

**From:** [Amanda Deitsch](#)  
**To:** [Marcus Lotson](#)  
**Cc:** [Jimmy Hochman](#)  
**Subject:** 30 acre development on green island road  
**Date:** Sunday, May 5, 2019 8:32:04 PM

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Dear Mr Lorain,

Please take this email as an expression of protest against this new development on Green Island Road, including the request for a height variance.

This new development will cause further congestion, traffic and burden on our infrastructure and our community. Those who have chosen to live on Skidaway island have done so because of the quality of life and lifestyle that it provides. Additional development will erode this.

Yours sincerely,  
Amanda Deitsch and James Hochman  
6 Marsh Haven Lane  
Savannah 31411

Sent from my iPhone

**From:** [Herb Mckenzie](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Added mess on Green Isl. Rd  
**Date:** Monday, May 6, 2019 4:30:36 PM

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Please — this is overload on many counts !!! Pls disapprove -  
H A McKenzie

Sent from my iPhone

**From:** [Janeice Love](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Assisted Living Development  
**Date:** Saturday, May 4, 2019 6:34:42 PM

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We don't need or want another assisted living facility on Skidaway Island!!

Sent from my iPhone

May 6, 2019

Dear Marcus Lotson: We are residents of South Harbor for 32 years and are absolutely opposed to the Proposed Independent, Assisted Living and Memory Care Facility on 28 acres across from the entrance to South Harbor.

1. Only residential development should occur on the proposed site. The entire length of Green Island Road is in residential use and no commercial development should be allowed on any property along that road; specifically the proposed facilities. This is NOT a residential development it is a commercial development with Assisted Living, Memory care and 2 huge buildings with support facilities.
2. The height of the buildings up to 46' is also unacceptable, creating visual negative impact and not in keeping with development along Green Island Drive.
3. The increase of traffic at all times of the day and night would be a detriment, and safety issue for our small neighborhood with its many young families with school age children and for all the neighborhoods and single family homes along Green Island Road.
4. This development would also reduce the value of our homes at South Harbor and all along Green Island Road. We believe we will have a hard time selling our house some day with that intense, commercial development across the street. Terrible!
5. Both of us are Landscape Architects and are very concerned about the destruction of the sites mature, native forest. The project will be removing most of the trees and replacing them with impervious pavement and buildings thus increasing runoff and destroying natural shade and wildlife habitat.
6. Already salt water intrusion is occurring on our island with 1500 homes at the Landings having salt in their home well water used for irrigation. Such an intensive development with their water needs will certainly increase salt water intrusion. We are concerned how sewer and water needs are going to be met.
7. What Chatham County should be doing is buying up the small remaining natural land on Skidaway for ground water recharge areas and protected green space.

If against all of our wishes this development is approved it should provide the following:

A project like this should be extremely conscientious in providing large existing tree buffers that are protected during construction. Along Green Island road the buffer should be at least 100 feet of trees preserved and protected.

Stephen and Ann Welch

South Harbor Residents

106 Loyer Lane

Savannah, Ga 31411

**From:** [McCracken, W M](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Development of Property on Green Island Rd., Indep. Living, Asst. Living, Memory Care  
**Date:** Sunday, May 5, 2019 5:19:39 PM

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Mr. Lotson,

I am writing this note regarding the proposed development on Green Island Rd.

In reviewing the zoning maps on SAGIS the property is shown as zoned PUD-R/EO, which I'm sure you know is Planned Unit Development Residential.

That means, at least if I'm correct, that the developers are proposing changing the zoning on that property from Residential to Institutional? The opening of any parcel of land on Skidaway Island to such high density use seems to run counter to all the other uses of land on the island excepting the two elderly residences currently on the island or under construction (with many protests against it's construction). Do we continue to merely allow unfettered construction of high density developments that tax the island's infrastructure, water usage and traffic (that is now becoming an issue). Especially developments such as this one that likely will generate little tax revenue for the county as it is primarily a service industry and the potential for collecting real estate taxes is hindered by the complexity of the operation and the loopholes that allow them to re-define the property as limited-service or extended-stay lodging that can reduce their real estate taxes by 50%.

As an example of infrastructure impact, the recently completed bridge over the Moon River (Diamond Causeway/GA 204 spur) and it's associated approaching roads are designed for two lanes of traffic, which at times now are quite congested. Constantly increasing the traffic to and from the Island will quickly overwhelm that infrastructure.

As a resident of Skidaway Island I came here from Atlanta for the relaxed, peaceful atmosphere, low traffic and living in a non-commercial residential area that is not surrounded by commercial (including high density institutional developments) properties.

I hope that you will consider not allowing this project to proceed and that we can find a way to prevent such disregard for existing zoning that was emplaced to protect the island from rampant development.

Michael McCracken  
84 Franklin Creek Rd S  
Savannah, GA 31411

**From:** [Carol Schretter](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Development on Green Island Road  
**Date:** Sunday, May 5, 2019 11:45:01 AM

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Hi, we are opposed to any height variance for the project on Green Island Road. Height limitations are set for good reasons! We live in Oakridge at the Landings.

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Have a great day!

Carol Schretter  
912-398-5767 cell

**From:** [William Lynch](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Development on Skidaway!  
**Date:** Sunday, May 5, 2019 3:00:20 PM

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I strongly oppose this development! Elizabeth Lynch, resident.  
Sent from my iPhone

**From:** [Anne Salley](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Development on Skidaway  
**Date:** Sunday, May 5, 2019 9:19:56 AM

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Approval of another high density development on Skidaway Island would prove the lack of concern that Chatham County has for our residents. We already have water concerns. We have one two lane bridge to get on and off of the island. Surely you can see the potential dangers.

I guess now, instead of hearing off island residents say "that's where we keep our Yankees " they can say " that's where we keep our old people"  
Anne Salley



**From:** [Simone Heyman](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Feedback  
**Date:** Sunday, May 5, 2019 3:08:13 PM

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We are opposed to this new facility on Green Island Rd. 'No' to the building & 'No' to the variance.

Sent from my iPhone

**From:** [SUSAN GORE](#)  
**To:** [Marcus Lotson](#)  
**Subject:** From Susan Gore  
**Date:** Monday, May 6, 2019 12:34:39 PM

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I am very opposed to the pending development on Green Island Road near South Harbor.

Our traffic numbers are already high for an island the size of Skidaway Island.

Susan Gore  
25 Hemingway Circle  
Savannah, GA 31411

**From:** [Melanie Wilson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** FW: Concerned citizen of Skidaway Island  
**Date:** Thursday, May 9, 2019 9:57:28 AM

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**From:** Priscilla Cowart <mpe156@aol.com>  
**Sent:** Wednesday, May 8, 2019 10:25 PM  
**To:** Melanie Wilson <wilsonm@thempc.org>  
**Subject:** Concerned citizen of Skidaway Island

Dear Ms. Wilson.

While I know that growth is inevitable in human communities, and while I know the opposition is expected, I simply implore you and your board to study the impacts of the proposed development on Green Island Road. I'm not 100% opposed to or for it, but I do live in the Moon River section of The Landings and I know that increased traffic from a development will impact this road and Skidaway Island as a whole. Safety and daily livelihood are what drew my family to Skidaway Island and I hope that their loss will not push us away.

Thank you kindly for your consideration.

~Priscilla Cowart

[mpe156@aol.com](mailto:mpe156@aol.com)

912-508-9530

116 Waterway Drive

Savannah, Georgia 31411

**From:** [Melanie Wilson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** FW: MPC File No: P-190417-00043-1 : A Proposed Site Plan for Green Island Road Project  
**Date:** Wednesday, May 8, 2019 10:22:37 AM

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Please add to file.

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**From:** Gary Hickman <jghick@bellsouth.net>  
**Sent:** Wednesday, May 8, 2019 10:15 AM  
**To:** Melanie Wilson <wilsonm@thempc.org>  
**Subject:** MPC File No: P-190417-00043-1 : A Proposed Site Plan for Green Island Road Project

Dear Ms Wilson

I may be unable to attend the meeting Tuesday on the above proposed project. However as a 20 year resident of Skidaway Island, I wish to record my strong objections to this development. I did not oppose the Marshes or Thrive. However, it seems to me we have enough capacity to serve our community now. Adding the Sprenger development will only increase traffic at an intersection that has seen its share of accidents, will further stress our already stressed aquifer, will destroy more natural habitat and will likely increase flooding due to paving more ground and destroying more trees. Further it is extremely difficult to fill the the health care positions needed to support this project. Just ask the Marshes.

I implore the Planning Commission to JUST SAY NO

Thank you

Karen Hickman  
5 Palm Glade Court  
912 598-0561

**From:** [Melanie Wilson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** FW: Worry about increasing the population for a one-lane exit off the island  
**Date:** Wednesday, May 8, 2019 5:32:22 PM

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I think that this belongs in the Greenroad file.

**From:** Joanne Bovey <boveyj38@gmail.com>  
**Sent:** Wednesday, May 8, 2019 4:53 PM  
**To:** Melanie Wilson <wilsonm@thempc.org>  
**Subject:** Worry about increasing the population for a one-lane exit off the island

Having been forced off the island for 2 hurricanes, I am concerned that a substantial increase in numbers will hinder a reasonable evacuation.

**From:** [Julie Estvander](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Fwd: Green Island Road Project  
**Date:** Monday, May 6, 2019 8:57:25 AM

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*Sent from my Verizon 4G LTE Droid*

----- Forwarded message -----

**From:** Mike Estvander <estvan@bellsouth.net>  
**Date:** May 5, 2019 11:45 AM  
**Subject:** Green Island Road Project  
**To:** lotsonm@thempc.com  
**Cc:**

Dear Marcus,

I am writing to you with several concerns regarding the proposed development on Green Island Road. Why, may I ask, is this project even being considered without a traffic or noise study. The four way stop at the end of GIR is already a hazard and the addition of vehicles from this development will only make that worse. The issues of setback/buffer and height is another concern. South Harbor and GIR are single family homes we do not want to look at a high rise....keep that stuff at the Village area where it is more appropriate. Having the gate of this development directly across from SH is also a major mistake. Noise from 24/7 service not to mention ambulances, etc will surely impact south harbor and our land values. Please consider the density and height. We want to keep our single family home lifestyle.

Thank You!

Julie Estvander  
South Harbor resident/owner

**From:** [richard berkowitz](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Development  
**Date:** Wednesday, May 8, 2019 8:00:07 AM

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I oppose Green Island Development and voted to incorporate so we would have control over developers who will destroy our island .

Out of town on May 14 and cannot attend the meeting.

Dick Berkowitz  
6 Pineside Lane  
Svanannah, Ga. 34111

598 9251

**From:** [Lynn Berkowitz](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green island development  
**Date:** Wednesday, May 8, 2019 7:55:50 AM

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Please note that I am not in favor of any new large development on Skidaway Island...we moved here to get away from congestion and traffic and don't want to see that on our beautiful, pristine island...in fact, it is already happening and is most unattractive! Not only that, exiting the island in an emergency will become more difficult! And a height variance is uncalled for....how disappointing for the islanders to even be challenging this ruling! Thanks in hopes of your protest! Lynn Berkowitz

Sent from my iPhone



**From:** [Tim Pitts](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Development  
**Date:** Sunday, May 5, 2019 3:57:23 PM

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Dear Mr. Lotson,

I am writing to let you know of my opposition to the proposed development on Green Island Road. I fail to see how an island this size, accessible by one bridge, can support the increase in traffic this development, combined with the unfortunate new development in the Village, will bring to Skidaway Island. Further, as long as water and our depleting aquifer are an issue it is difficult to to conceive of any decision to build that would so clearly put additional pressure on our water supply.

Thank you.

Tim Pitts  
5 Bellemeade Court

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Tilghman Pitts  
912.656.9978

**From:** [George Longstreth](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island  
**Date:** Sunday, May 5, 2019 3:00:18 PM

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I'm against the Green Island development. It will congest our traffic and interfere with our life-style here.....Please stop it!

Thanks, George & Betsy Longstreth, 4 Mad Anthony Lane - Landings

**From:** [Linda Novack](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Development  
**Date:** Sunday, May 5, 2019 2:04:54 PM

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We are opposed to the Green Island Road senior care facility.  
We do not need another senior care living facility on the island.  
The other thing is the traffic will be ridiculous. Getting on and off of the island will deter new buyers from moving to the Landings and other communities on the island.  
Most of our buyers love the island for its peaceful and serene atmosphere. It is bad enough we will have 130 more cars turning into the village when thrive opens.  
I can not believe this is even an option.

Linda Novack  
Realtor  
Distinguished Sales Society  
2018, 2017 and 2016 Sales Team of the Year The Landings Company  
2018, 2017 and 2016 Sales Executive of the Year The Landings Company  
Cell 912 596-1908  
[Lnovack@thelandings.com](mailto:Lnovack@thelandings.com)

**From:** [Current Edge](#)  
**To:** [Marcus Lotson](#)  
**Cc:** [Katie Joyner](#); [Joyner, Michael T.](#)  
**Subject:** Green Island Development  
**Date:** Thursday, May 2, 2019 12:26:38 PM

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Mr. Lotson,

I am writing you to express my serious concern with the proposed development of an assisted/independent living facility on Green Island Rd. As a resident of South Harbor who's property backs up to Green Island Rd, the additional traffic, noise, and congestion this development will bring to this area from future residents, staff, deliveries, increased emergency services, will have a serious detrimental impact on the existing property values and is incongruous with the surrounding existing land uses. This proposed facility would require 24 hour operation requiring traffic ingress and egress to the area in an all residential area at the end of a long dead end road. This would further stress the 4 way stop at the termination of Diamond Causeway, Green Island Rd, and Mcwhorter Rd. which is a notoriously dangerous intersection with its current level of traffic. This increase in noise and traffic would impact the quality of life of myself, my family, and my community. I strongly oppose this commercial development in an otherwise residential area.

I plan to start a petition in opposition of this development and will be circulating it among my neighbors. I would like to know if the petition needs to be submitted to your office prior to the May 14th meeting or if I can bring it to the meeting? Is there a required certification or accepted format for the petition?

Respectfully submitted,

Mike Joyner, P.E.  
Current Edge Solutions, LLC  
Owner  
912.659.3277

**From:** [Deborah Conway](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island development  
**Date:** Monday, May 6, 2019 12:48:56 PM

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Dear Marcus Lotson, Director of Development Services MPC,

Thank you so very much for discussing my concerns about the Green Island Road project with me this past Friday. This email serves to record my concerns since I cannot attend the MPC Meeting scheduled for Tuesday the 14th at 1:30 as I will be working at Coastal Carolina hospital that day.

Green Island Road is a small community including individual homeowners as well as members of the Landings and South Harbor. I bought my home at 222 Green Island Road one year ago and would describe my neighbors and neighborhood as absolutely wonderful and idyllic, very quiet with lots of natural beauty.

Green island road is very small, meant only for small communities. There are no traffic lights or even a stop sign. This road is simply inadequate to support the type of traffic that would be present all hours of the day and night. In fact it can be quite dangerous to drive on this road due to high density of deer populations that line the road on either side. Nor is the four way stop in front of the main gate at the Landings equipped to handle this new traffic. The built (and in process of being built) retirement facilities in the area of the village at Skidaway are perfectly located because there is a four lane road as well as traffic lights already in the area.

Another concern I have is the impact on the local environment and wildlife. These 25 plus acres contain never touched coastal forest that is full of various types of wildlife. This facility is planned to be on a large part of the marsh which protects Franklin Creek; I can only imagine the runoff of rainwater from such a large parking lot would adversely affect these local waterways.

It feels as if this project is being pushed through very quickly with no concern for local residents. I myself only learned of this project last week. At the very least there should be a study on changes in traffic patterns as well as an environmental impact study before even considering moving forward with this development.

On a personal note, my home is on a 4.5 acre parcel of land which directly abuts this proposed development.







My house and pond from the air, the proposed development is on the left. My property line ends 10 feet to the left of the dirt road. Franklin Creek is below the image. South Harbour lies directly across the street.



My property viewed from the Franklin Creek end. As you can see, the entirety of my property on the left abuts this proposed development. My property value will certainly be adversely affected if I only get a 50 foot setback.

In summary, this proposed development will only have adverse effects on the surrounding community as the proposal currently stands. Please take us and the surrounding environment into consideration when discussing this proposal. This is simply not the right location for this development.

Sincerely,

Deborah Conway, MD

Sent from my iPad

**From:** [Ed Lavish Jr](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Development Project  
**Date:** Sunday, May 5, 2019 4:26:17 AM

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Would like to state my opposition to the subject project. My concerns are water usage & availability, sewage treatment, & requested change in height restrictions which will destroy the visual aspect of the area. In addition, the potential traffic congestion in a limited area. Personal financial benefit should not override the norms of an established community.

Sent from my iPad



**From:** [Marian Schwenk](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island development should be denied  
**Date:** Monday, May 6, 2019 11:03:17 AM

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This project should be denied for the following MAJOR REASONS:

Skidaway Island is already at its maximum WATER use; further development would decrease our water supply; and,

Traffic at Diamond Causeway and McWhortor will increase considerably, and

Evacuation for a hurricane would be severely hampered by too much traffic on Diamond Causeway and over our bridge.

These concerns are major, and the development should be denied.

Sincerely,  
Marian Schwenk

(h) 912-598-2751  
(cell) 301-943-3656  
marian.schwenk@comcast.net

**From:** [Linda Copeland](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island development  
**Date:** Sunday, May 5, 2019 11:28:59 AM

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I live at 29 Mainsail Crossing in The Landings and am opposed to the development plan for the 30 acre tract along Green Island Road. The density is beyond what the island can handle and the type of business intended for the tract is not what is needed to keep this a vibrant community. Linda Copeland

- “Photograph: a picture painted by the sun without instruction in art.”  
— Ambrose Bierce

**From:** [Guy Randolph](#)  
**To:** [Marcus Lotson; igoforjoe@gmail.com](mailto:igoforjoe@gmail.com)  
**Subject:** Green Island Development/traffic  
**Date:** Thursday, May 9, 2019 8:51:37 AM

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I note that this morning traffic on the Diamond Causeway is at a stand still due to yet another accident. We have a big traffic problem on this island. It is not just the 4 way stop in front of the main gate. The Green Island Road development should be scaled back. At minimum nothing should move forward until the traffic consequences of the Thrive development are known. And the same goes for water issues. It is very disappointing that the developers have not addressed water or traffic as yet. A sign that they are not concerned about the quality of life on this island.

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Virus-free. [www.avast.com](http://www.avast.com)

**From:** [lisa.wilkes](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island High Density project  
**Date:** Monday, May 6, 2019 9:53:37 AM

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Mr. Lotson:

I am writing to you to express my concerns about this project.

Skidaway Island already has close to 10,000 residents. This project will add even more to this total. Here are the most pressing issues/problems with this development.

1. We are an island, and have a finite amount of water. More people, especially in assisted living will use a huge amount of water. This will put EVEN more stress on our limited water resources.
2. Traffic- Currently, we have 10,000 + vehicles going on /off Island. Adding even more to a 2 lane road will overload the current system we have now. I am sure you are aware a several recent fatal accidents on the causeway. Adding more workers/residents will further increase the accident rate
3. Hurricane evacuation. This is already a nightmare! Add in Thrive, and The Marshes, we simply can't take on more assisted living constituents to evacuate.

Sincerely,

Lisa A. Wilkes

**From:** [ROCK REED](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green island rd development  
**Date:** Sunday, May 5, 2019 12:29:35 PM

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Sir, I have lived at the Landings for 24 years. Green island road and diamond causeway intersection is a death trap .  
For the sake of safety please don't add anymore traffic. Thanks

Capt Rock Reed  
912-224-0501  
Reed9204@bellsouth.net

**From:** [susie king](#)  
**To:** [Marcus Lotson](#)  
**Cc:** [Frank King](#)  
**Subject:** Green Island Rd Development Project  
**Date:** Sunday, May 5, 2019 11:44:20 AM

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To Marcus Lotson

My husband and I are definitely against this Development Project. As long time residence of Skidaway we are already concerned about traffic issues and further development. The recent no vote on incorporation was obviously led and financed by the builders and land owners who are just looking to make a quick buck at the expense of current residences.

Susie and Frank King

**From:** [charlie](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Rd on Skidaway Island  
**Date:** Sunday, May 5, 2019 1:06:19 PM

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I am opposed to the proposed development on Green Island Road.

I see it as inappropriate on several fronts.

1. Water usage will negatively impacted and is currently restricted
2. Traffic is now too heavy, this proposal will only add to the problem.
3. Height variance should not be allowed.

Please do not approve this development.

Respectfully,

Charles Ryan

4 Bright Cove Lane

Savannah, GA 31411

912-598-0486

540-336-2370

[charlie@ccryan.com](mailto:charlie@ccryan.com)

**From:** [Lea Connolly](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Development  
**Date:** Sunday, May 5, 2019 10:01:29 PM

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STRONGLY opposed to subject development! What a “thank you”  
to an island of people who do so much good for Savannah, Chatham County,  
and beyond. SHAME!

Lea Connolly  
3 Marsh Tower Lane  
Savannah, GA. 31411



**From:** [marian.mackle](mailto:marian.mackle)  
**To:** [Marcus Lotson](mailto:Marcus.Lotson)  
**Subject:** Green Island Road Retirement Community Development  
**Date:** Sunday, May 5, 2019 5:39:44 PM

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The Commission is asked to consider the **significant adverse** impact that the density of this development and the resulting traffic will have on the infrastructure of Skidaway Island, including its bridges, roads, coastal resources and other natural resources. The need for this development is seriously questioned given that this will be the fourth one of its kind within a 10 mile radius in southeast Chatham County with 3 of those being on Skidaway Island. This development is inconsistent with the Southeast Chatham County Community Development Plan as adopted by the MCP. If it is possible under the law to deny the development, it is requested that the Commission do so or, at a minimum, significantly limit its density.

Respectfully,  
Marian Mackle

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Judy](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island road  
**Date:** Monday, May 6, 2019 5:58:58 AM

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Sir I am hoping that you will not vote for the independent living proposal. It's just to large. We on Skidaway already have water issues. Traffic issues on Green island road. This is a very bad idea. It's zoned residential and should stay that way. And then to have the nerve to also request a variance on the height requirement it will be visible from my property and will reduce my home values. Please this is just a bad idea. Someone is getting paid to approve this plan.  
Sent from my iPad

**From:** [Jean R Casey](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green island Road development  
**Date:** Sunday, May 5, 2019 3:15:39 PM

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We are **STRONGLY** opposed to the proposed development on Green Island Road. Please do not allow approval of this project, in terms of environment and safety of all residents of Skidaway Island. Willam and Jean Casey

Sent from my iPhone

**From:** [Mikey](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road development  
**Date:** Sunday, May 5, 2019 11:23:22 AM

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Dear Sir,

My property abuts Green Island Road, where a new multi-use development is proposed. I and my neighbors are opposed to any further development accessed by this road, which is already a noisy, high-speed corridor serving several residential communities. If further development occurs, we will demand that Chatham County build a sound-attenuating barrier along the road's entire right-of-way to save us from the inevitable traffic noise.

Michael Morris  
7 Skipjack Lane, The Landings  
Savannah, GA 31411  
912-495-5963

**From:** [Anne Wasse-Lyon](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road development  
**Date:** Sunday, May 5, 2019 9:36:13 AM

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Dear Mr. Lotson, I hope that I have the correct person to send this to?

I'm writing to extend my disapproval for the intended development of the luxury senior living facility proposed on Green Island Road, Skidaway Island.

There is already a very lovely facility on Skidaway with another one scheduled to open anytime. This is a beautiful, fragile island that is already heavily developed and the infrastructure and water resources are already stretched.

I have lived here for twenty-five years and already I can see from my house the impact of rising sea water at every high tide. The island does not need more concrete to replace vital wetland and Marshes.

Access to and from the island is on a TWO lane road that has a rush hour morning and evening. There are the inevitable traffic accidents every year that close the road with inevitable consequences for emergency vehicles.

Like many unnecessary developments I feel that this is greed with no thoughtfulness of the future of Georgia's precious coast line. This is a treasure to be loved and protected.

Thank you for your time,

Anne Lyon

5 River Otter Lane

Savannah, GA. 31411

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Anne

912-507-7477 C

912-598-4936 H

Please change my email to gmail.

**From:** [linwieland](mailto:linwieland)  
**To:** [Marcus Lotson](mailto:Marcus.Lotson)  
**Subject:** Green Island Road Development Project  
**Date:** Sunday, May 5, 2019 12:26:30 PM

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Mr. Lotson.

We are very concerned and opposed to the proposed project to build an assisted living facility on Green Island Rd. It will impact all residents of Skidaway Island.

1. Traffic backups at the 4 way stop and traffic lights will become dangerous and unwieldy. We have not yet seen the additional traffic impact from the senior living complex that is currently under construction at The Village.

2. This facility will be open 24/7 with staff and service contractors accessing the facility beyond normal business hours. Residential homes in both The Landings and South Harbor that border Green Island Rd as well as homes directly on Green Island Rd will have a significant traffic noise impact. This negative noise impact will affect quality of life, health and well-being and property values. The developer has not proposed a corrective sound barrier.

3. The current plan has the facility entrance directly across from the South Harbor gate. What a poor design from aesthetics to a dangerous traffic juggernaut.

4. From a developer who has spent years decrying the removal of trees we see very little greenspace just a lot of parking spaces.

5. Hurricane evacuation will be difficult and potentially dangerous with additional assisted living and memory care patients on island.

6. A height variance will impact the natural beauty of Skidaway Island. Landings residents who currently have a western marsh view will now see an assisted living facility. There is no reason other than economic for the MPC to grant this variance.

7. On an island where we are asked to limit water usage to lessen the stress of salt water intrusion, allowing this development to move forward is sacrificing the well being of all island residents in favor of an economic benefit for Developer Stephen Lufburrow and Sprenger Health Care.

8. This relatively small island already has two similar facilities. We do not need or want a third.

We ask the MPC to vote a resounding no on this project.

Thank you  
Mark and Lin Wieland  
4 Lighenstone Ct.  
Savannah, GA 31411  
[Linwieland@aol.com](mailto:Linwieland@aol.com)

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Tricia Noone](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Development Project  
**Date:** Sunday, May 5, 2019 7:11:14 AM

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Mr. Lotson:

As a long-time resident of The Landings I am strongly opposed to the Green Island Road Development Project, for the following reasons:

- With one bridge on and off our island the traffic from this project will put our resident density in an unsustainable position.
- The height variance requested by the developer is not in keeping with the look of the developed island, and will affect views.
- Our standing as an Audubon Conservation Organization will be in jeopardy.

The infrastructure of this island will be forever negatively changed by this proposed project. We are an island, with a finite amount of land and resources.

I urge you to vote down this project. Thank you very much, Mr. Lotson.

Tricia Noone

**From:** [Pat Morgan](#)  
**To:** [igoforjoe@gmail.com](mailto:igoforjoe@gmail.com)  
**Cc:** [Marcus Lotson](mailto:Wilsonm@thempc.org); "wilsonm@thempc.org."  
**Subject:** Green Island Road development  
**Date:** Thursday, May 9, 2019 9:34:46 AM

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Dear Mr. Welch

I don't believe we have met. I am a resident of The Landings and have lived here since 2007 and have owned property here since mid 1990.

I was a lawyer in Pennsylvania and will readily admit that Georgia's law and processes baffle me.

Initially – the meeting Tuesday night which the presenters indicated was “recommended” was in my opinion not adequately advertised and in fact I saw no notice until reference was made late last week on social media.

Further - It appears that the MPC views its role narrowly but then provides no opportunity for those other concerns and issues (beyond the narrow MPC perceived role) to be addressed. Back when I expressed concern over the impact of Thrive on our limited resources – it was stated that MPC only looks at certain very limited aspects. But there is then never an opportunity/forum to address those other issues and the development becomes a foregone conclusion whether it is in the public interest or not.

Here we are in 2019 and it seems from last night's presentation that the perspective in 2019 is the same. While I share concerns over whether assisted living facilities require PUD -M zoning, whether 3 assisted living facilities on the island is appropriate, the concern over a potential business failure, concerns over evacuations, construction traffic, assisted living resident traffic etc – my main concern should be the main concern of everyone on this island and in Chatham county. And I respectfully submit that it should be a concern of MPC – NOW as well.

As I presume you know, Skidaway island's water is taken from a well with a governmentally imposed withdrawal limit.

That limit was reduced earlier this decade and is threatened to be reduced again in 2025. The withdrawal permitted is not significantly higher than current actual usage – before consumption by Thrive and the newly proposed development. The limited remaining margin for water withdrawal means that if MPC does not care about water and automatically grants high density development the results may well be either water rationing or a development freeze. For MPC to merely allow the high density zoning without concern for the greater public interest in water is wrong and not in the public interest. At a minimum - what it does is effectively discriminate against everyone else on the island. It takes away the right of all other landowners on the island to have an opportunity to develop their land in a way that may be far more advantageous to the island than a third assisted living facility. I can only expect that if Chatham county's MPC is not interested in water issues being raised and the potential for impact on Skidaway, that Chatham county will assure us water availability from their sources in the future at no additional cost to The Landings residents.



I respectfully submit that some entity should be concerned with the public interest of ALL of Skidaway Island and MPC is the only entity which seemingly has any say – so you not only should – but MUST – determine what is in the public interest. I am not opposed to reasonable development that is in the public interest – but in the recent past – public interest has not even been considered.

Respectfully

Patty Morgan

34 Shellwind Dr  
Savannah, GA 31411

912-598-8270

**From:** [cara shealy](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Development  
**Date:** Friday, May 3, 2019 9:05:31 AM

---

Hello Mr. Lotson,

I am writing in opposition to the proposed development on Green Island Road. I am a homeowner in South Harbor and feel this development would hinder the “gem” of an area we call home for the below reasons:

- This will directly impact South Harbor and the surrounding properties – in addition to the obstructive view, the proposed entrance is directly across the entrance to our gate – 200+ units / residents in the proposed development plus staff plus service vehicles in addition to our 150 or so occupied homeowners
- The traffic and noise and congestion will affect ALL of us on Green Island as well as the 4 way stop traffic which will affect almost all Landings and Modena residents as well and not to say the UGA SKIO employees (& the groups they have come stay at their dorms)
- The view for several Landings residences will now be of this development vs the pristine natural environment of marsh that they have enjoyed for so many years
- Moon River – this division of the Landings is starting to thrive with construction after the foreclosure struggle that they faced about 10 years ago...this development will impact the appeal of wanting to build right down from this commercial facility – thus also hurting local construction companies and subs (and South Harbor has been booming with lot sales and construction as well – which will impact our neighborhood too)

The BIG questions are:

1. Why does this island need a THIRD independent / assisted living facility when there are already two on the island (The Marshes and the one RW Allen is currently building) both of which provide the same services that this new development proposes?
  - a. And these locations are close to the village and the public areas of the island
  - b. Also these locations are closer to getting on / off the island for emergency access and less disruption to the residential part of the island
2. How does Green Island Road which is currently purely residential accommodate a commercial facility requiring 24 hour services?
3. Why the 10' height request?
4. Who is Sprenger Health Care group – what are their ratings? Are they reputable? They have a location approximately 70 miles from our island in Port Royal, SC – why do they need another one so close?

Thanks for letting me share this with you – I just do not feel that this is not good for our island.

Please record my VOTE NO and let me know if there is anything else I need to do.

Sincerely,  
Cara Shealy Getter

**From:** [Daniel C. Jenkins](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Project  
**Date:** Thursday, May 2, 2019 7:35:08 PM

---

Mr. Lotson,

I write as a resident of 110 Loyer Lane, Savannah, Georgia. My home is one lot west of Mr. Murphy's on the attached diagram. Given the height of this proposed project, I expect I'll be able to see the 46' tall buildings if constructed.

I write in opposition to any deviation from standing Code provisions concerning maximum height.

As I understand the attached plans, a deviation for three structures from a standard maximum height of 36' to a deviated height of 46' would be necessary. Please consider how out of place three 46' tall structures on a dead-end, fully residential road would stand out. Further, these 46' tall structures will be located on the marsh and visible from The Landings and to all water craft within Ossabaw Sound. Again, this will stick out like nothing else in the area.

I'm also concerned with the significant number of children that ride their bikes between South Harbor and The Landings to visit their friends. These 286 parking spaces certainly foreshadow the dramatic increase in traffic our quite, dead-end road will experience. As an elder care end of life facility, I would expect to hear regular ambulance sirens at all hours of the day and night as well.

We must also look to the future. This facility, like all commercial properties, will eventually come to the end of it's usefulness. Please consider what happens if and when these oversized structures are no longer profitable. How long will these buildings remain vacant and what impact will this development have on the area awaiting redevelopment? I also fear an approval of this requested deviation from standing Code as Mr. Lufborrow will certainly revisit his plans to develop townhouses within South Harbor. If this is approved it will serve as a precedent to further develop South Harbor, Skidaway Island, and will serve as a poor precedent throughout the county.

I can appreciate that for the next decade or two our aging population will result in a boom for this industry. What happens after that? I expect 36' tall buildings would have a much easier time being repurposed.

These high limits are in place for a purpose: to preserve an area's character, for aesthetics, to prevent overdevelopment and overwhelming traffic in residential areas, to limit the effects of boom and bust cycles, and for a whole host of other reasons. I'm unaware of any compelling reason to grant such a dramatic deviation in this case. To the contrary, every reason exists to oppose this developer's request. You have a tough job balancing progress and preservation. Here, I feel strongly that the proposal is inappropriate both in size and location.

Thank you for your consideration,

**Daniel C. Jenkins, Esq.**  
24 Drayton St., Ste. 204  
Savannah, GA 31401  
912.480.9999 (direct)  
912.484.3979 (cell)  
912.550.4405 (fax)



The Law Offices of  
Daniel C. Jenkins, LLC

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[www.djenkinslaw.com](http://www.djenkinslaw.com)

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PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS OFFICE IS  
ATTEMPTING TO COLLECT A DEBT AND  
ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSES.

**From:** [Trudy Smith](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island road project  
**Date:** Monday, May 6, 2019 3:00:55 PM

---

Dear Mr. Lotson,

I am writing to you regarding my concerns about the proposed Luftburrow project for elderly housing on Green Island. I have questions on the impact this will have on residents of the island.

First and foremost, adding hundreds more possibly frail and impaired persons who may, in an emergency, need to be evacuated over a 2 lane bridge is jeopardizing the public safety of all residents, present and future. Public safety concerns here have been ignored. If there have been studies on this please advise me of the results.

Second is the water allotment to residents of Skidaway Island. How much water is allotted to each living unit on the island? At The Landings we conserve carefully. What water usage is typical at The Marshes, per resident? What is projected water usage per resident at the Thrive project? How can each new development of 30 acres support water usage for hundreds of people? I assume needs for nursing and assisted living facilities are greater. Please direct me to the studies of water usage on the island, how much is too much? If no studies exist, the developer needs to do this at his expense.

Third is the traffic congestion which will affect all residents and especially emergency vehicles on Diamond Causeway. Any traffic study needs to consider all these new residents of the 2 new elderly projects plus service employees, visitors, medical personnel, etc. There was a hasty traffic study done on Lake Avenue for Thrive that showed artificially low impact. In fact the proximity to The Thrive entrance to the traffic light on Diamond Causeway is an accident waiting to happen, and there will now be a Chase Bank adding to the strain. How can these things be thoughtfully approved? The 4 way stop sign at the end of Diamond Causeway will be dangerous and inadequate. That intersection will require a traffic light with 2 turning lanes for left turns, thus widening Diamond Causeway, And Green Island Road. Chatham County will be responsible, these are public roads. A roundabout was considered several years ago, fortunately dismissed. In other areas of the country, a developer is responsible for traffic impacts made. In other areas of the country, properly warned hearings about developments such as this are held so that objections may be heard before decisions are made.

The issue of the height variance is a serious concern to residences within a very short distance of such a huge mass. There is no way to screen a towering building with windows looming next to your home. I can't imagine the privacy that will be lost.

Thank you for your consideration on my concerns. I look forward to all studies on safety, water and traffic being available to all current residents before any building approvals are given. It is the responsibility of your commission to look out for the well being of all residents, not just the developers.

Sincerely,  
Trudy Smith

Sent from my iPad

**From:** [Patricia Small](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road project  
**Date:** Sunday, May 5, 2019 1:51:27 PM

---

Gentlemen

Please deny this 30-acre project.

We don't need more assisted living units on the island, we don't need more traffic, and we don't need taller buildings. Keep this beautiful island a sanctuary for wildlife and a peaceful existence for those of us who live here.

This is a bad idea from the get-go.

Thank you.

Patricia Small

Landings Resident

Sent from my iPhone

**From:** [Carol Barnard](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Project  
**Date:** Sunday, May 5, 2019 12:23:42 PM

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Mr. Lotson: I understand that Stephen Lufburrow has a plan before the MPC to build a 200 unit Senior Live Care Community on Green Island Road. He is also asking for a 10' height variance.

As I cannot attend the MPC meeting I thought I would send you my concerns:

- 1) Water usage - the island is already on restrictions
- 2) Traffic - the 4-way stop would certainly have to be changed to a stop light or have turning lanes added in each direction. A right hand turning lane from GIR to the main gate of the Landings; a right turning lane from the main gate of The Landings to McWhorter; a right turning lane from the causeway to GIR.
- 3) I assume the 10' height variance being requested would bring the buildings to 46'. Would this allow a 4-story building? This would change the appearance and island feel of that portion of Green Island Road.
- 4) Where would the waste water go?

Thank you in advance for your answers to my questions.

Carol Barnard

[cbar37m@gmail.com](mailto:cbar37m@gmail.com)



**From:** [Stuart Meisenzahl](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Proposal  
**Date:** Sunday, May 5, 2019 2:53:55 PM

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Dear Sir

During the recent debate over incorporation of Skidaway Island one of the principal objections to approval of Incorporation was the requirement to take over the maintenance of Green Island Road and McWhorter Drive. Studies were introduced that pointed out that Green Island Road was basically just an existing dirt road that had been simply paved over at a time when it had a very light traffic need. No underlying structural work and traditional base had been first established for this road. The expected costs of maintenance and reconstruction were in the millions of dollars over the next 5-10 years. You can easily verify these facts and most particularly the original establishment of the paving of Green Island Road over a basically dirt base.

Since that time three developments have already significantly increased the Green Island Road traffic. Approval of the proposed Project would easily double such current traffic load and for the first time create regular truck traffic requirements to service its proposed services and residences. The current road construction is simply not sufficient to allow this increase.

If the Commissioners agree to approve the Green Island Project to proceed, then it must require the developer and property owner to pay/share the costs of the prior installation of a proper road which can stand up to the obvious increase in traffic it will engender.... BEFORE CONSTRUCTION STARTS. It simply cannot be done after the fact since there are no alternative routes for current traffic and the necessary one lane access could never service both current AND post Project construction traffic.

-----  
Further there have been a series of deadly fatalities at the 4 way intersection of the Green Island/McWhorter/Diamond Causeway just outside the Landings gate. It has been determined that a traffic light is inappropriate so that it's status as a four way Stop Sign intersection would continue. The necessary addition of a substantial increase in traffic engendered by the Proposed Project will obviously increase this fatality risk.

-----  
The Commissioners seem oblivious to the fact that the increase in traffic to Skidaway Island since the opening of Publix has been phenomenal but not beneficial. With the opening of the Thrive Facility there will be yet another increase in daily surge. The status of the Landings as just a retirement community has evaporated.....it now is home to a huge number of commuting professionals .....a typical traffic heavy suburban bedroom community. This traffic increase has also amped up the number of people opting for use of their golf carts for travel to and through the Village, the 4 Way Stop at the Causeway and the Causeway Traffic Light entrance to the Village stores. Marshes Residents have also taken to their golf carts to avoid the limited parking and you can reasonably expect many new Thrive residents will do the same. The chances of serious injury or death from collisions with golf carts is growing exponentially.....just come out and see the extraordinary number of six and eight passengers golf carts introduced in the last 24 months..

The point is simple : the increase in passenger and service truck traffic engendered but the high density Proposed Project will be major complication and an increase of the variables in an existing problem area.....some of which are demonstrably life threatening

The MPC refused the recent request of the Landings Association to conduct a traffic study in the area in connection with its approval of the new Chase Bank in the Village. One wonders whether the MPC was concerned that such a study might have also revealed traffic issues involved with the Proposed Green Island Road Project which the MPC was certainly aware was in the wings awaiting introduction.

You should not wonder at such skepticism on the part of Skidaway Island residents in as much as both the Case Bank and The Proposed Green Island Road Project were obviously in the wings silently awaiting the recent vote on Incorporation.

Summary Approval by The MPC will be highly informative to other unincorporated areas now considering their

own Incorporation votes.

Stuart Meisenzahl  
9 Windwalk Lane  
Savannah, Ga. 31411

Sent from my iPad

**From:** [Stephen Welch](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Proposed Development Project/Opposed To Project  
**Date:** Thursday, May 9, 2019 9:52:14 AM  
**Attachments:** [IMG\\_2437.PNG](#)

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Verizon LTE

9:44 PM



Add



**Stephen Welch**

1 second ago

I am a resident of South Harbor and the proposed development will be constructed directly across from our entrance. I consider this a commercial develop and most certainly should never be approved along Green Island Road. Current development along Green Island Road is all residential and this development is obviously not residential and should never be approved along Green Island Road. This type of development needs to be constructed near the Village where all the other commercial development currently exists. Do the developers really think the island residents would be in favors of this

type of development along Green Island Road. They need to find another location for their proposed development hopefully not in Skidaway Island.



Stephen Welch  
South Harbor Resident

Sent from my iPhone

**From:** [Kathleen Siler](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Proposed Development  
**Date:** Friday, May 3, 2019 8:12:52 PM

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As a resident of Skidaway Island I would like to make a comment on the proposed development on Green Island Road. My main concern is the heavy traffic, large heavy trucks and equipment that will be used to construct this proposal. The developer should be required to put money in escrow for road maintenance that would be required after the development is completed. Green Island Road is not surfaced to withstand this kind of traffic and the developer should be required to share in the cost with the county.

Kathy Siler  
122 Saltwater Way  
savannah, GA 31411

Sent from my iPad

**From:** [Welsh](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green island toad development  
**Date:** Sunday, May 5, 2019 12:12:01 PM

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Marcus,

My primary concern regarding the Green Island Road development is the volume of water that will be required to support the development. The local aquifer is already stressed. Additional withdrawals will put further stress on the aquifer and will increase saltwater incursion, will adversely impact property values, and ultimately will affect the ability of the area to sustain human habitation.

Michael Welsh  
27 Mainsail Crossing  
31411

Sent from my iPad

**From:** [Maureen Gordon](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Green Isle  
**Date:** Sunday, May 5, 2019 12:42:54 PM

---

I do not want to see the development on Green Isle. All of this me development affects our quality of life with increased traffic and stress on our infrastructure.

Maureen Gordon

Sent from my iPhone

**From:** [Mary Ann Pearson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** I'm opposed to the new development  
**Date:** Sunday, May 5, 2019 11:21:10 AM

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I am against the development on green island on 30 Acres. I own a home in the landings and don't want to see all the negative impacts it will have on our gorgeous, peaceful island .

Have a wonderful day  
Mary Ann Pearson



**From:** [Tim Lindgren](#)  
**To:** [Marcus Lotson](#); [igoforjoe@gmail.com](mailto:igoforjoe@gmail.com)  
**Cc:** [Fran Cell](#)  
**Subject:** LUFBURROW APPEAL  
**Date:** Wednesday, May 8, 2019 5:52:45 PM

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To The MPC

On Tuesday evening the 7th of May my wife and I attended an informational meeting about this particular developer's planned senior living and single family home community on Green Island Road on Skidaway Island.

It's my strong belief that the Savannah MPC should ask the developer for more information. Those in attendance got the impression that he was going to ask for a height variance and that was going to be the end of any more discussion.

He does not have a DNR study, traffic study for the already dangerous four way stop intersection of Green Island / McWhorter Road and Diamond Causeway. That in itself has many people very concerned. There have already been two accidents where people were killed at that intersection and the added construction traffic should alarm everyone.

He has a senior living company picked to operate his senior component of the development and they are oblivious to the evacuation challenges in a hurricane prone area.

He did not have good elevation drawings that showed how the property would look from both the east and west side of the property

There were many in attendance who challenged him on the allowable zoning for the tract of land.

He was ill prepared for the questions and seemed to be very unhappy that NO ONE in the room was embracing his project.

The MPC should delay his request, ask for more information, and challenge him as everyone else did. This is a shady deal and he comes across as a shady guy, who just wants to get his deal done with no consideration for others.

And I'm concerned about how the MPC views any activity on Skidaway Island. Recently a request was made for a traffic study to be done by the developer of the Chase Bank project adjacent to the massive new Thrive senior living project. It is my understanding that the MPC denied that request at what is already a dangerous interesection.

The P in MPC is for Planning...start operating from that point of view.

Thanks very much  
Tim & Fran Lindgren, Landings residents for over 11 years

Tim Lindgren  
The Lindgren Group LTD  
Hospitality Consulting Services  
29 Tidewater Way  
Savannah, GA. 31411  
B: 912-598-5252  
C: 404-202-0441  
F: 912-598-5351  
Tl@lgroupltd.com  
Send overnight mail "no signature required"



**From:** [richard.nelson](#)  
**To:** [Marcus Lotson](#); [richard.nelson](#)  
**Subject:** MPC File No:P-190417-00043-1  
**Date:** Sunday, May 5, 2019 2:36:39 PM

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Mr. Lotson,

In response to your request for comments on the proposed height variance not only is the variance unacceptable but the entire project is unacceptable.

That is project should even be allowed without variance is hard to understand why a facility like this would be allowed in a primarily single family area is not in the best interests of the area. That the site would be striped and basically have roads buildings on the entire site is not keeping with the area.

The current Marshes and the other new elder facility are located in commercial area where they belong.

The MPC needs to reject this and not allow this type of project in this area.

Richard Nelson  
13 Water Witch Crossing  
Savannah, GA 31411

--

Please use new Gmail account...

[dicknelson1228@gmail.com](mailto:dicknelson1228@gmail.com)

**From:** [Gloria Molella](#)  
**To:** [Marcus Lotson](#)  
**Subject:** New development down Green Island Rd.  
**Date:** Sunday, May 5, 2019 10:54:32 PM

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As owners of property on Skidaway Island, we are opposed to the developing of that property without understanding the full impact to Skidaway Island, for example, increased traffic, safety issues concerning the evacuation of the island in the event of an emergency, such as a hurricane, increased water and sewage, adequacy of the current road system, etc. We would hope that the county would make these inquiries and communicate their findings to all the citizens of Chatham County that may be impacted by this development. Thank you.  
Dominic and Gloria Molella

Sent from my iPhone

**From:** [Garland Saunders](#)  
**To:** [Marcus Lotson](#)  
**Subject:** New development on Green Island By Lufburrow  
**Date:** Sunday, May 5, 2019 11:27:11 AM

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I am opposed to the development of the acreage for several reasons:

The traffic and the two lane road that will try to accomodate it- it will severely tax the infrastructure as it is now.

The number of units being proposed

The height variance being sought

Please do not approve the variance or the site plan.

Thank you for your consideration,

D G Saunders, Skidaway Island resident

Sent from my iPad

**From:** [Emilie Miller](#)  
**To:** [Marcus Lotson](#)  
**Subject:** New development on Skidaway Island  
**Date:** Monday, May 6, 2019 10:32:59 AM

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Just wanted to express my concern about the impact on our water availability of yet another large development on Skidaway Island. The soon to open Thrive will surely impact the water available to all of us as we are under a state imposed limit of water use. Can the island sustain another high density development? I hope you are requiring studies to answer that question.

In addition, i am concerned about the traffic situation at the four way stop at Green Island Road, Diamond Causeway and McWhorter. Additional traffic (including construction traffic) will surely make a traffic light necessary -- is that in the plans?

Thank you for listening to my concerns.

Sincerely,  
Emilie Miller  
4 Captain Ferguson Lane  
Savannah, GA 31411

**From:** [William Burroughs](#)  
**To:** [Marcus Lotson](#)  
**Subject:** New development on Skidaway island  
**Date:** Sunday, May 5, 2019 1:45:09 PM

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I want to voice my disapproval for the proposed senior citizens development. The additional traffic coming onto the island will overload an already busy Diamond Causeway. In addition traffic through the two intersections is already very heavy.

Finally the island has a limited supply of water and adding to the load is unacceptable. Residents are forever asked by Utilities Inc. to conserve.

I hope you will not support this new development.

Sincerely, Jerry Burroughs

Sent from my iPad

**From:** [Joanne Bovey](#)  
**To:** [Marcus Lotson](#)  
**Subject:** No new hi-rise on Green Island Road!  
**Date:** Tuesday, May 7, 2019 1:34:57 PM

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As a resident of The Landings (who would not be effected by the proposed height), I am vehemently against the proposed development. Having had to drive off-island for two hurricanes, I am nervous about the increase in traffic. After all, we only have one lane.



**From:** [Alicia Shillington](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Opposed to proposed development on south green island road  
**Date:** Wednesday, May 8, 2019 8:18:30 AM

---

Dear sir,

I oppose the proposed development on Skidaway Island due to 1) negative environmental impact to marsh conservation land, 2) impacts to the island's serious water and waste issues, 3) significant traffic issues at an already dangerous intersection and 4) negative impacts to home property values in the surrounding area.

Do not allow this to proceed.

Dr Alicia Shillington  
35 Sparnel Road  
Savannah

Sent from my iPhone

**From:** [Don Wurzel](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Opposition to the Green Island Road Development Project  
**Date:** Sunday, May 5, 2019 11:40:35 AM

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Dear Mr. Lotsam,

I wish to express my opposition to the proposed Green Island Road project. In the 4 years I have lived on Skidaway Island, we have lived with the daily threat of forced water restrictions if we did not reduce our consumption. How can a high-density project not adversely impact our water situation. Additionally, we have one 2-lane bridge that serves as our only. Access to/from the island. What is the flow capacity of that bridge? At what point do we increase our population to the point that entering or leaving the island becomes a nightmare during "peak" hours? Until we understand the maximum population our water and bridge/causeway limitations can sustain, I strongly oppose any high-density projects. Thank you, Don Wurzel (9 Pineside Lane)

**From:** [Michael Helgesen](#)  
**To:** [Marcus Lotson](#)  
**Subject:** opposition to the proposed Green Island Road project  
**Date:** Monday, May 6, 2019 3:57:07 PM

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Dear Mr. Lotson,  
I too wish to express my opposition to the proposed Green Island Road project.

I have 3 objections:

1. No one can support a new, high density housing project while simultaneously encouraging water conservation on the basis of present and future water scarcity.
2. We residents live on the island end of a long, two-lane causeway and bridge. Roadways like our's are easily choked with the additional cars of the facility's staff, new visitors and new residents. Traffic delays that may be more than an annoyance. They will, sooner or later, effect the efficacy of our emergency services.
3. The residents, by definition, need assistance. People who need assistance will find it difficult to negotiate the left turn at the 4 Way stop sign and may contribute to congestion at a key location and increase the vehicular accident rate.

I am willing to participate in a conversation with you if you believe that my point of view is inaccurate.

Respectfully,  
Michael Helgesen  
203.948.8620

Sent from Mike's iPhone

**From:** -  
**To:** [Marcus Lotson](#)  
**Subject:** Green Island Road Development Project  
**Date:** Sunday, May 5, 2019 1:56:16 PM

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Dear Mr. Lotson,

This is to unequivocally support and re enforce the thoughts of Mr. Don Wurzel whose note to you is below. After over 31 years in the Regular Army and visiting many similar operations in several states we decided to retire on Skidaway Island. Among the deciding factors was the quiet ambience the island provided away from the traffic and noise and "high rise quasi industrialization" of such places as metropolitan Washington DC, Atlanta, Norfolk, Naples FL and San Antonio, Further, to my mind Skidaway Island is not environmentally conducive to such operations, nor does it and its surrounds have the necessary infrastructure to accommodate the proposed Green Island Road Development project. As such I oppose the Green Island Road Development Project as a damaging and ill conceived project .  
Thank you

John P. Otjen  
Lieutenant General  
USA Retired  
17 Pineside Lane

Dear Mr. Lotson,

I wish to express my opposition to the proposed Green Island Road project. In the 4 years I have lived on Skidaway Island, we have lived with the daily threat of forced water restrictions if we did not reduce our consumption. How can a high-density project not adversely impact our water situation. Additionally, we have one 2-lane bridge that serves as our only. Access to/from the island. What is the flow capacity of that bridge? At what point do we increase our population to the point that entering or leaving the island becomes a nightmare during "peak" hours? Until we understand the maximum population our water and bridge/causeway limitations can sustain, I strongly oppose any high-density projects.  
Thank you, Don Wurzel (9 Pineside Lane)

**From:** [Garland Saunders](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Please deny  
**Date:** Tuesday, May 7, 2019 9:03:11 PM

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I am writing to ask that you deny the requested height variance for the assisted living facility site plan on Green Island Road.

I would also ask that the water requirements for said development be studied in depth before giving any approval to the development plan. It is my understanding that available water sources are capped and could also decline. Please don't put the "cart before the horse" in regards to water, roads and additional infrastructure requirements of this development.

I would also like to ask that necessary licenses for operating a facility of this kind be presented by the parties involved prior to approval of said site plan.

Thank you in advance for your consideration,  
Garland Saunders

Sent from my iPad

**From:** [Doug Anderson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Please  
**Date:** Sunday, May 5, 2019 1:13:18 PM

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Oppose the variance and development on Green Island Road. As a homeowner in Moon River I am against increasing traffic on this narrow residential road. Thank you.

Douglas Anderson  
12 Dream Maker Circle  
Savannah 31411  
614-271-2377

Sent from my iPhone

**From:** [Ken Betuker](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed assisted living facility on Green Island Rd  
**Date:** Sunday, May 5, 2019 3:01:41 PM

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I am writing to express my concern about the proposed development of an assisted living facility on Green Island Rd. My concerns include increased traffic, water use and the requested height variance.

Please take these concerns into account as you evaluate any necessary approvals and variances for this proposed project.

Thank you,

Kenneth S Betuker  
7 Tangletree Ln  
Savannah, Ga 31411

Sent from my iPad

**From:** [Jim Dills](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed building  
**Date:** Monday, May 6, 2019 12:54:09 PM

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The senior living center proposed for Green Island Road should not be granted any building variances

The majority of buildings on Skidaway are single family homes. Variances to commercial enterprises will destroy the island's ambience

We were told by the county commissioners we did not need to incorporate, they would protect our interests, **NOW IS THE TIME FOR YOU TO PROVE THAT STATEMENT**

Sent from my iPhone  
Jim Dills  
Mobile 716-472-7286  
Work 912-201-3615  
Jdills@baillie.com



**From:** [Martha's Gmail](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed development on Skidaway  
**Date:** Monday, May 6, 2019 10:46:20 AM

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Dear Mr. Lotson

This email will serve to register my opposition to the proposed development and variance requested by the Sprenger Co.

on Green Island Road.

The potential negative impact on Skidaway Island is dramatic and of great concern particularly as it relates to water usage, traffic and density. The height variance must not be granted as it would be in total contrast to the character of this low country setting. Furthermore, the proposed usage would also overtax our existing Island infrastructure.

I urge the Planning Commission (MPC) to please REJECT the request for height variance made by Sprenger relative to their proposed development in Green Island Road.

Thank you for your consideration.

Sincerely

Martha C. Hough  
7 Leatherwood Lane  
Savannah, GA 31411

Sent from my iPhone

**From:** [Gwen DeWalt](#)  
**To:** [Marcus Lotson](#)  
**Cc:** [Tom DeWalt](#)  
**Subject:** PROPOSED GREEN ISLAND PROJECT  
**Date:** Monday, May 6, 2019 11:11:53 AM

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To Whom It May Concern:

Regarding the proposed Green Island Road Development project, I hope that you will consider carefully the impact on Skidaway Island regarding lots of issues but specifically water and traffic. There are admittedly already water issues and the traffic on and off Skidaway is very high at all times a day....yesterday my husband and I counted the cars we met going off the island in amazement and that was a Sunday. It was bumper to bumper traffic and at certain times of each day, it is heavy to the point of being dangerous. Even though the bridge is four lanes, we are only a two-lane road on and off the island and to add the amount of people in the proposed complex in addition to that already anticipated by the THRIVE complex in the village is very short sighted. We hope that any applications will be met with a negative vote. That two-lane road and people trying to pass cars in front of them has already caused numerous accidents including some on the bridge itself. Each of these ties traffic up for hours upon hours.

The height variance is equally disturbing and would destroy a beautiful piece of our community that includes our state park. Houses that nestle into the green areas are one thing but anything of an institutional nature protruding through the trees would be abhorrent indeed.

Please do not let this happen to the island. We trusted you to "do the right" thing by the residents of Skidaway when the no incorporation vote was rendered. Don't let our trust in you down!

Gwen and Tom DeWalt  
16 Chatuachee Crossing  
Savannah, GA



**From:** [Stuart Meisenzahl](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed Green Island Rd Project/ traffic study  
**Date:** Monday, May 6, 2019 7:14:33 PM

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Dear Sir

It has come to my attention that a traffic study has already been deemed not needed for this Project due to the characterization of that facility as an "assisted living" . Let me assure you that the suggestion that "assisted living facilities " are low traffic generating facilities is grossly erroneous.

For openers more than the usual number of staffers is required to support such a facility AND there are at least two ,if not three employee shifts with concomitant traffic increases.

Further, the visitor profile to such a facility is very intense due to the sedentary nature of many residents while those who are readily mobile are generally "taken out " once or twice a week by friends.

That has been the experience of the Marshes and I personally go there about twice a week to visit or take residents out to lunch or dinner. Any suggestion by the Developer that this is not the norm is simply ignoring the key fact that future occupancy of the proposed facility will be generated by current residents of The Landings who have and will have numerous neighbors, friends, bridge buddies, lunch buddies etc all within 4 to 5 minutes of the Proposed Project.

I have no objection to the Project facility per se but the maintenance of Green Island Road ( which was /is installed as simple paving over compacted dirt !) and the increase in traffic to an already dangerous 4 way Stop Intersection at the main entrance to The Landings (at least 2 relatively recent fatalities.)

It should be noted that over the past three years the general traffic off and on Skidaway has grown exponentially: new Publix is drawing off island shoppers; the build out of Moon River Area homes; the influx of a huge number of young professionals and their families as The Landings becomes yet another suburban bedroom community (just check on the dramatic average age drop of the residents)and a gigantic increase in golf cart traffic to overcome traffic and parking problems.

The Marshes Traffic was/is heavy enough and dangerous enough to have required the establishment of a traffic light at the Diamond Causeway and State Park Road!

A traffic/safety study is essential as is a complete engineering review of the ability of the poorly constructed Green Island Road to handle the traffic involved and the threat to persons and property engendered by our Island's already difficult traffic problem.

Stuart Meisenzahl  
9 Windwalk Lane  
Savannah, Ga 31411

Sent from my iPad

**From:** [Holly Kenreich](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed Independent/Assisted Living Memory Care Facility on Green Island Road  
**Date:** Wednesday, May 8, 2019 9:57:00 AM

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Dear Mr. Lotson,

I would like to go on record as being opposed to said development of this parcel of land.

Thank you,  
Holly Kenreich  
4 Flowing Wells Ln  
Savannah, GA 31411

**From:** [Joann Lyon](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Proposed New Assisted Living facility on Green Island Rd., Skidaway Island  
**Date:** Sunday, May 5, 2019 3:58:50 PM

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Mr. Lotson,

I recently heard of the proposed Stenger Healthcare independent and assisted living facility project slated to be constructed on Green Island Rd, Skidaway Island. As a resident, I am writing to you to adamantly oppose allowing this facility to be built on our island.

Currently having The Marshes, and anticipating the completion of Thrive, which are both assisted living facilities, I don't believe our island can sustain yet another large building of this type. We are almost at maximum capacity for water usage and waste management, with the population and other businesses on our island, and construction of this type would severely tax an already overburdened system.

The roads and other infrastructure on Skidaway Island are continually being resurfaced to maintain adequate access for our residents, as well as the State Park and UGA Oceanographic Institute and by allowing construction of this size, further deterioration would be greatly expedited. With one bridge system for entrance to and exit from the island, the currently placid "rush hour" traffic, will become a nightmare, especially given the fact that heavy traffic will not be restricted to the entrance of the island but will extend to the southern border. Can we say with confidence that evacuations during hurricane season will not be a major issue with an additional large, mobility challenged population?

Our lovely marsh protected island is a sight to behold. Please tell me how much wildlife are you willing to destroy in the name of progress. Please educate me on how allowing a 10ft variance on the height of this proposed structure and greatly restricting beautiful marsh views, we are honoring Skidaway Island's history, and leaving a legacy of appreciation for nature? I speak not only for current residents, but for future generations when I ask you to disallow construction of this facility, on our island, which offers so much interesting wildlife, natural beauty and historical significance.

Respectfully,  
Joann D. Lyon

**From:** [ctstumpf31411@gmail.com](mailto:ctstumpf31411@gmail.com)  
**To:** [Marcus Lotson](#)  
**Cc:** [Alison Altman](#); [Cathy Ferrone](#); [cgrayson@coastalsolutionsinc.com](mailto:cgrayson@coastalsolutionsinc.com); [Cliff Spiro](#); [Cynthia](#); [Debbie](#); [Gail](#); [Gerda](#); [Janet](#); [Jerry](#); [John Kern](#); [Kathie Harlander](#); [Kim](#); [Lee Sucharda](#); [Linda](#); [Linda](#); [Lois](#); [Loni Sucharda](#); [Lynn](#); [Marianne](#); [Marilyn](#); [Marion & Hank](#); [Mike Walters](#); [Ralph](#); [Sandy](#); [Sherry](#); [Steven Freund](#); [Sue](#); [Sue](#); [Tanis](#); [Tom](#)  
**Subject:** Proposed New Complex on Green Island Road, Skidaway Island.  
**Date:** Monday, May 6, 2019 5:46:12 PM

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Dear Mr. Lotson – As residents of The Landings for twenty two years we would like to advise you that we are **extremely** opposed to the building of a four story or five story assisted living facility on Green Island Rd., Skidaway Island, Ga. We now have under construction a “retirement community” on property adjacent to The Village complex here on the island that is going to result in large amounts of additional traffic on an already heavily traveled causeway, excessive use of our water resources which the usage is almost at the maximum now as well as branding our community a “place for the elderly and infirmed to live out their remaining years”. The very thought of having to evacuate a complex such as this along with the new complex at The Village, The Marshes and all our residents at The Landings, South Harbor and Modena in the event of a hurricane is **beyond frightening !!!** We cannot imagine what impact this additional facility would have on our property values when the market is flooded with the homes of the elderly residents who would be moving into this complex. We cannot impress upon you enough that we will be joining in with our friends and neighbors to oppose this construction in any way that is possible to put a halt to this unwelcome plan and we urge you to deny any building permits or variances requested by the land owner or developer. Someone has to protect the original concept of The Landings which was for single family homes and a very few condominiums with no plans for facilities serving the elderly and infirmed.

Very Sincerely,  
Mr. & Mrs. Charles J. Stumpf  
4 Spartina Lane  
Savannah, Ga. 31411

**From:** [Mike Joyner](#)  
**To:** [Marcus Lotson](#); [igoforjoe@gamil.com](mailto:igoforjoe@gamil.com)  
**Cc:** "Katie Joyner"; "Joyner, Michael T."  
**Subject:** RE: Green Island Development  
**Date:** Tuesday, May 7, 2019 9:50:16 PM

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Mr. Lotson and Mr. Welch,

I wanted to again write to you after attending the informational session that was held at the Lutheran Church for South Harbor and eventually Landings residents once they were allowed in the meeting. I was additionally concerned when the developer stated that an onsite medical clinic was proposed to be open for commercial operation to the public? I am unclear how the existing zoning would allow for a public health facility to operate? Was this intended use presented to the MPC? There seems to be too many unanswered questions by the developer to allow for an informed decision to be made with such short notice. I would request that at a minimum, the MPC postpone approval if not outright deny approval of the land use and height variances until the questions and concerns of many of the residents that will be affected by this development be addressed in a serious manner.

Respectfully submitted,  
Mike Joyner

**Mike Joyner, P.E. | Owner**



1 Diamond Causeway,  
Savannah GA, 31406  
912-659-3277

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**From:** Current Edge <mike@currentedgesolutions.com>  
**Sent:** Thursday, May 2, 2019 12:27 PM  
**To:** lotsonm@thempc.org  
**Cc:** Katie Joyner <katiejoynerphoto@gmail.com>; Joyner, Michael T. <MTJOYNER@southernco.com>  
**Subject:** Green Island Development

Mr. Lotson,

I am writing you to express my serious concern with the proposed development of an assisted/independent living facility on Green Island Rd. As a resident of South Harbor who's property backs up to Green Island Rd, the additional traffic, noise, and congestion this development will bring to this area from future residents, staff, deliveries, increased emergency services, will have a serious detrimental impact on the existing property values and is incongruous with the surrounding existing land uses. This proposed facility would require 24 hour operation requiring traffic ingress



and egress to the area in an all residential area at the end of a long dead end road. This would further stress the 4 way stop at the termination of Diamond Causeway, Green Island Rd, and Mcwhorter Rd. which is a notoriously dangerous intersection with its current level of traffic. This increase in noise and traffic would impact the quality of life of myself, my family, and my community. I strongly oppose this commercial development in an otherwise residential area.

I plan to start a petition in opposition of this development and will be circulating it among my neighbors. I would like to know if the petition needs to be submitted to your office prior to the May 14th meeting or if I can bring it to the meeting? Is there a required certification or accepted format for the petition?

Respectfully submitted,

Mike Joyner, P.E.  
Current Edge Solutions, LLC  
Owner  
912.659.3277

**From:** [Matthew Getter](#)  
**To:** [Matt Email and Work](#)  
**Cc:** [Marcus Lotson](#)  
**Subject:** Re: Green Island Road Development  
**Date:** Tuesday, May 7, 2019 6:52:45 PM

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Hello Mr Lotson,

My wife's email is below and I would like to echo her comments. This development seems to be an unnecessary addition that will push our infrastructure to its max, if not break it.

Please record my vote as a No as well.

Warmest regard.

Matthew Getter

Sent from my iPhone

On May 3, 2019, at 9:05 AM, cara shealy <[carashealy@yahoo.com](mailto:carashealy@yahoo.com)> wrote:

Hello Mr. Lotson,

I am writing in opposition to the proposed development on Green Island Road. I am a homeowner in South Harbor and feel this development would hinder the "gem" of an area we call home for the below reasons:

- This will directly impact South Harbor and the surrounding properties – in addition to the obstructive view, the proposed entrance is directly across the entrance to our gate – 200+ units / residents in the proposed development plus staff plus service vehicles in addition to our 150 or so occupied homeowners
- The traffic and noise and congestion will affect ALL of us on Green Island as well as the 4 way stop traffic which will affect almost all Landings and Modena residents as well and not to say the UGA SKIO employees (& the groups they have come stay at their dorms)
- The view for several Landings residences will now be of this development vs the pristine natural environment of marsh that they have enjoyed for so many years
- Moon River – this division of the Landings is starting to thrive with construction after the foreclosure struggle that they faced about 10 years ago...this development will impact the appeal of wanting to build right down from this commercial facility – thus also hurting local construction companies and subs (and South Harbor has been booming with lot sales and construction as well –

which will impact our neighborhood too)

The BIG questions are:

1. Why does this island need a THIRD independent / assisted living facility when there are already two on the island (The Marshes and the one RW Allen is currently building) both of which provide the same services that this new development proposes?
  - a. And these locations are close to the village and the public areas of the island
  - b. Also these locations are closer to getting on / off the island for emergency access and less disruption to the residential part of the island
2. How does Green Island Road which is currently purely residential accommodate a commercial facility requiring 24 hour services?
3. Why the 10' height request?
4. Who is Sprenger Health Care group – what are their ratings? Are they reputable? They have a location approximately 70 miles from our island in Port Royal, SC – why do they need another one so close?

Thanks for letting me share this with you – I just do not feel that this is not good for our island.

Please record my VOTE NO and let me know if there is anything else I need to do.

Sincerely,  
Cara Shealy Getter

**From:** [Judith Gordan](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Skidaway Island Development  
**Date:** Monday, May 6, 2019 10:03:17 AM

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Dear Marcus,

As a 20 year resident of Skidaway Island I am committed to maintain the beauty, integrity and live-ability of the Island. I am deeply concerned about the 30 acre development planned. Population density is a real concern for evacuations, but that is secondary to the issue of supplying water to that many people. The water currently available is at the maximum allowed, despite the extreme water conservation methods currently being Employed by island residents. Has anyone considered that issue? Please let me know when there will be a public hearing on this development. Many of us want our voices heard.

Judith Gordan Stewart

**From:** [RICHARD R HIGGINS](#)  
**To:** [Marcus Lotson](#)  
**Cc:** [Joann Lyon](#)  
**Subject:** Skidaway Island new building project  
**Date:** Sunday, May 5, 2019 1:47:17 PM

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Marcus - Skidaway Island is stressed out on our water availability at the present time. With another retirement complex (or what ever you want to call it) will make Skidaway Island have to ration water. We already are watching our usage and trying to eliminate waste. Also, Green Island road is a two lane road and will be hard put to handle the increased traffic. The other point is, as I understand, is the new developer of this complex wants a 10 foot variance as to height of the buildings. We like our Island and do not need to have it ruined. Do you think this developer would even think about building a complex on Skidaway Island if it weren't for The Landings and other nice communities? Well Prices will fall on home values with this addition and there is a good chance this island will become a low value place to live and all three of the retirement complexes will have very little value to attract customers. Please do not permit this developer to get a permit to complete this project. Thank you for your consideration.

Dick Higgins  
! Coggeshall Ct.  
Savannah, GA 31411

**From:** [Barbara Dow](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Sprenger Project on Green Island Road  
**Date:** Tuesday, May 7, 2019 7:47:40 PM

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As a resident of The Landings I am opposed to a third assisted living facility within a mile of two others. My concerns are traffic, both construction as well as staff and residents, together with the impact on our water and sewer systems.

Barbara W Dow

Sent from my iPad

**From:** [Anthony Berens](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Sprenger proposed facility  
**Date:** Sunday, May 5, 2019 8:45:51 PM

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Mr. Lotson,

As a homeowner on the Landings, I urge you to oppose the new development proposal by Sprenger. With the recent addition of the Thrive facility to the island, we are quickly becoming the Savannah version of Florida, i.e, "God's waiting room". The addition of such a development would tax our meager water resources, increase traffic, and place undo pressure on our emergency services personnel. Ambulances already have to respond off island almost daily due to the increasing age of the common populace. I will attend the meeting on Tuesday and urge you to oppose this development.

Anthony Berens, 2 Osprey Ct.

Sent from my iPhone

**From:** [Terry Johnson](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Stephen Lufburrow and Sprenger Health Care  
**Date:** Wednesday, May 8, 2019 11:27:01 AM

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Sir:

Regarding the new Skidaway development, please do not permit any changes in variances. I have no problem with the addition of this project, but I believe they should abide by the same codes as everyone else.

Thank you.

Terry Bohach



**From:** [LYNNE WILLIAMS](#)  
**To:** [Marcus Lotson](#)  
**Subject:** Stop the Green Island Development  
**Date:** Wednesday, May 8, 2019 9:13:46 PM

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Hi Mr Lotson,

I am a resident of South Harbor and am extremely opposed to the development that is being proposed. We have lived here for 15 years and cannot understand why this type of construction would be approved where it is clearly out of place for this area. Also, having 3 identical facilities within a 2 mile radius is unreasonable, especially at the end of a small, 2-lane, entirely residential stretch of road. That being said, we feel the MPC motto is in contradiction to this development.

*The Chatham County - Savannah Metropolitan Planning Commission*

*We are the bridge between Chatham County, metropolitan Savannah and our neighboring low-country communities. We are privileged to work with our governmental partners at all levels to responsibly balance growth and development while preserving our unique natural and historic treasures. Through collaboration and uniting urban planning, development, transportation, zoning, historic preservation and natural resource planning, we live our motto –**Planning The Future ~ Respecting The Past.***

Thank you for listening to our concerns,

Dru and Lynne Williams

118 Samuel Lyon Way

**From:** [Richard F Liberth](#)  
**To:** [Marcus Lotson](#)  
**Subject:** The planned development on Skidaway Island  
**Date:** Wednesday, May 8, 2019 12:09:38 AM

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I understand that the developer has a history on this island and therefore an understanding of the uniqueness of it and at the same time the problems that all of us know are real.

We are constantly being reminded that there is not enough drinking water here and as time goes on only getting more problematic. His plan will put significant stress our aquifer.

To put a third assisted care facility on this island is questionable after having 2 major hurricanes in the last 3 years. Are you willing to add an additional lane to Diamond Causeway and Whitefield all the way to the Truman for better evacuation? I think not. I believe people have rights to make money on their property investments but reasonableness is important as well.

I was a Town ZBA attorney and a different towns attorney for 20 years. I interacted with numerous developers over those years and together the Town and their residents best interest a lot got a done.

Having lived here on the island for 6 years, far less than your experience, I have learned it is a very special place. For what appear to be obvious and common sense reasons please rethink the plans for the northwestern side of this beautiful place.

For this island and it's present and future residents, less is far better then more. Drinking water we know is already a problem and as a barrier island we have an evacuation problem for all now. Adding a third assisted living facility of the proposed size will be a serious problem as outlined above. For the benefit of all who presently reside here and those we already know will reside here please be concerned and mindful of the issues this additional strain this project will put on the island.

Thank you in advance for your thoughtful and careful consideration of any multiple dwelling construction on Skidaway.

Sincerely,

Richard F. Liberth  
Attorney at law retired N.Y.  
Sent from my iPhone

**From:** [Gwen DeWalt](#)  
**To:** [Marcus Lotson](#)  
**Subject:** TRAFFIC  
**Date:** Monday, May 6, 2019 9:36:12 AM

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Mr. Lotson,

I am totally opposed to the 30 ACRE development on Green Island. The traffic on and off SKIDAWY ISLAND is huge at all hours of the day and at the busiest hours, really difficult considering that we basically have a two-lane road on and off the island. We cannot handle anything of that density and I am particularly disturbed about the height variance they are asking for. That would completely destroy the integrity of the island.

Gwen DeWalt  
16 Chatuachee Road  
Skidaway Island  
Savannah, GA  
912-598-8000