



Watermark Subdivision

RECEIVED
JUN 08 2026
Metropolitan Planning Commission
____ Sign

X

X

X

11008 02087

705 Southbridge Boulevard, Chatham, GA

Total Project area: 188.18 AC

Total project lots: 283

Pro

PUD-C

Consolidated Utilities

Forestar (USA) Real Estate Group Inc.
2221 E. Lamar Boulevard, Suite 790
Arlington, TX 76006

Wes Kimbrell / Pape-Dawson

2500 Northwinds Parkway, Suite 360
Alpharetta, GA, 30009

Subd-0026-000626

12) Previous Submission

Has this tract been previously submitted as a subdivision to the MPC? ____ Yes X No

If yes, provide the following: Name of subdivision: _____

Date submitted: _____

MPC File No.: _____

Note: Project previously submitted for Master Plan Amendment and Specific Development Plan review. MPC file Nos. SP-0422-000254 and SP-0423-00374 respectively

13) Variance(s) Requested (if applicable)

Please describe any variances requested and how each meet the criteria described in Section 804 of the Chatham County Subdivision Regulations. Attach additional sheets if necessary.

N/A

Variances for project previously approved- please see attached MPC decision

document dated May 3/4, 2022

14) Environmental Site Assessment (ESA)

Minor and Major Subdivisions require that an ESA to have been conducted recently on the property. Has an ESA been conducted? X Yes ____ No

** If yes, provide a copy with this application.* **ESA included with submittal**

Minor Subdivisions may request a waiver from the ESA requirement. Is a waiver being requested for this subdivision? ____ Yes ____ No

** If yes, provide a letter from the owner requesting the waiver in accordance with the Chatham County Engineering Policy. The letter must be submitted with this application. (Effective 7/1/00)*

15) Owner / Agent Certifications:

Owner Certification:

1. I hereby certify that this proposed subdivision plan does not violate any covenants or deed restrictions, that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
2. I hereby certify that I am the owner of the property being proposed for subdivision.

Kurt A. Sandness, Region VP
Forestar (USA) Real Estate Group Inc.

Owner or Agent (print)

Kurt A. Sandness

Owner or Agent (signature)

5/26/26

Date

Agent Certification:

I hereby certify that I am the authorized agent of the owner of the above referenced property and that development / review fees or receipt of payment is attached.

Wes Kimbrell / Pape-Dawson

Agent (print)

Wes Kimbrell

Agent (signature)

5/26/24

Date

16) Fee Schedule (payable to Chatham County, except as noted)

NOTE: This fee schedule does not list fees required for County Engineering review. A separate application and fee are required.

Master Plan: $\frac{\$2,500}{\text{Base Fee}} + \frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$25 = \frac{\text{Total}}{\text{Total}}$

Sketch Plan: $\frac{\$1,750}{\text{Base Fee}} + \frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$25 = \frac{\text{Total}}{\text{Total}}$

Preliminary Plan: $\frac{\$1,300}{\text{Base Fee}} + \frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$25 = \frac{\text{Total}}{\text{Total}}$

Payable to City of Savannah: $\frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$25 = \frac{\text{Total}}{\text{Total}}$
(If on City Water and/or Sewer)

Final Plat:

Minor: $\frac{\$900}{\text{Base Fee}} + \frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$150 = \frac{\text{Total}}{\text{Total}}$

Major: $\frac{\$1,350}{\text{Base Fee}} + \frac{283 \text{ lots}}{\text{No. of Lots}} \times \$150 = \frac{\$43,800}{\text{Total}}$

Payable to City of Savannah: $\frac{\text{No. of Lots}}{\text{No. of Lots}} \times \$85 = \frac{\text{Total}}{\text{Total}}$
(If on City Water and/or Sewer)

Payable to Clerk of Superior Court: $\frac{\text{No. of Sheets}}{\text{No. of Sheets}} \times \$8 = \frac{\text{Recording Fee}}{\text{Recording Fee}}$
(Submit to MPC with recordable Final Plat)

Minor Revision to or Recombination of Recorded Plat (no new lots): \$600 Base Fee

Payable to Clerk of Superior Court: $\frac{\text{No. of Sheets}}{\text{No. of Sheets}} \times \$8 = \frac{\text{Recording Fee}}{\text{Recording Fee}}$
(Submit to MPC with recordable Final Plat)

Re-review Fee: \$200 for each review after the third review

Continuance Fee: Required when an applicant removes an item from a Planning Commission agenda. No fee shall be charged prior to advertising or mailed notification. The fee shall be \$150 after advertising or mailed notification has occurred and prior to 5pm on the Tuesday preceding the MPC meeting, after which the fee shall be \$200.

17) Submittal Instructions

- A. The application form must be filled out completely. Incomplete applications will not be processed until all required information is received.
- B. Applications must be received by the Building Safety and Regulatory Services (BSRS) office at least twenty (20) calendar days prior to the MPC meeting at which the project is to be considered.
- C. Applications for subdivisions must include four (4) full size paper plats for County submissions. All applications must also include an 8½x11 reduction. Prints must be folded with title block visible. Rolled prints will not be processed. If the subdivision must be reviewed by the MPC Board, MPC staff will contact you. Staff will then request an additional 17 full-size copies and one 8½x11 reduction for the MPC meeting at that time.
- D. Final submittals for subdivisions that are to be recorded must include three (3) prints and an 18 x 24 inch mylar cronaflex with signature blocks.
- E. Proposed subdivisions will not be placed on the MPC Agenda until the review comments from the Chatham County Health Department, the Chatham County Engineer and the City of Savannah Engineer (on projects served by the City of Savannah Water and Sewer Department) are received by the MPC no later than 12:00 noon on the Friday preceding the MPC hearing date at which the subdivision is to be considered.
- F. Proposed subdivisions adjacent to a State highway require a submittal to the Georgia Department of Transportation for review. Call 651-2144 for more information.
- G. Submit all Chatham County applications to Chatham County BSRS, 1117 Eisenhower Drive. Checks for County fees must accompany the submittal.
- H. Applicants are encouraged to discuss their plan with representatives of County Engineering (infrastructure, landscaping and traffic) and with MPC staff (zoning), prior to its submission. Each Wednesday at 9:00 a.m., representatives of these offices meet at the County Engineering Department in Room 430 of the Old County Courthouse (124 Bull Street). The meeting is open to the public. Visitors are heard on a first-come, first-served basis.



**Staff Report
Amended Master Plan
MPC File No. SP-0422-000254
May 3, 2022**

DECISION

**Berwick Tract K (Waterford) at Southbridge
705 Southbridge Boulevard
PUD-C Zoning District
+/-188 Total Acres
+/-65 Upland Acres
PIN: 1-1008-02-087
St. Bourke Real Estate
Tyler Johnson, Agent
M. Waterford, LLC, Owner
Marcus Lotson, MPC Project Planner**

Report Status: Initial Report

Nature of Request

The petitioner is requesting approval of an amended Master Plan for a proposed residential development, formerly known as Tract K – Waterford at Southbridge, to be located on the west side of Southbridge Boulevard at its intersection with Woodland Creek Road, approximately 735 feet north of Woodchuck Hill Road within a PUD-C (Planned Unit Development - Community) zoning district. The petitioner is also requesting that the following variances, which were previously approved with the current Master Plan, be applied to this plan:

- A five-foot front yard setback variance (from the required 25 feet) for all single family detached lots.
- A five-foot rear yard setback variance (from the required 25 feet) for all single family detached lots.
- A 10-foot right-of-way width variance (from the required 60 feet) for the proposed internal private roads; and,
- A variance from providing a sidewalk on the south side of the yet-to-be-named primary entrance road extending from Southbridge Boulevard to the yet-to-be-named street (approximately 2,200 feet).



Findings

1. **Site:** The total site is 188 acres in size, approximately 65 acres is classified as uplands and the remaining 113 acres are delineated freshwater wetlands. The site is vacant with significant vegetation, including mature trees. It was created in conjunction with the Berwick Plantation Master Plan and is legally part of Berwick Plantation. The original allocation of dwelling units-based on the Berwick Maser Plan, originally approved on October 19, 2004 was 440 residential units.

The adjacent land uses and zoning districts include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Freshwater Wetlands	PUD-C
South	Freshwater Wetlands	PUD-C
East	Freshwater Wetlands	PUD-C
West	Interstate 95	

2. **Current Approved Master Plan:** The current Master Plan for this tract was approved by the Metropolitan Planning Commission on April 26, 2016. The approved Master Plan consists of 164 single-family lots. 100% of the approved lots are detached single family lots and range in area from +/-7,000 square feet to +/-10,500 square feet. These 164 lots exist as a result of an amendment from the Plan approved in 2006 that permitted 258 total lots, which included an attached single family (townhome) product in addition to single family detached products.
3. **Purpose of Amendment:** The purpose of the requested Amended Master Plan is to diversify the housing types currently allowed and to revise the plan to reflect the current real estate market. The amended plan will allow 112 townhome lots, and 179 single family detached lots for a total of 291 dwelling units, which results in a residential density of approximately 4.5 dwelling units per acre. The existing plan only provides large lot single family detached opportunities. The proposed plan would allow a greater mix of housing types and lot sizes that are more typical in today's market.
4. **Access:** The residential lots on the subject property will have vehicular access to Southbridge Boulevard via a proposed public street with a 60-foot right-of-way. Southbridge Boulevard is an existing bi-directional public road with a 70-foot right of way. Sixteen of the proposed lots within the master planned area will have frontage along the entrance road. The remaining lots will have frontage along one of four roads internal to the site.
5. **Separate Use Signs:** There are two existing separate use signs abutting Interstate 95 and the subject site. Each of the existing signs is located on a fee simple parcel approximately 0.23



acres in size. Access to these parcels is by an existing relocatable access easement extending from Southbridge Boulevard through the subject site. The petitioner will provide access to these sites by the proposed public and private streets and the establishment of an access easement.

6. **Water and Sewer:** Public water and sewer services are available in the vicinity of the subject property.
7. **Public Services and Facilities:** The subject site is served by the Chatham County Police Department and Chatham Emergency Services. The subject site is not presently served by the Chatham Area Transit System (CAT).
8. **Drainage:** The stormwater generated by the proposed development will be accommodated in seven proposed stormwater detention ponds. The size and location of these ponds is conceptual at this time and the final stormwater calculations, which have to be approved by the County Engineer, will determine the number and size of the ponds.
9. **Sidewalks:** Sidewalks are required on both sides of the entire length of all streets because this is a Major Subdivision. A variance, however, was previously approved to vary this condition specific to the proposed entrance road and allow sidewalk only on one side. The small number of residences and decrease in impervious surface adjacent to wetlands lends justification to this variance.
10. **Greenspace:** The required greenspace for this development is a minimum of 20 percent. The greenspace will exceed the 20 percent requirement.
11. **Buffers:** The buffers for each tract within the Berwick Plantation development were approved by the Metropolitan Planning Commission, as part of the Berwick Plantation Master Plan. The northern, southern, and eastern portions of the site abut delineated freshwater wetlands. A buffer of not less than 25 feet will be provided adjacent to the wetlands. The western portion of the site abuts Interstate 95. A 200-foot buffer, including an earthen berm, will be established along Interstate 95. All common area including the greenspace, detention ponds, buffers, and private roads will be owned and maintained by the Homeowners Association that will be established in conjunction with this development.
12. **Variances:** The Master Plan was approved with the previously discussed variances. The requested front and rear yard building setback variances are for the purpose of staggering the houses to provide a less regimented development pattern. The subject site is located approximately 2,200 feet west of Southbridge Boulevard, it is isolated from other properties within the community. The variance to limit sidewalks to one side of the proposed entry road can be justified by the reduction of approximately 11,000 square feet of impervious surface, while still providing pedestrian access along the entry road. While these variances were previously approved, since the applicant is requesting a plan amendment, the Planning Commission can reconsider these variances.



Decision:

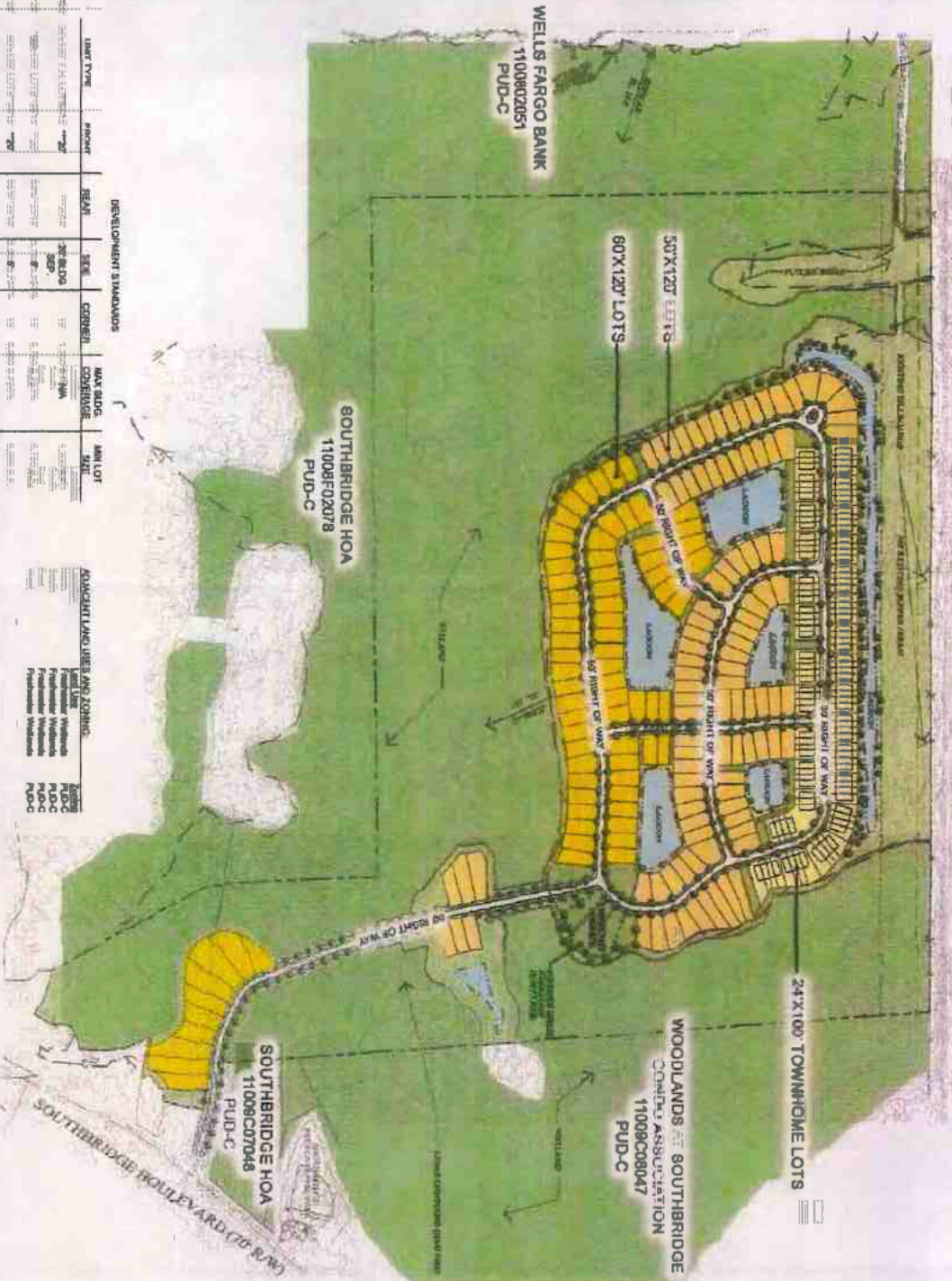
Based on the findings outlined in the report and the consistency with the development pattern in the area, The Planning Commission approval of the Amended Master Plan and requested variances with the condition that the proposed sidewalk along the primary entrance road be a minimum of 8 feet in width.

Date 5/3/22

Marcus Lotson, Director of Development Services

Date 5/4/22

Melanie Wilson, MPC Executive Director



DEVELOPMENT STANDARDS

LOT TYPE	FRONT	REAR	SELE	CORNER	MAX BLDG	MIN LOT
24' X 100' TOWNHOME	20'	20'	5'	5'	1.5x R/W	1.5x R/W
60' X 120' LOTS	20'	20'	5'	5'	1.5x R/W	1.5x R/W
50' X 120' LOTS	20'	20'	5'	5'	1.5x R/W	1.5x R/W

ADJACENT LAND USE AND ZONING

Lot Line	Adjacent Land Use	Zoning
North	Woodlands at Southbridge	PUD-C
South	Southbridge HOA	PUD-C
East	Woodlands at Southbridge	PUD-C
West	Woodlands at Southbridge	PUD-C

APPROVED VARIANCES CURRENTLY IN EFFECT TO BE ADOPTED WITH THE MASTER PLAN AMENDMENT. THE VARIANCES ARE AS FOLLOWS:

- 1) A 10' front yard setback variance for all single family detached lots.
- 2) A 10' front yard setback variance for all single family detached lots.
- 3) A 10' front yard setback variance for all single family detached lots.
- 4) A 10' front yard setback variance for all single family detached lots.

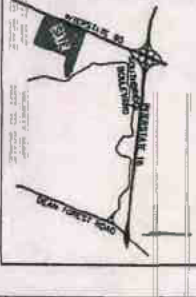
SITE INFORMATION

FILE:	1-1008-02-087
ZONING:	PUD-C
FILE:	PLANNED DEVELOPMENT
TOTAL ACRES:	2.188 AC
REQUIRED ACRES:	485 AC
REQUIRED OPEN SPACE:	20%
PROVIDED OPEN SPACE:	>20%
24' X 100' T.H. LOTS:	112 (38%)
60' X 120' LOTS:	104 (38%)
50' X 120' LOTS:	75 (26%)
TOTAL UNITS:	291 (100%)
NET DENSITY:	4.47 DU/AC

- NOTES:
- 1) THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE UPON REVIEW BY VARIOUS COMMUNITY AGENCIES.
 - 2) DRAINAGE AND EASEMENTS HAVE NOT BEEN DESIGNED.
 - 3) PLANNING DOES NOT ACCOUNT FOR EXISTING TREES.
 - 4) LOT LINES MAY BE ADJUSTED TO ACCOMMODATE A SPECIFIC BUILDING PRODUCT, AREA NOT ORIGINALLY SHOWN AS DEVELOPED OR COMPLETED FUTURE DEVELOPMENT TO ALLOW FOR ADJUSTMENT OF LOT LINES.
 - 5) STREET TREES WILL BE REQUIRED TO COMPLY WITH THE CHATHAM COUNTY LAND CLEARING AND TREE PROTECTION ORDINANCE.
 - 6) STORM WATER MANAGEMENT SYSTEMS WILL BE PROVIDED BY CHATHAM COUNTY STORMWATER MANAGEMENT.
 - 7) STORM WATER WILL BE MANAGED IN ACCORDANCE WITH CHATHAM COUNTY STORMWATER MANAGEMENT ORDINANCE.
 - 8) STORM WATER SHALL BE PROVIDED ON BOTH SIDES OF ALL ROADS WITH THE EXCEPT OF THE 66' R/W ENTRANCE ROAD, WHICH WILL ONLY HAVE A SIDEWALK ON ONE SIDE.
 - 9) ALL EXISTING PROPERTIES ARE OWNED AS INDICATED.
 - 10) MAXIMUM BUILDING HEIGHT SHALL BE 37'.
 - 11) COMMUNITY AGENCY SITE CAN BE CONVERTED TO A SINGLE FAMILY LOTS.

PROJECT CONTACT INFORMATION
 TYLER JOHNSON
 871 BOURKE
 ATLANTA, GA 30309
 PHONE: 770.714.2484

DATE: JANUARY 2007
 THIS EXHIBIT ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. IT IS NOT A FINAL PLAN AND THE OWNER AND IS SUBJECT TO CHANGE AND THE REVIEWER'S APPROVAL OF THE MASTER PLAN AMENDMENT IS REQUIRED FOR THE DEVELOPMENT TO PROCEED. THE MASTER PLAN AMENDMENT IS REQUIRED FOR THE DEVELOPMENT TO PROCEED.



ST. BOURKE
 Land Planning & Consulting
 1122 Peachtree Road, Suite 20
 Atlanta, GA 30309
 404.525.1000 | info@stbourke.com

WATERFORD
 MASTER PLAN AMENDMENT

705 SOUTHBIDGE BLVD. SAVANNAH, GA 31419
 CHATHAM COUNTY, GA

SCALE: 1"=200'

APRIL 5, 2002

JOB #: 2101

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/03/02	Submittal

SHEET#: 1 of 1

VIA HAND DELIVERY

DATE: May 29, 2026

TO: Marcus Lotson, Assistant Director
Chatham County Building Safety & Regulatory Services
1117D Eisenhower Drive, Savannah, GA 31406
[REDACTED]

FROM: Wes Kimbrell | Pape-Dawson Engineers | [REDACTED]
[REDACTED]

RE: **MAJOR SUBDIVISION APPLICATION - WATERMARK**
Project Name: Watermark Subdivision (F.K.A. Waterford)
Proposed Use: Residential subdivision
Address: 705 Southbridge Blvd., Savannah, GA 31405
Tax Parcel #: 1100802087
Site Area: Total project- 188.1 acres
Zoning: PUD-C
Proposed Lots: Total project- 283 lots
Developer: Forestar (USA) Real Estate Group Inc.

Good day Mr. Lotson,

On behalf of Forestar (USA) Real Estate Group Inc., we respectfully submit for review a Major Subdivision Application, 3 copies of the Watermark Plat, as well as supporting documents for the Watermark Subdivision referenced above. Per our phone discussions and email correspondence, we will remit fees associated with the Major Subdivision review on, or about, 6/3/26. Upon review, please let us know if you have any questions or concerns. We appreciate your help and guidance on this project.

Items included with this submission:

1. Transmittal Letter
2. Subdivision Application- Including attached MPC decision document from May 2022
3. An Environmental Site Assessment Report
4. 3 copies of the Watermark Plat

Thank you,

Wes Kimbrell
Permitting Manager
Pape-Dawson Engineers
[REDACTED]

VIA HAND DELIVERY

DATE: May 29, 2026

TO: Marcus Lotson, Assistant Director
Chatham County Building Safety & Regulatory Services
1117D Eisenhower Drive, Savannah, GA 31406
Ph: 912-201-4300

FROM: Wes Kimbrell | Pape-Dawson Engineers | [REDACTED]
[REDACTED]

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Permitting Manager
Pape-Dawson Engineers
[REDACTED]