



PLAN 2045



METROPOLITAN
PLANNING COMMISSION



NOVEMBER 13, 2025

**MELANIE WILSON,
EXECUTIVE DIRECTOR & CEO**



OUR PURPOSE

Created by the Georgia General Assembly in 1955 at the request of Savannah and Chatham County, the MPC develops a Master Plan to guide orderly growth.

The Commission has 12 resident members: six appointed by Chatham County (with the County Manager as Ex-Officio) and six appointed by the Mayor and Aldermen of Savannah (with the City Manager as Ex-Officio).

20-YEAR ROADMAP

THE COMPREHENSIVE PLAN



**A Vision For
The Future**



WHAT CAN THE PLAN DO?

SET GOALS

SHAPE ZONING

DIRECT PUBLIC
INVESTMENTS

Local governments must meet the statutory definition of “Qualified Local Government” to be eligible for funding for various programs such as CDBG Loan Programs, Redevelopment Fund Programs and Home Investments Partnership Programs. Local governments which do not fulfill the requirements articulated by statute are, by definition, disqualified from participating in these programs.

PLAN ELEMENTS



COMMUNITY GOALS

This chapter describes the community's visions and goals for the next 20 years as expressed by residents.



ECONOMIC DEVELOPMENT

This chapter is an inventory and assessment of the community's economic base, labor force, and economic development opportunities.



NATURAL RESOURCES

This chapter discusses environmental topics such as water resources, stormwater, and conservation. It also highlights opportunities to increase community resilience to climate change.



TRANSPORTATION

This chapter draws from the Coastal Region Metropolitan Planning Organization's Total Mobility 2045 Plan to identify transportation-related issues and opportunities for quality growth.



COMMUNITY PROFILE

This chapter provides an overview of the community's demographic and economic characteristics.



LAND USE

This chapter provides a history of the development of the municipality, as well as existing land use patterns and future development projections.



HOUSING

This chapter attempts to identify the community's major housing concerns, determine future housing needs, and develop a plan for managing future housing development.



QUALITY OF LIFE

This chapter explores quality of life issues such as education, community health, public safety, historic and cultural resources, and access to broadband internet.

COMMUNITY
WORK
PROGRAM

BROADBAND
SERVICES

CAPITAL
IMPROVEMENT
ELEMENT

PLAN IMPLEMENTATION



Goals and strategies are the framework for the policy directions established in the Plan.

GOALS

General overarching, broad statements describing the direction the community wants to go.

STRATEGIES

Statements with actions that should be taken, identifying how much, who and when the action should occur.

SERVICE DELIVERY STRATEGY



The SDS is the formal agreement between counties and cities that defines how local services are delivered and funded. It helps prevent overlap, reduce costs, and ensure residents receive consistent services.

COMP PLAN TIMELINE



This process will be
underway for the next
year.

JANUARY 31	INTERNAL DRAFT AT MPC
FEBUARY 23	REVIEW BY SAVANNAH
MARCH 20	COMMENTS SENT TO MPC
MAY 1	DRAFT FOR REVIEW BY PUBLIC
MAY 15	REVIEW PUBLIC DRAFT COMMENTS
JUNE 1	STEERING COMMITTEE REVIEW
JUNE 30	FINAL DRAFT
JULY 1	SUBMITTAL OF COMP PLAN & SDS TO CRC FOR REVIEW
AUGUST 31	INCORPORATION OF CRC COMMENTS
SEPTEMBER 26	FINAL APPROVAL, ADOPTION OF COMP PLAN & SDS
OCTOBER 2026	DEADLINE FOR DCA SUBMISSION

UPCOMING EVENTS



CITY/COUNTY PRESENTATIONS

October 3 - Chatham County

October 7 - MPC Board

October 13 - Garden City Workshop



PUBLIC EVENTS

Pop-Ups

(Farmers Markets, Festivals,
Sporting Events)

Neighborhood Meetings

FEBRUARY 2026

Planning Academy



THE SURVEY

Soliciting input in-person, at
events and via social media
channels

UPCOMING EVENTS

CITY/COUNTY PRESENTATIONS

October 3

Chatham County

October 7

MPC Board

October 13

Garden City Workshop

November 2025

City of Savannah Workshop

March 2026

Garden City Workshop



PUBLIC EVENTS

October 16

Moses Jackson Advancement
Center

October 18

Humane Society Fall Fair

October 20

Farmer's Market (Tybee Island)

October 23

Tatemville Community Center

October 31

Fall Festival (Overcoming-by-
Faith Church)

November 1

Farmer's Market Forsyth Park

November 4

Savannah State College

November 6

Liberty City Community Center

November 7

Hudson Hill Community Center

November 7

First Fridays @ Starland Yard

November 12

Mary Flourney Golden Age Center

November 13

Mary Flourney Golden Age Center

November 14

Bull Street Library

November 17

Carver Village Community Center

November 18

Senior Citizen Center

November 21

Garden City Library

TAKETHE PLAN 2045 SURVEY



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