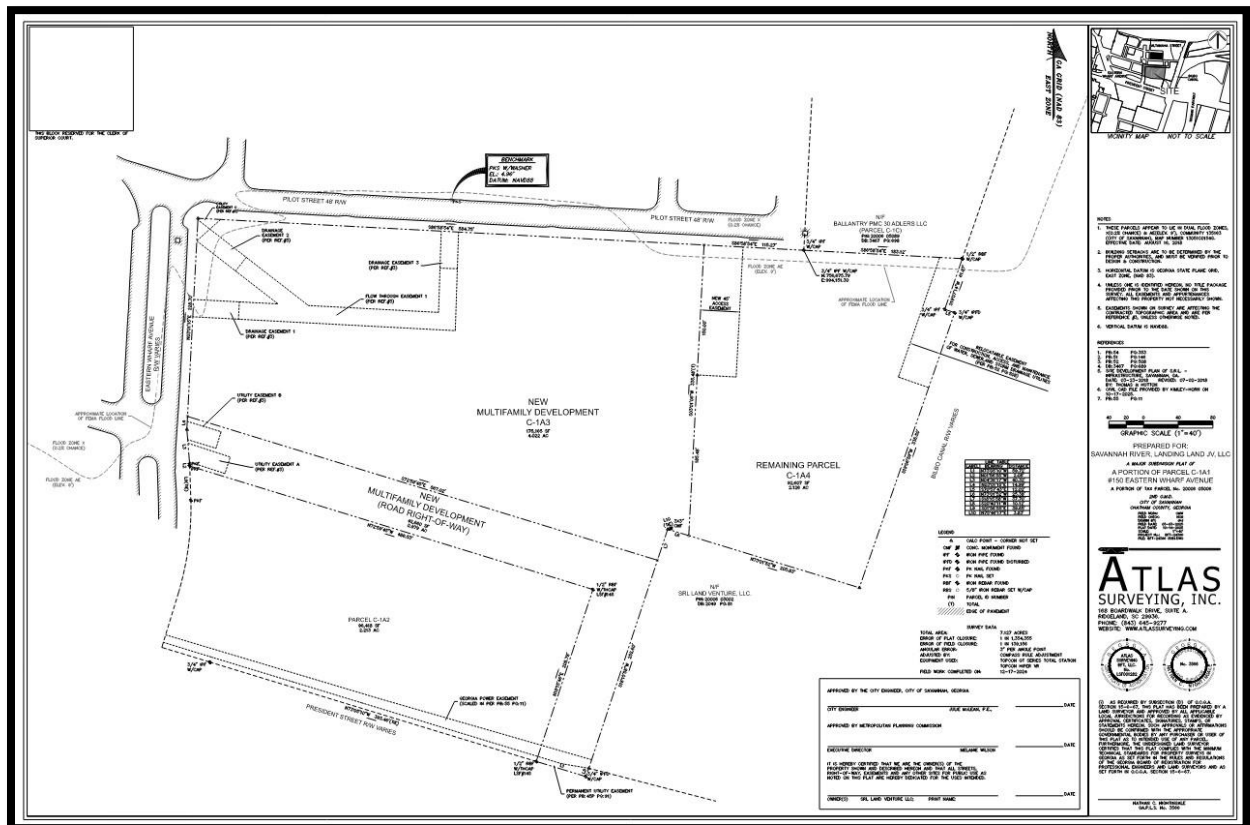
Aerial Image of subject property (highlighted in blue)

Findings

1. This subdivision class qualifies as “major” based upon the following definition provided in Section 8-2005 of the Subdivision Regulations:

Subdivision, major. Any subdivision of more than three lots, or any subdivision that creates a new street or replaces or realigns an existing street or makes any improvement to an existing street to bring it up to the city’s standards for an open street.

2. The subject property is at the intersection of Eastern Wharf Avenue and Pilot Street and is bordered to the west by vacant lots, to the north by new residential development, to the east by Bilbo Canal and to the south by President Street.



Eastern Wharf Multifamily proposed plat

3. The subject property and all associated parcels have access to multiple adjacent streets to provide an abundance of pedestrian and vehicle access. There will be a new, L-shaped right-of-way created to help serve the 4-acre parcel that is slated for multifamily development.
4. The required infrastructure improvements to support this development include the enhancement of water and sewer mains, the installation of water and sewer services, construction of the new right-of-way, and the installation of a stormwater conveyance system.

5. The water and sewer service for all parcels within this project area is provided and maintained by the City of Savannah.
6. The Developer shall install sidewalks along all public streets and at internal locations in accordance with all applicable ordinances and guidelines within the City of Savannah subdivision regulations.
7. Each of the parcels created here will be evaluated, reviewed and presented to the Planning Commission as a general development plan prior to final development.
8. New street names and future addresses to be determined by the SAGIS staff within the MPC and new PIN numbers shall be assigned by the Chatham County Board of Assessors and added to the subdivision plat before final recording.

Recommendation:

MPC Staff recommends **approval** of the proposed Major Subdivision for the Eastern Wharf Multifamily parcels as described by the application, supporting documents and the findings of this report.

Note: Subject to review and approval by any jurisdiction having authority, including but not limited to: Chatham County Department of Public Health, Stormwater Management, Traffic Engineering, and the City of Savannah plan review departments including the City Engineer.