

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC Decision

July 10, 2024

Major Subdivision/Final Plat

Brookline Phase 4

Brookline Drive and Fenway Street

PIN: 21016 020140

11.34 Total Acres - 46 lots

Zoning – PD (Planned Development)

File No. 24-003102-SUBP

Don Taylor – Coleman Company, Agent and Surveyor

Godley Station Enterprises, LLC, Owner

Report Status: Initial Review

Nature of Request

The Petitioner is requesting approval of a Final Plat for a 46-Lot Major Subdivision, located within the PD (Planned Development) zoning district. The subject property is the fourth phase of The Brookline Subdivision in the Godley Station Master Planned Development. This proposed phase totals 11.34 acres and will consist of 46 single-family residential lots.

Findings

1. The subject property is currently vacant and heavily wooded. The purpose of the proposed subdivision is to create 46 single-family detached residential lots. All lots will conform with the minimum subdivision criteria established by the adopted PD development standards.
2. Brookline has its own dedicated entrance located at Brookline Drive and Fenway Street.
3. The required infrastructure improvements to support this phase of development includes the extension of water and sewer mains, the installation of water and sewer services, and the installation of a stormwater conveyance system.
4. The water and sewer service for this project area is provided and maintained by the City of Savannah.

5. An Environmental Site Assessment (ESA) has been provided.

Decision:

MPC Staff recommends **approval** of the proposed Major Subdivision subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and the owner of each page of the Final Plat.
2. Approval by the Chatham County Health Department and the City review departments including the City Engineer.



Melanie Wilson, MPC Executive Director and CEO



Edward Morrow, Director of Development Services/ Current Planning