



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DECISION

DATE: April 22, 2025

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: Major Subdivision

PETITION REFERENCED:

Owner: Jack Wardlaw - Sweetwater Investors, LLC.

Agent: Don Taylor - Coleman Company

Address: The Station at Sweetwater

Alderman District: n/a

County Commission District: 6 - Aaron "Adot" Whitely

Property Identification Number: 21004 02074

Petition File Number: 25-001497-SUBP

MPC DECISION:

The Planning Commission **approves** the proposed Major Subdivision subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and appropriate dedications of right-of way, shared community spaces, and storm water features.
2. Approval by the Chatham County Health Department and the City review departments including the City Engineer.

MPC STAFF RECOMMENDATION:

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 appropriate dedications of right-of way, shared community spaces, and storm water features.
2. Approval by the Chatham County Health Department and the City review departments including the City Engineer.

MEMBERS PRESENT: 12

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Karen Jarrett – Chairwoman
Michael Kaigler
Jay Melder
Jeff Notrica
Stephen Plunk
Coren Ross
Joseph Welch
Amanda Wilson
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (12-0)

APPROVAL Votes: 12	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Jarrett Kaigler Melder Notrica Plunk Ross Welch Wilson Woiwode		Ervin Stephens		



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

DECISION

April 22, 2025

Major Subdivision/Final Plat

From: The Planning Commission

The Station at Sweetwater

PIN: 21004 02074

13.156 Total Acres - 42 lots

Zoning – RSF-5 (Residential Single-family-5) – Sweetwater Plantation

File No. 25-0001497-SUBP

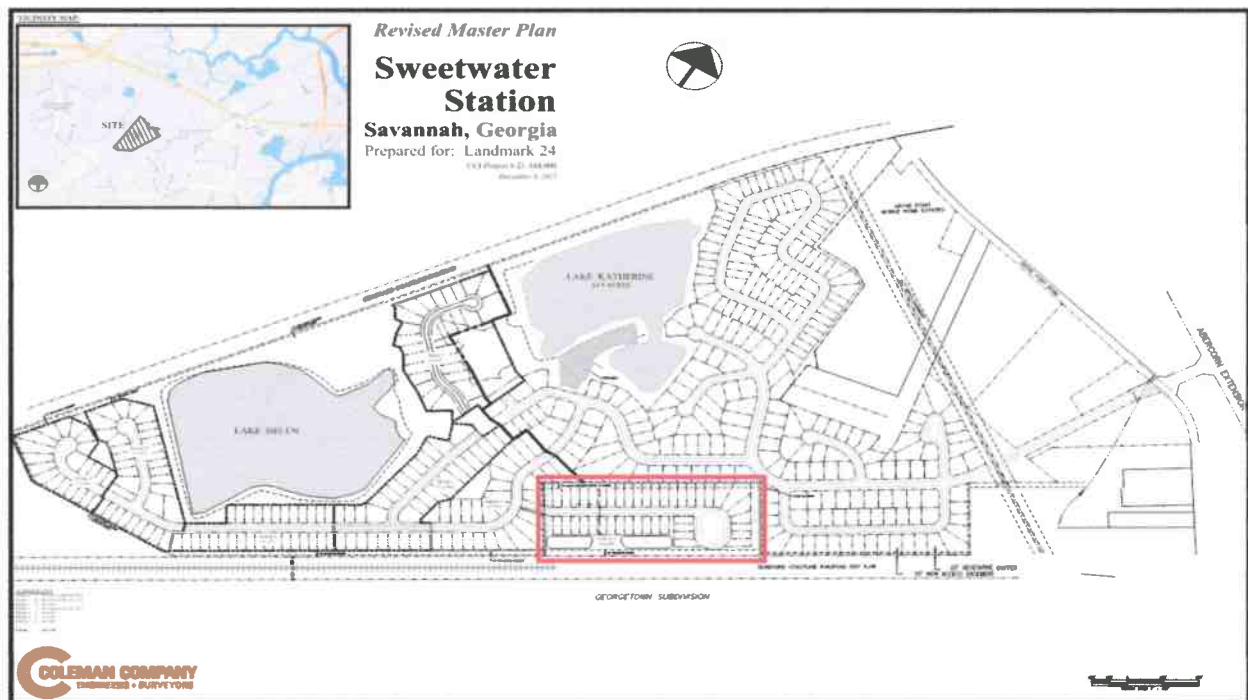
Reference File Number(s): M-040616-36977-2, 23-005374-PLAN

Don Taylor, Surveyor – Coleman Company

Sweetwater Investors, LLC, Jack Wardlaw - Owner

Nature of Request

The Petitioner is requesting approval of a Final Plat for a 42-lot major subdivision and dedication of a 60-foot right of way (Snowbell Court) located within the Sweetwater Plantation Subdivision Development. (Ex. 1)



Proposed 42 Lot Major Subdivision

Findings

The original Master Plan was approved in conjunction with a rezoning in 2001 prior to annexation by the City of Savannah in 2002. The Phase 12 portion of the development being proposed was acquired by the developer and annexed by the City in 2021. The site plan for the development was approved in August of 2024 for the same 42 lots that

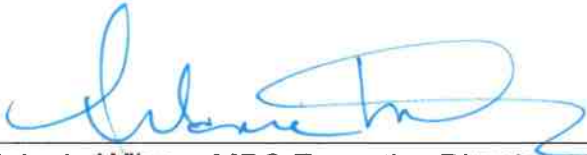
comprise this major subdivision. The proposed lots, if approved, will result in creating 42 total conforming RSF-5 lots which vary in precise dimensions and square footage, but generally measure 50 to 54 feet by 120 to 154 feet, encompassing approximately 6,000 to 8,000 square feet in area. Generally, 20-foot front and rear setbacks, and 5-foot side setbacks apply. This phase of the Sweetwater development will share main access into the development on the only ingress and egress of the subdivision, Sweetwater Station Drive. (Ex. 2)

1. The Station at Sweetwater has access off Sessile Oak Drive which is currently classified as a Local Street with access to Sweetwater Station Drive via Clubhouse Drive.
2. The required infrastructure improvements to support this phase of development include the extension of water and sewer mains, the installation of water and sewer services.
3. All common property, including Storm Water, buffers that are not part of residential lots, and open space will be maintained by the Sweetwater Station Homeowners Association.
4. The water and sewer service for this project area is provided and maintained by the City of Savannah.
5. The Developer will install sidewalks on the portions of all streets abutting all property other than platted single family lots in accordance with City of Savannah subdivision regulations.

Decision:

The Planning Commission **approves** the proposed Major Subdivision subject to the following conditions:

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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