



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REVIEW

June 23, 2026

MPC File: SUBD-0626-000626

MPC Staff: DeAndrae Spradley

Watermark Subdivision (Major Subdivision Plat)

PIN: 11008 02087

Known as Tract K-1A Berwick Plantation SMB 35S 81A 188.14

Subdivide 1 Lot 188.18 acres into 283 Detached Single-Family Residential Lots

Owner: Forestar (USA) Real Estate Group, Inc.

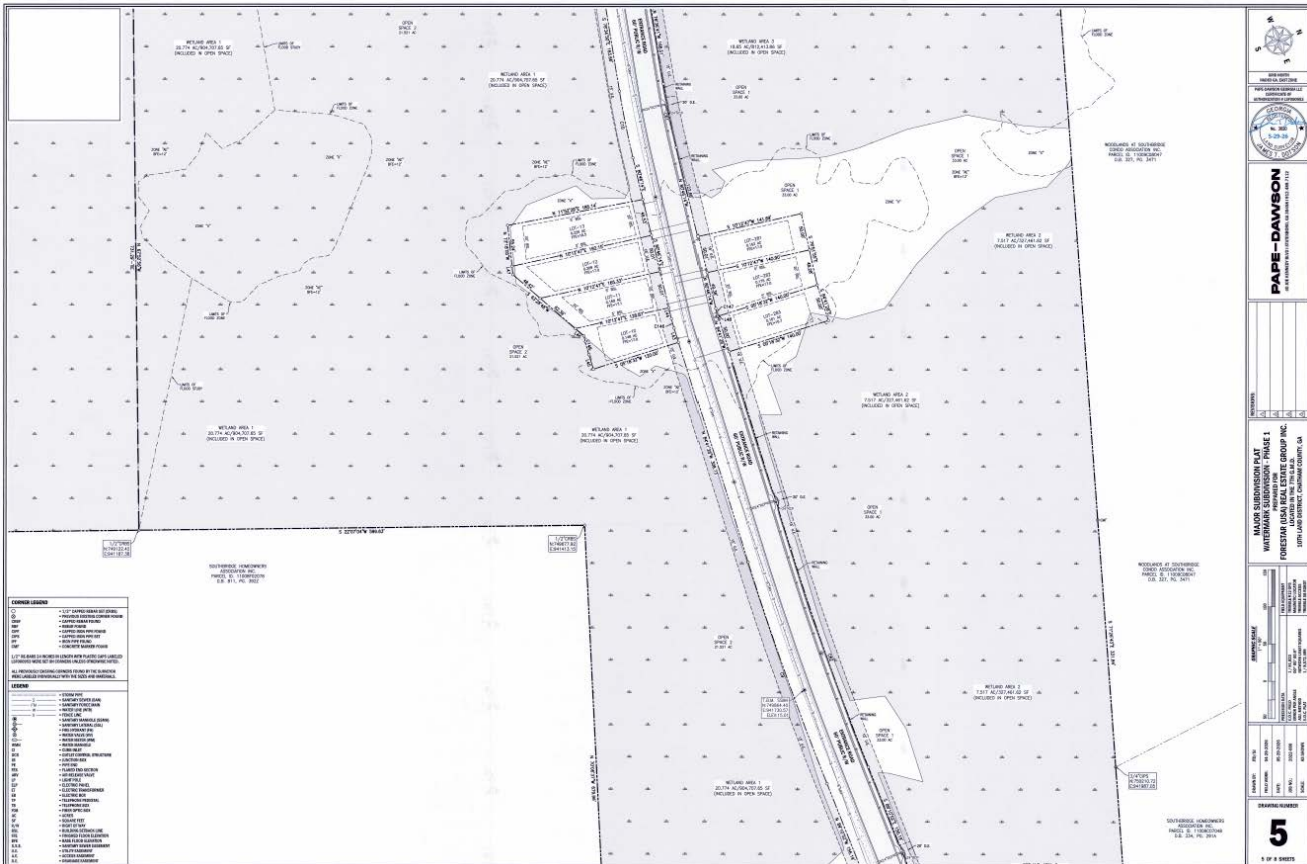
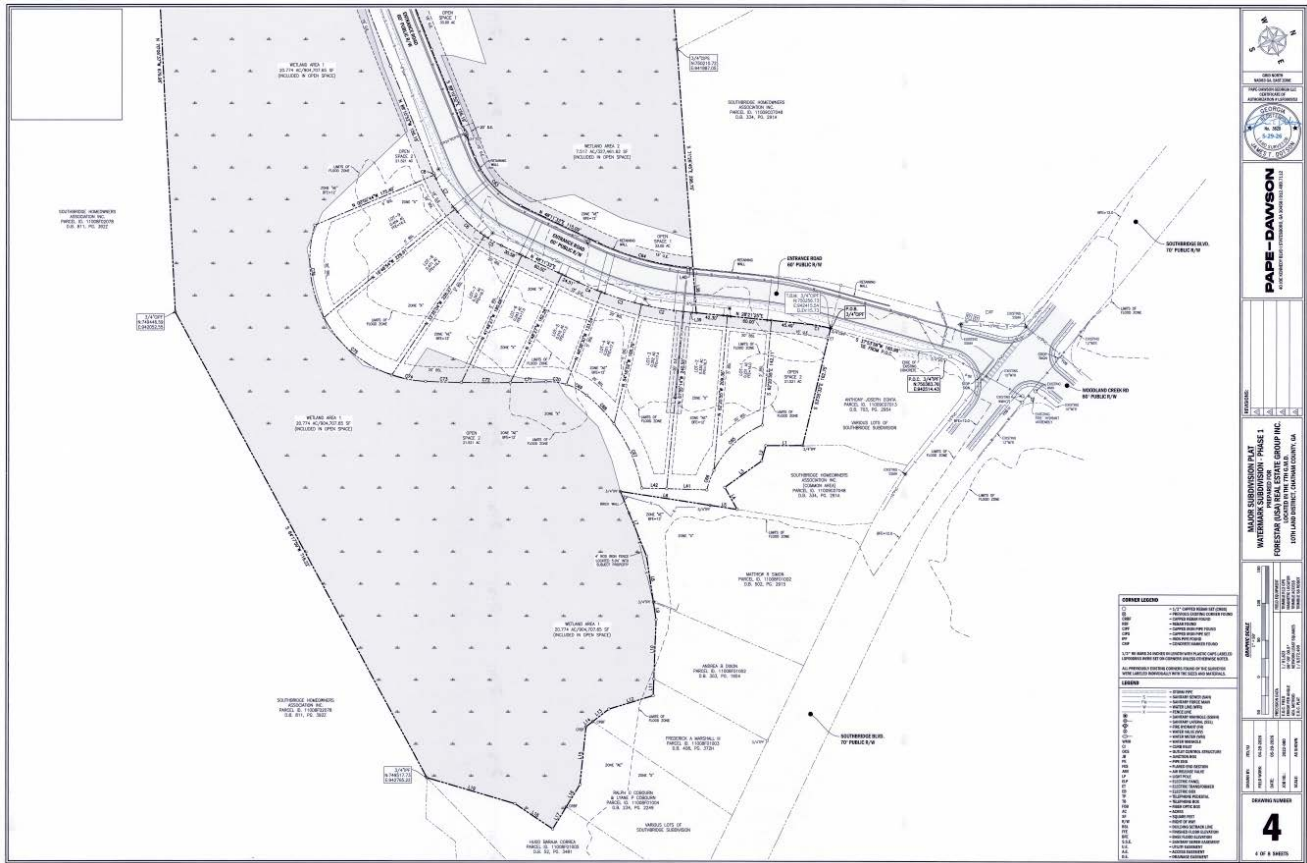
Agent: Wes Kimbrell / Pape-Dawson

Nature of Request

The Petitioner requests MPC approval of a Major Subdivision Plat of Parcel Identification Number 11008 02087 into 283 attached townhomes and detached single-family residential dwelling units for the Watermark Subdivision. The Petitioner's requested lot sizes for the Watermark Subdivision are 24'x100', 50' x 120', and 60' x 120'. The application does not request any variances.

Findings

- **Notification:** The Petitioner has met the notification requirements for a Major Subdivision Final Plat request.
- **Site:** The subject property is located on the westside of Southbridge Boulevard at its intersection with Woodland Creek Road, approximately 735 feet north of Woodchuck Hill Road within a Planned Unit Development – Community (PUD-C) Zoning District. The site is bordered on the north, south, east, and west by large single-family detached residential Planned Unit Developments. The adjacent properties within the immediate area of the property are presently zoned Residential-Agriculture (R-A), R-A-W-T, and Planned Unit Development – Community (PUD-C).
- **Tracts / Utilities:** The parent parcel is ±188.18 acres and the Watermark Subdivision will be subdivided into 283 single-family detached residential lots ranging from 2,400 to 7,200 square feet in size. Public water and sewer services are readily available to the property.
- **Sidewalks:** Sidewalks are required on both sides of the entire length of all streets because this is a Major Subdivision. A variance was previously approved to vary this condition specific to the proposed entrance road and to allow sidewalk only on one side.
- **Environmental Site Assessment (ESA):** The Petitioner provided a copy of the ESA for the Watermark Subdivision as part of the submittal package. Based on the ESA, there were no evidence of any underground storage tanks or above ground storage tanks found on the property. Additionally, the property did not appear to have ever been used for any potentially environmentally hazardous purpose. There were no significant environmental issues identified on the property or unresolved regulatory issues or environmental concerns on the property or immediately adjacent to the property.



MPC Staff Review:

MPC Staff **approves** this Recombination Plat as presented in the application contingent upon review and approval by the Chatham County Engineer and Health Department.

DeAndrae Spradley, Senior Planner
Development Services Department

Chatham County-Savannah Metropolitan Planning Commission