

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC STAFF REPORT

May 12 2026

Minor Subdivision/Final Plat
1406 & 1408 W. Gwinnett St.
PIN: 20050 06003
Zoning: – B-N (Neighborhood-Business)
File No: 26-001815-SUBP
Reference File Number(s): 26-001365-ZBA
Owner: Alphonso Irving
Agent: Joseph Stuckey PLS/T. R. Long Engineering

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 10 feet of right-of-way along West Gwinnett Street, representing one-half of the existing right-of-way deficiency.

Findings

1. Subject property is on West Gwinnett Street adjacent to Church of Christ Holiness Unto The Lord, across from Elliott Avenue and just west of Hastings Street. The parcel is 0.11 acres and has two non-conforming structures that are being surveyed to be subdivided. One structure is a duplex that is being renovated and the other is a former garage/repair shop that will be converted and remodeled into a walk-up neighborhood restaurant.
2. The ZBA approved the minor subdivision with the following variances on April 23, 2026;

Variance 1: Re-establish the non-conforming duplex known as 1406 W. Gwinnett.
Variance 2: Relief from off-street parking requirements for the new restaurant use in the building known as 1408 W. Gwinnett.
3. The minimum right-of-way width for a public street in the City of Savannah is 60 feet. According to this standard the applicant is required to dedicate an additional one-half of the deficit, 10', of right-of-way on West Gwinnett Street.

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*

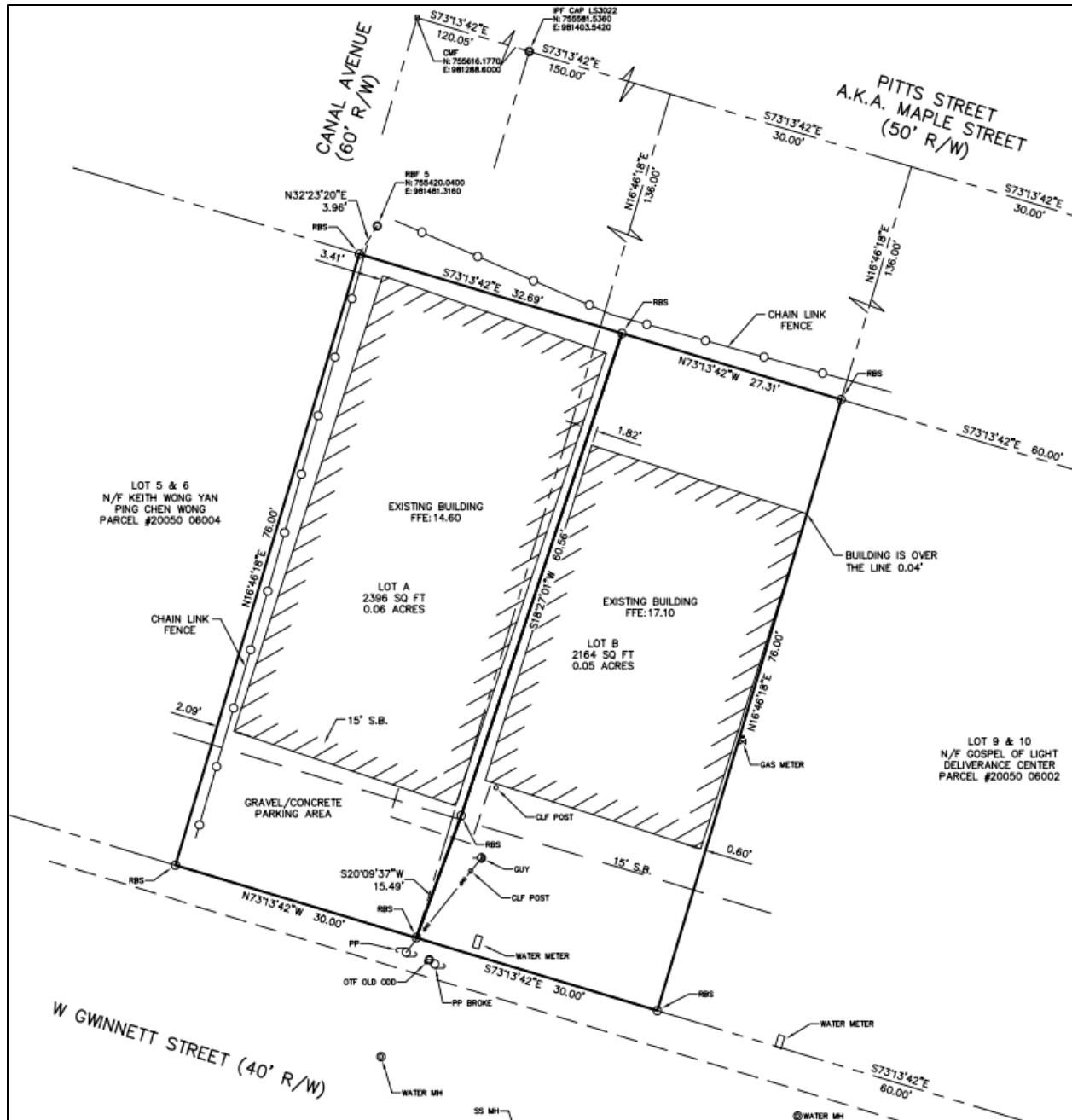
dedication of additional right-of-way along either one or both sides of said street so that the minimum right-of-way required by this chapter can be established. If the proposed subdivision abuts only one side of the street, then a minimum of one-half of the required additional right-of-way shall be 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."

Analysis

The subject properties contain existing historic structures located near the current setback line. Imposing the additional setback associated with the right-of-way waiver would create practical conflicts with the existing development pattern and historic lot configuration. Given the established nature of the corridor the waiver request may be considered appropriate without the additional setback.

Recommendation:

MPC Staff recommends **approval** of the requested right-of-way waiver without the additional setback due to the existing historic development pattern along West Gwinnett Street and the practical limitations associated with imposing additional setback requirements on the subject properties.



Proposed Minor Subdivision - 1406 & 1408 W. Gwinnett St