

Date\_\_\_\_\_

Chatham/Savannah MPC  
110 East State Street  
Savannah, Georgia 31401

Re: Berwick Tract K at Southbridge  
705 Southbridge Boulevard  
PIN: 1-1008-02-087

Dear Members of the Chatham County-Savannah Metropolitan Planning Commission,

I am a resident of the Southbridge community and a member of the Southbridge Homeowners Association, Inc. (“SBHOA”). Currently, the Southbridge community has almost 1,500 homes and is one of the largest communities in Chatham County.

The property known as Tract K is located within the heart of Southbridge and is accessible only from Southbridge Boulevard over surrounding wetlands. This is the last parcel of land to be developed in the Southbridge area. The property was never submitted by the original developer to the Southbridge Declaration of Covenants, Conditions and Restrictions of record in the Chatham County Courthouse. Presently, the Property is owned by M Waterford, LLC.

The currently approved plans for development of Tract K will have a seriously negative and lasting impact on the entire Southbridge community, affecting the roads and traffic patterns, as well as the water, sewage, and storm water drainage systems, in a variety of foreseen and unforeseen ways while remaining unaffiliated with the SBHOA. The consequences of this development on all SBHOA members are considerable and I feel the MPC must take the detrimental aspects to our community into account.

The SBHOA acknowledges the right of the property owner to develop Tract K. However, it should be noted that the previous plan for developing Tract K approved by the MPC in March 2016 allowed for 164 single-family homes. The previous owner engaged the SBHOA membership, and all parties were agreeable to the scope and nature of the development plan as being compatible with the Southbridge community. The current owner has done very little to engage SBHOA members and, without seeking input from those most affected, has received approval to increase the number of units to 291, including 112 townhomes and 179 single-family homes. This increase of over 75% more homes as compared to the previously approved development plan and the necessary variances granted to decrease the front and rear setbacks and right-of-way for the internal road through the property are of great concern.

Considering the foregoing, I oppose the development for Tract K as currently approved and would ask the MPC to deny any further permission to M Waterford, LLC to proceed with the Tract K development.

Sincerely,

\_\_\_\_\_  
Name(s)

\_\_\_\_\_  
Address