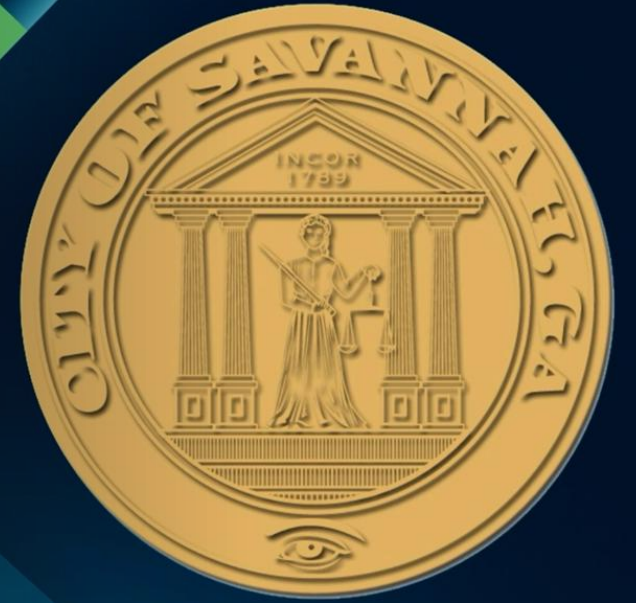


City Council Workshop October 22, 2026

Savannah City Council Meeting



What changed since Plan 2040?

Five-Year Comprehensive Plan Update

Chatham County Commission briefing

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



Why this is an update — not a new plan

What stays constant, what gets refreshed, and how the document is reorganized.

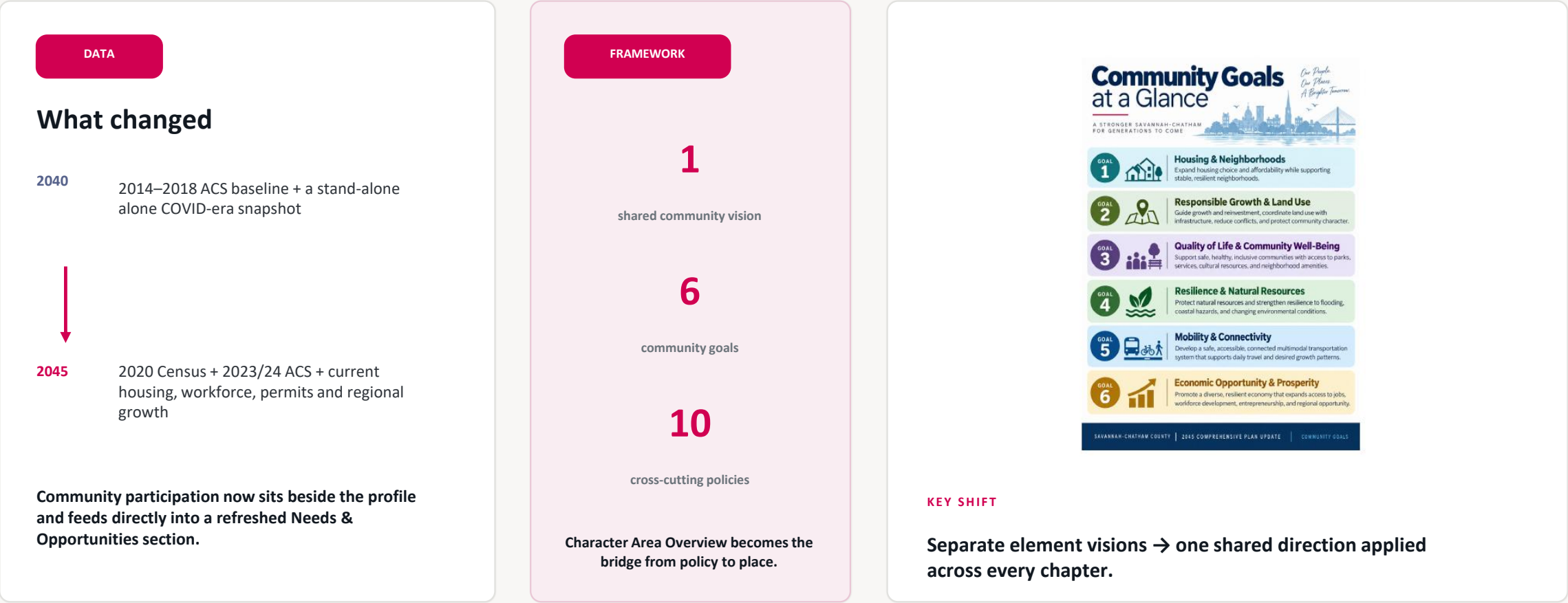


HOW THE DOCUMENT GREW



From a baseline snapshot to a shared policy framework

The update refreshes the evidence, checks priorities, and reduces siloed element-by-element visions.



Same economic pillars. A different regional economy.

The chapter keeps the 2040 foundation but updates the forces that now shape jobs, land demand and infrastructure.

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.

DIVERSIFICATION

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

2040

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.

Strong Corridors approach remains. The guidance gets more precise.

Plan 2045 refines the adopted growth logic rather than replacing it with a new geography.

PLAN 2040

Strong Corridors

44% first preference

- Managed growth + infill/redevelopment
- Mixed-use and housing diversity
- Transportation nodes + conservation



2045 UPDATE

Place-based interpretation

- Clearer Character Area intent + desired pattern
- Development Factors + Implementation Measures
- More explicit corridor, compatibility and infrastructure guidance

REFINEMENT, NOT REPLACEMENT

More precise guidance for suburban commercial corridors and redevelopment, freight/residential transitions, and rural employment conditions along I-16.

Savannah-Chatham Character Areas

The Character Area framework is organized into four overarching categories:

- Environmentally Sensitive
- Suburban
- Urban
- Rural

These categories provide the organizational structure for interpreting the more detailed Character Area descriptions that follow.

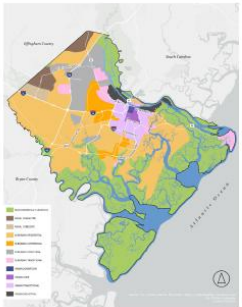
Character Area Map

The Character Area Map (CAM) provides the place-based land use framework for this Comprehensive Plan Update. It identifies the intended character, development pattern, intensity, and general mix of uses appropriate in different parts of Savannah and Chatham County. Rather than assigning parcel-specific zoning, the CAM provides guidance regarding the form, organization, and general compatibility of development.

Development Factors

Each Character Area is described using a consistent set of Development Factors that reflect existing conditions and the intended development pattern. These factors include primary and secondary uses, typical density or development intensity, transportation orientation and roadway classification, parking and utility characteristics, and open-space or environmental features.

The Development Factors identify the land uses appropriate within each Character Area while also illustrating the physical and infrastructure characteristics that distinguish one area from another. They are intended as planning guidance and do not independently establish permitted uses, dimensional standards, or other zoning requirements.



165

Character Areas become the primary place-based policy layer; the FLUM remains a complementary implementation tool.

Two systems now treated as one growth question

The update keeps both element frameworks, but adds current projects, current pressures, and stronger cross-system coordination.

05 Transportation

Same multimodal framework + current implementation



- TIP baseline advances from FY2021–24 to current FY2024–27 / FY2027–30 programming
- Projects since 2021 are now documented as completed, under construction or in the pipeline
- Flood/sea-level-rise vulnerability, evacuation, hardening and green infrastructure receive much deeper treatment

FROM LONG-RANGE NETWORK → CURRENT PROJECT PIPELINE + RESILIENCE

06 Housing

From inventory to active housing-system strategy



- Affordability, rents, cost burden, insurance and infrastructure constraints are refreshed for 2020–25 conditions
- Missing-middle housing, ADUs, zoning reform, STVR tools, redevelopment and homelessness prevention are now active policy responses
- Housing is explicitly linked to water/sewer capacity, transit, climate risk and the regional workforce

FROM “HOW MUCH HOUSING?” → “WHERE, FOR WHOM, AT WHAT COST, WITH WHAT INFRASTRUCTURE?”

Land use + infrastructure + mobility + housing are increasingly evaluated together.

Existing themes, more current tools and implementation

Neither chapter was reinvented. Both are updated around newer studies, investments and partner responsibilities.

07 Natural Resources

Risk awareness → implementation tools



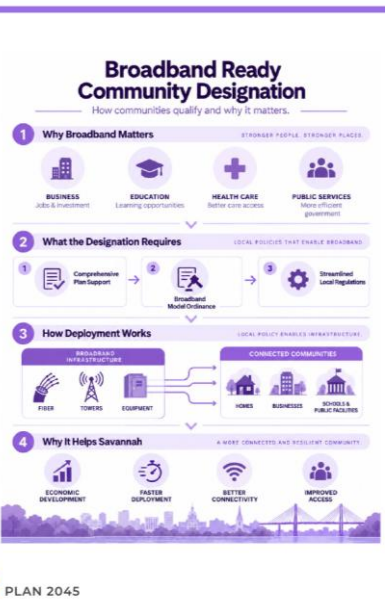
- 2040 already addressed stormwater, heat, heat, sea-level rise, renewable energy and and resilience
- 2045 adds newer flood and SLR studies, roadway vulnerability, nature-based solutions and infrastructure hardening
- Clean-energy policy is now paired with real investments: County solar, Port electrification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

MORE CURRENT EVIDENCE

08 Quality of Life

Same pillars + stronger delivery network

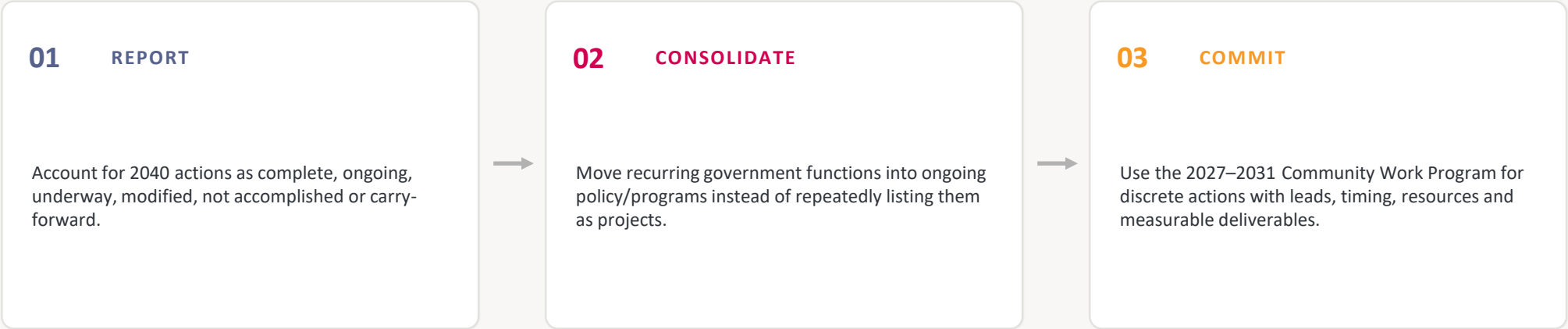
- Historic preservation, education, community health, public safety and broadband remain the core topics
- The update makes cross-agency and partner responsibility more explicit in the Report of Accomplishments
- Broadband moves from aspiration to deployment: fiber expansion, municipal mapping, ISP partnerships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



MORE CURRENT DELIVERY

The biggest change is what happens after the policy

Plan 2040 set the direction. Plan 2045 makes the next five years easier to track.



THANK YOU