CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMI89ION

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August 26, 2026

Brookllns, Phase 5, The Highlands- Tract 30-1 Major Subdivision/Final Plat

Highlands Boulevard PD Zonlng District

Totsl Area - 9W8 Acres PIN 21918 02140 MPC Relevance File Number 20•003040-SUBP Flle Number 26-0034b7-SUBP

Coleman Company, Inc., Engineer - Neil McKenzie, P.E. Godley 9tstlon Enterprises, LLC, Owner - Brysn W¥rdtaw Jsck Wérdlaw, Petldoner

Mature of Reoueet

The Petitioner is requesting approval of a final ptat for a proposed major subdivision, identified as Brookline Subdivision, Phace 5, which is a poréon of Parcel 3, formerly Tract M of the Highlands at Godley Station. This plat repreaents the fifth phase of development and will subdivide approximately 9.249 acres into 43 single-family residential Iota of varying size. The poi1ion to be subdivided represents a9.240 acres of the overall a184.1B- acre Tract M Residential development area, which is regulated under the Highlands Planned Devek›pment district.

Findinns

 **Purpoaea: The purpoce** of this final plat approval is to create unique paroel identification numbers and addresses fôr 43 single-family residential lots, and to continue the phased buildout of the Highlanda Planræd Development. Approval of **this** plat **will** alao **eatablish** and racord the aaaoôatad public righta-of-way, building setback linee, **open** spaca **dadicationB,** and the drainage, utility, and maintenance **eaeements** neœeaary to aerve the subdivision.

1. Bits: The site is 9.249 acres in size. In addition to the 43 family residential lots end public rights of way, planned are nearly 1.38 acies of open apaces along with 0.25 acres (11,00 square feet) of pond area.
2. Pamela: The proposed subdivision will consist of 43 aingle-family rœidential lots of varying sizes, geneælly ranging from W,000to 1,000 squete feet (Pô.138 to CO.15B actes) per lot æ shawn on the pIaL All lots œnform to the dimensional standards and development requiremenB of the Highlands Planned Development, which permits a maximum grœs density of 5 uniB per acæ and establishœ minimum lot widths and setbacks. The approved General Development Plan for Tract M Residential allows up to 386 lots across à184 actes, and the 43 lots cæated under Phace 5 fall wlthin that entitlement.
3. Wstar end Sewer: The propocad subdivision will be served by public water ard sanitary sewer ayatems of the City of Savannah.
4. **Access:** All parcels within the proposed subdivlslon will be served internally by Brookline Drive and Roxbury Drive, each established with 60-foot public rights-of- way. These streets provide direct acceas to the 43 lots in Phaae 5 and connect e the la‹ger Highlar<ls roadway network, ultimately tying into Highlands Boulevard, the principal spine mad of the Planned Development with e 70-foot right-of-way. The plat also establishes temporary turnaround easements to ensure adequate accees for emergency and service vehides until future phases of the subdivision are completed The adjacent subdivisions to the South are accessed by Ashmont St/eeL
5. **Publlc Services:** The subdivision wilt be served by the Savannah Police Department and the Savannah Fire Department Sotid waate collection will be provided by the City of Savannah. The subdivieion is presently not served by the Chatham Aree Transit Authority (CAT}. All public utilities, induding water, sewer, and stormwater facilities, will be maintained in accordanoe with City requirements, while common areas and detention ponds will be maintained by the HOA as noted on the
6. **Sidæualks:** The developeF iR required to install Bidewalks along all portions of streets abuüing property other than single-family residential k›ts, in aocordenœ with the City of Savannah Subdivision Regulatîons. In addition, prior to the issuanoe of Certifiœtes of Occupancy, all building permit applicanB ïor individual residential bts will be required to install sidewalks along their respective fromages.
7. ESA: An Environmental Gite Assessment has been submitted to the City Engineer.

DECISION

The Planning Commission aooroves of the proposed Major Subdivision Plat for Brookline Phase 5.

Melanie Wilson, MPC Executive Oirector and CEO

Ed rd ow, Director of Development Services/Current Planning