

PLAN 2045

PLAN 2040

2045 UPDATE

What changed since Plan 2040?

Five-Year Comprehensive Plan Update

Strong Corridors Vision - Planning + Land

Same long-range framework.
Updated evidence. Sharper implementation.

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THE UPDATE LOGIC

Why this is an update — not a new plan

What stays our vision, what gets refreshed, and how the documents are coordinated

PLAN 2040

Long-range foundation

- Established the shared long-range direction and Strong Corridors growth strategy
- Organized policy by major planning elements, Character Areas and Future Land Use
- Created the implementation program that the five-year update now evaluates

2045 UPDATE

Five-year checkpoint + action framework

- Refresh current conditions and community needs
- Account for completed, ongoing and unfinished 2040 work
- Refine policy and place-based guidance; set the 2027–2031 work program

HOW THE DOCUMENT GREW

2015	Participation	Profile	Element visions + goals	6 core elements	STWP + ROA
2045	Profile + participation + needs	1 vision + 6 goals + 10 policies	6 core elements	ROA	2027–31 CWP

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01-02 | COMMUNITY PROFILE + VISION

From a baseline snapshot to a shared policy framework

The update revises the profile's scope, priorities, and relationship to community goals.

DATA

What changed

2014 2014–2018 ACS baseline + a stand-alone COVID-era snapshot

2045 2020 Census + 2023/24 ACS + current housing, workforce, permits and regional growth

Community participation now sits beside the profile and feeds directly into a refreshed Needs & Opportunities section.

FRAMEWORK

1 City of Savannah profile

6 Regional profile

10 State of Georgia profile

Character Area Overview becomes the bridge from policy to place.

Community Goals at a Glance

KEY SHIFT

Separate element visions → one shared direction applied across every chapter.

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03 | ECONOMIC DEVELOPMENT

Same economic pillars. A different regional economy.

The chapter uses the 2045 forecast to understand the potential of a more fully diversified and resilient region.

PORT & LOGISTICS

Harbor deepening, Mega-Rail, inland connections and new logistics investment move from "growth trend" to implemented regional capacity.

ADVANCED MANUFACTURING

Hyundai, EV and battery suppliers now represent a transformational employment and land-demand shift for the entire Savannah MSA.

WORKFORCE & HOUSING

The update explicitly links recruitment, training, commuting and the jobs-to-housing imbalance instead of treating workforce as a stand-alone topic.

LEISURE & TOURISM

Tourism remains core, but aviation, healthcare, creative/tech, life sciences, e-commerce and advanced energy are treated as resilience strategies.

2014 Catalogued the region's economic base and major drivers.

2045 Explains how the economy changed — and what that means for housing, freight, infrastructure and neighborhood compatibility.

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Existing themes, more current tools and implementation

Existing themes, more current tools and implementation

07 Natural Resources

VIEW | DOWNLOAD | SEARCH | FILTER



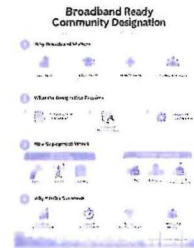
MORE CURRENT EVIDENCE

- 2040 already addressed stormwater, heat, sea-level rise, renewable energy and resilience
- 2045 adds newer flood and SLR studies, roadway vulnerability, nature-based solutions and infrastructure hardening
- Clean-energy policy is now paired with real investments: County solar, Port electrification and EV infrastructure

08 Quality of Life

VIEW | DOWNLOAD | SEARCH | FILTER

- Historic preservation, education, community health, public safety and broadband remain the core topics
- The update makes cross-agency and partner responsibility more explicit in the Report of Accomplishments
- Broadband moves from aspiration to deployment: fiber expansion, municipal mapping, ISP partnerships and Broadband Ready tools; health also links more directly to climate and heat



PLAN 2040

MORE CURRENT DELIVERY

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The biggest change is what happens after the policy

Plan 2040 sets the framework, Plan 2045 tightens the next five-year master to-do list.

01 REPORT

Account for 2040 actions as complete, ongoing, underway, modified, not accomplished or carry-forward.

02 CONSOLIDATE

Move recurring government functions into ongoing policy/programs instead of repeatedly listing them as projects.

03 COME UP

Use the 2027–2031 Community Work Program for discrete actions with leads, timing, resources and measurable deliverables.

Implementation Highlights



On the Horizon



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\$730K

2040 established the framework, 2045 updates the evidence, tightens the policy framework, and focuses the next five years of implementation.

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C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

To: Michael Kaigler, Chatham County Manager
Joseph Melder, City of Savannah Manager

From: Melanie Wilson, MPC Executive Director & CEO 

Date: April 9, 2026

Subject: Comprehensive Plan Deadlines for Meetings and Adoption

The Chatham County-Savannah Metropolitan Planning Commission is pleased to announce that the Draft Comprehensive Plan is ready for review. Please take note of the important dates and critical deadlines outlined below. We need to make sure that these are put on your meeting agenda. The State deadline for final adoption is **October 31, 2026**. We look forward to receiving your feedback.

Key Dates and Milestones

Date(s)	Meeting / Milestone	Description / Action
April – May 2026	Public Outreach Period	Public outreach coordination with City and County meetings through May 22, 2026
June 2, 2026	MPC Board Meeting	Community Event for Draft Comprehensive Plan presentation
June 11 or June 25, 2026	City of Savannah – City Council Meeting	Consideration of Transmittal Resolution
June 12 or June 26, 2026	Chatham County Commission Meeting	Adoption of the Transmittal Resolution and submittal of the Comprehensive Plan to the Coastal Regional Commission
July 1, 2026	Submittal Deadline	Comprehensive Plan submitted to the Coastal Regional Commission for its 45-day review
September 15, 2026	Review Incorporation Deadline	Incorporate required changes from the Coastal Regional Commission into the Comprehensive Plan
October 6, 2026	MPC Board Meeting	Presentation of the Final Comprehensive Plan document
October 16, 2026	Chatham County Commission Meeting	Final approval and adoption consideration
October 22, 2026	City of Savannah – City Council Meeting	Final approval and adoption consideration
October 31, 2026	State Deadline	Final State deadline for Comprehensive Plan adoption