

**CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC STAFF REPORT**

**July 9, 2024**

**Major Subdivision/Final Plat**

**The Highlands Tract N – Phase 4**

**Highland Boulevard**

**PIN: 21016 02063**

**4.482 Total Acres - 34 lots**

**Zoning – PD (Planned Development)**

**File No. 24-003070-SUBP**

**Don Taylor, Agent for Brookhaven Development & Surveyor**

**Brookhaven Development, LLC, Owner**

**Report Status: Initial Review**

**Nature of Request**

The Petitioner requests approval of a Final Plat for a 34-Lot Major Subdivision within the Highlands Tract N development of the Godley Station PD. This Phase 4 of development will consist of 34 single family lots with varying lot sizes and area measuring a total of +/- 4.482 acres.

**Findings**

1. The subject property is currently vacant and is heavily wooded. The purpose of the proposed subdivision is to create 33 lots that meet the subdivision criteria within the Master Plan.
2. Highlands has a dedicated entrance located at Highlands Boulevard.
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.

**Decision:**

The Planning Commission recommends **approval** of the proposed major subdivision subject to the following conditions:

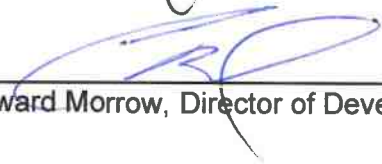
1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.



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Melanie Wilson, MPC Executive Director and CEO



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Edward Morrow, Director of Development Services/ Current Planning