



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

DATE: August 26, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: FLUM Amendment

PETITION REFERENCED:

Petitioner: Wesley Green, PE

Owner: Rajendra Patel

Address: 0 Fort Argyle Rd

Alderman District: Unassigned

County Commission District: 6 – Aaron "Adot" Whitely

Property Identification Number: 11034 01035

Petition File Number: 25-002523-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to amend the FLUM from Planned Development to Commercial-Regional to reflect commercial uses consistent with the configuration of the development proposal.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to amend the FLUM from Planned Development to Commercial-Regional to reflect commercial uses consistent with the configuration of the development proposal.

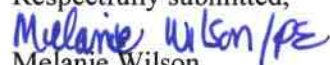
MEMBERS PRESENT: 13

Traci Amick
Laureen Boles
Travis Coles – Vice Chair, ONLINE
Karen Jarrett – Chairwoman
Michael Kaigler
Jay Melder
Jeff Notrica
Stephen Plunk
Coren Ross
Dwayne Stephens
Joseph Welch
Amanda Wilson
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (13-0)

APPROVAL Votes: 13	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Jarrett Kaigler Melder Notrica Plunk Ross Stephens Welch Wilson Woiwode		Ervin		



Respectfully submitted,

Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

Council Report

To: City Council

From: Planning Commission

Date: August 26, 2025

Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Wesley Green, PE, Coleman Company Inc.

Address: 0 Fort Argyle Rd

PIN: 11034 01035

Area: 64.89 acres

Alderman District: Unassigned

Chatham County Commission District: 6 – Aaron "Adot" Whitely

Request: Approval of the Future Land Use Map amendment from Planned Development to Commercial-Regional

File Number: 25-002523-ZA

Request:

The Petitioner requests an amendment to the Future Land Use Map (FLUM), changing the designation of the 0 Fort Argyle Road parcel from Planned Development to Commercial-Regional, to align with a proposed rezoning from P-B-C (Planned Community Business) under Chatham County jurisdiction to B-C (Community Business) under the City of Savannah. This FLUM and zoning map amendment, in coordination with annexation, would allow for commercial development on the subject property.

Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. *NewZO* requires a Future Land Use designation of Commercial-Suburban/Regional for property to be rezoned to Community Business (B-C).

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

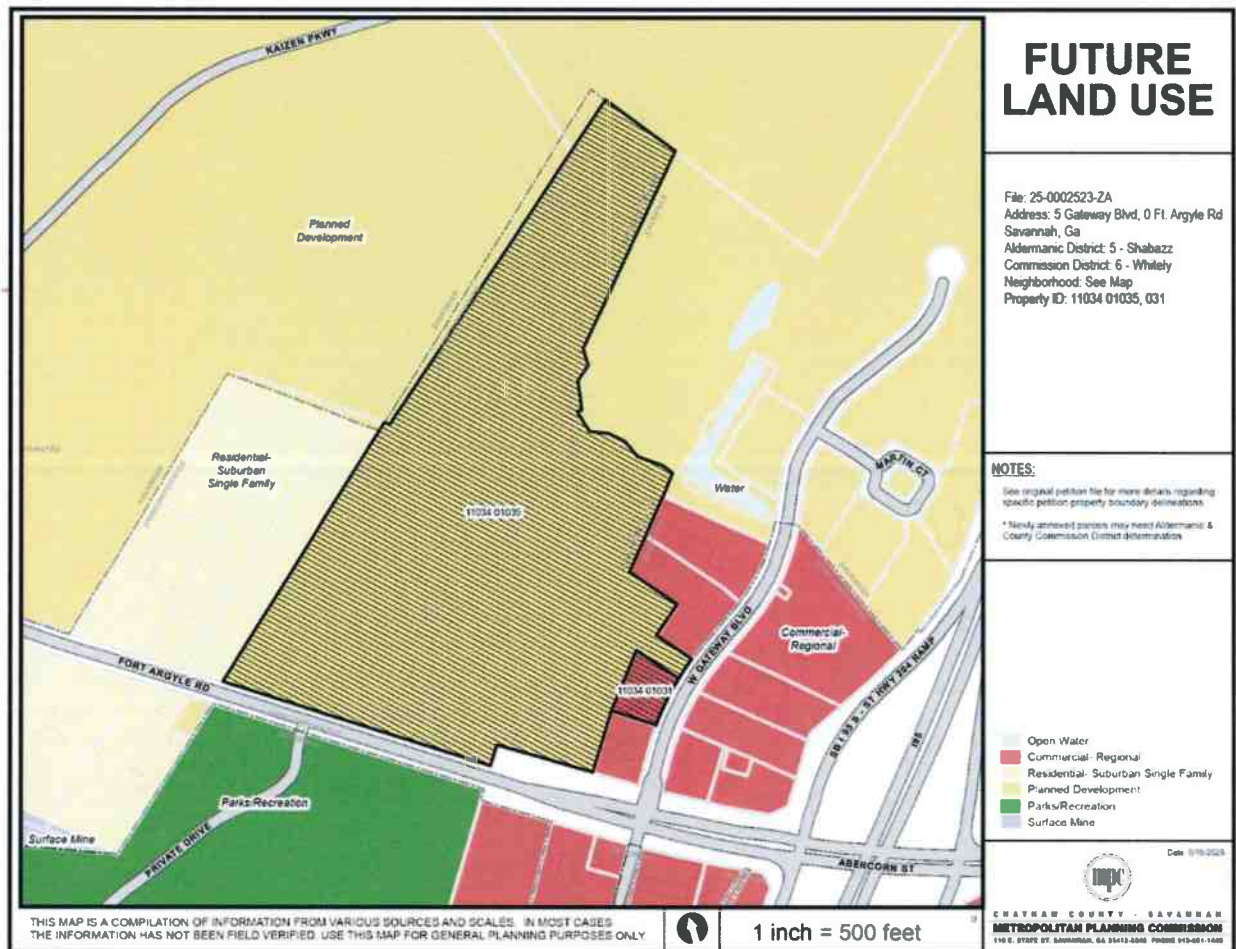
MPC Comment: *The proposed FLUM amendment from Planned Development to Commercial-Regional is consistent with both the requested zoning change and the evolving land use context of the area. The subject property at 0 Fort Argyle Road is situated near the I-95 and SR 204 interchange which is a major commercial node. While much of the surrounding land retains a Planned Development designation, this commercial node exists at the interchange itself, already designated as Commercial-Regional. Adjacent properties to the east of the subject property also carry the Commercial-Regional designation and support active commercial uses, including two hotels (one existing, one under construction), indicating a clear and growing pattern of regional commercial development in the immediate area.*

Surrounding zoning and land use is given in the table below.

Location	Land Use	Existing Zoning
North	Planned Development	I-L
South	Residential Suburban Single Family, Parks and Recreation and Commercial Regional	B-C
East	Planned Development and Commercial Regional (Apartments, Hotel, Gas station)	RMF-2-10, B-C and P-B-C
West	Planned Development and Residential Suburban Single Family	I-L-T and R-A

The Commercial-Regional designation is appropriate given the site's location, access, and context. Additionally, the amendment helps eliminate inconsistencies between the County zoning and the City's adopted policy framework, enabling coordinated development under City standards.

However, the Planned Development designation could offer flexibility in design, it is dependent on a site-specific master plan, which is not currently in place.





Future Land Use Map

- The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

MPC Comment: *The Comprehensive Plan designates the subject site within the Suburban Residential Character Area, which is typically defined by lower-density, automobile-oriented development. These areas generally feature detached single-family homes, although attached single-family and smaller multi-family residences are also common. Commercial and office uses are often concentrated along major roads and highway interchanges, characterized by large surface parking lots and separation from residential areas. As locations like unincorporated West Chatham continue to experience growth, development in Suburban Character Areas is*

expected to emphasize public realm improvements, efficient infrastructure use, and better connectivity with adjacent uses.

 	
PRIMARY USES	Single-family (detached & attached) Residential
SECONDARY USES	Small scale commercial & apartment buildings, civic & institutional facilities, neighborhood parks
DENSITY	Low; 3-5 units per acre
TRANSPORTATION	Automobile-oriented, limited public transit
ROAD FUNCT. CLASS	Local roads, collectors, arterials
PARKING	Off-street parking, private driveways, garages
UTILITIES	Supported by existing municipal utilities, some individual/community utility systems
OPEN SPACE	Community & regional parks, neighborhood greenspaces, waterways, golf courses

Features of Suburban Residential Character Area

The Chatham County Comprehensive Plan, Plan 2040, maintains a strong overarching commitment to protecting natural resources. It explicitly aims to "Protect the public health, safety, and welfare of residents from flood hazards" [Natural Resources, p. 291] and to "Manage the impacts of climate change as it

relates to land use and development through mitigation and adaptation measures" [Natural Resources, p. 244].

Since the environmental constraints on-site are significant they should be addressed comprehensively before the permitting phase. Approximately half the site lies within wetlands or floodplain areas, including FEMA-designated Flood Zone AE and National Wetland Inventory features. Although only ~40% of the site is planned for impervious surface coverage, long-term flood resilience and wetland protection will require rigorous design standards and mitigation.

3. Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

MPC Comment: *The subject area is within an Area Requiring Special Attention (ARSA) overlay according to the DRI report. According to the ARSA Map, the location is identified as an Area of Significant Natural Resources. These are regionally important resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) that are likely to be threatened by development.*

Preliminary 2050 STIP data currently evaluates the daily level of service (LOS) for the segment of Fort Argyle Road from I-95 overfly to Gateway Blvd as 'F'. and the segment of Fort Argyle Road towards west from Gateway Blvd as 'D'. Facilities with LOS A through C were identified as minimally congested; LOS D as acceptable; while LOS E as moderately congested; and LOS F as heavily congested. For CORE MPO MPA purposes, anything below LOS D is unacceptable and needs to be mitigated. These levels of congestion were identified by the MPO and GDOT Travel Demand model. Continued interjurisdictional efforts should be encouraged to promote coordination in development phasing and upgrade of our transportation network. The potential for Chatham Area Transit service should also be explored.



4. Written comments, evidence, and testimony of the public.

MPC Comment: *The Ogeechee Riverkeeper (ORK) has submitted comments on the DRI analysis emphasizing the environmental sensitivity of the site and urging stronger protective measures. Their recommendations include avoiding construction within the floodplain, exceeding minimum stormwater and flood prevention standards to ensure long-term site resilience, and requiring a clear wetlands mitigation plan. ORK urges the MPC and City of Savannah to incorporate all necessary conditions to ensure the site's safety amid increasing flood and storm risks. Their specific recommendations are as follows:*

- *No structures are built within the 100-year floodplain (Zone AE), and that a condition is added that creates a buffer from the existing floodplain in anticipation of future floodplain expansion;*
- *Post-construction stormwater runoff is reduced compared to pre-construction numbers, whether through reductions in impervious surface coverage or any other method; and*
- *Stormwater retention/detention ponds' minimum capacity is increased beyond the current minimums.*
- *Wetlands preservation, mitigation, and protection receives more detailed analysis;*
- *No preparatory action or construction activities occur until all required permits are obtained;*
- *A robust wetlands plan clearly lays out and justifies where, why, and how many acres of wetlands are being proposed to be filled; and*
- *Mitigation projects are required either onsite or as close to the site as possible.*

Recommendation

The Planning Commission recommends **approval** of the request to amend the FLUM from Planned Development to Commercial-Regional to reflect commercial uses consistent with the configuration of the development proposal.