



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:** March 11, 2025

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** Major Master Plan Amendment

### **PETITION REFERENCED:**

**Petitioner:** Thomas Behm

**Address:** 400 & 500 Pilot St, 300 Passage Way, 300 Passage Way, E President St

**Alderman District:** 2 – Detric Leggett

**County Commission District:** 3 – Bobby Lockett

**Property Identification Number:** 20006 05013, -05088, -05083, -05084, -05007

**Petition File Number:** 25-000901-ZA

### **MPC ACTION:**

The Planning Commission recommends **approval** of the requests to amend the Final Master Plan for the Eastern Wharf/Savannah River Landing PD consistent with the exhibit submitted in association with petition number 25-000900-ZA.

### **MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the requests to amend the Final Master Plan for the Eastern Wharf/Savannah River Landing PD consistent with the exhibit submitted in association with petition number 25-000900-ZA.

**MEMBERS PRESENT:** 11

Laureen Boles  
Tom Woiwode  
Joseph B. Ervin  
Amanda Wilson  
Michael Kaigler  
Jay Melder  
Jeff Notrica  
Travis Coles  
Stephen Plunk  
Coren Ross – ONLINE  
Dwayne Stephens – ONLINE

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation.  
(11-0)

| APPROVAL<br>Votes:<br>11                                                                                  | DENIAL<br>Votes: | ABSENT                    | Abstain | Recused |
|-----------------------------------------------------------------------------------------------------------|------------------|---------------------------|---------|---------|
| Boles<br>Woiwode<br>Ervin<br>Wilson<br>Kaigler<br>Melder<br>Notrica<br>Coles<br>Plunk<br>Stephens<br>Ross |                  | Welch<br>Jarrett<br>Amick |         |         |



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

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*"Planning the Future, Respecting the Past"*

### Council Report

**To:** City Council  
**From:** The Planning Commission  
**Date:** March 11, 2025  
**Subject:** Major Master Plan Amendment

**Property Owner:** Ballantry PMC 30 Adlers, LLC/SRL Land Venture LLC

**Petitioner:** Thomas Behm, Thomas and Hutton Engineering

**Eastern Wharf/Savannah River Landing PUD**

**Address:** East President Street

**PIN(s):** 20006 05007, 20006 05013, 20006 05083, 20006 05084, 20006 05088, 20006 03002

**Project Acres:** 5.93 acres of the approximate 56-acre PUD

**Aldermanic District:** 2 – Detric Leggett

**County Commission District:** 3 – Commissioner Bobby Lockett

**MPC Ref. File No.(s):** M-0041101-55140-2, 17-000452-ZA-MAP, 18-000391-PLAN, 20-001996-ZA, 25-000899-ZA, 25-000901-ZA

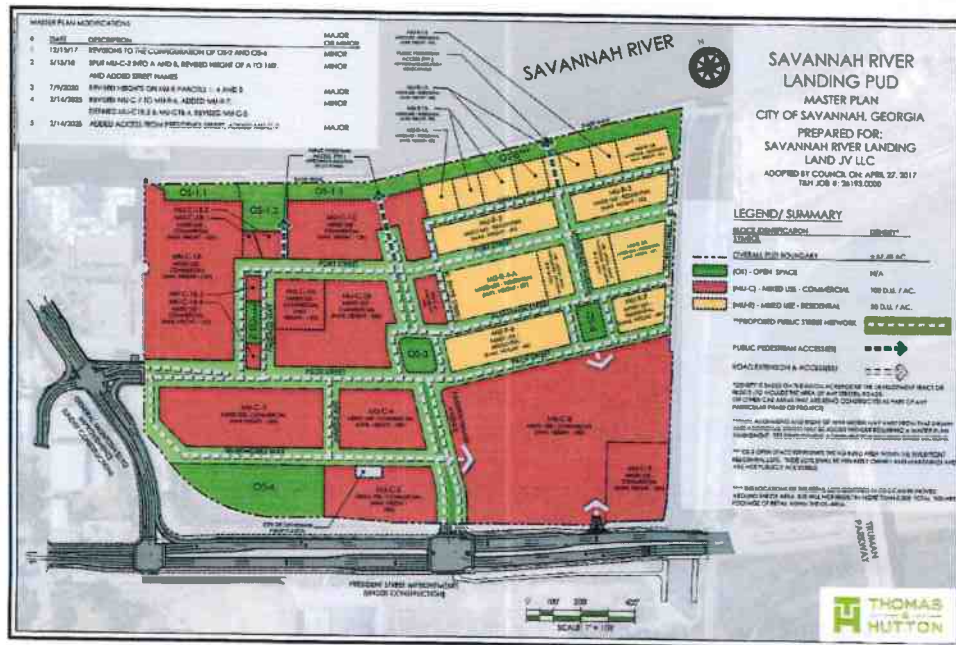
#### **Nature of Request**

The Petitioner requests approval of an amended Master Plan for the Savannah River Landing (Eastern Wharf) PUD to effect the inclusion of a 1.9 acre parcel immediately adjoining the development at its southeast corner that was not originally within its scope (25-000900-ZA), and to reassign and reapportion designated block uses (25-000901-ZA). Having evolved from its 2004-2006 conception, the +/- 56 Acre Planned Development was established in its current form with adoptions of PD text and a Master Plan in 2017. Several relatively small modifications have occurred since that time.

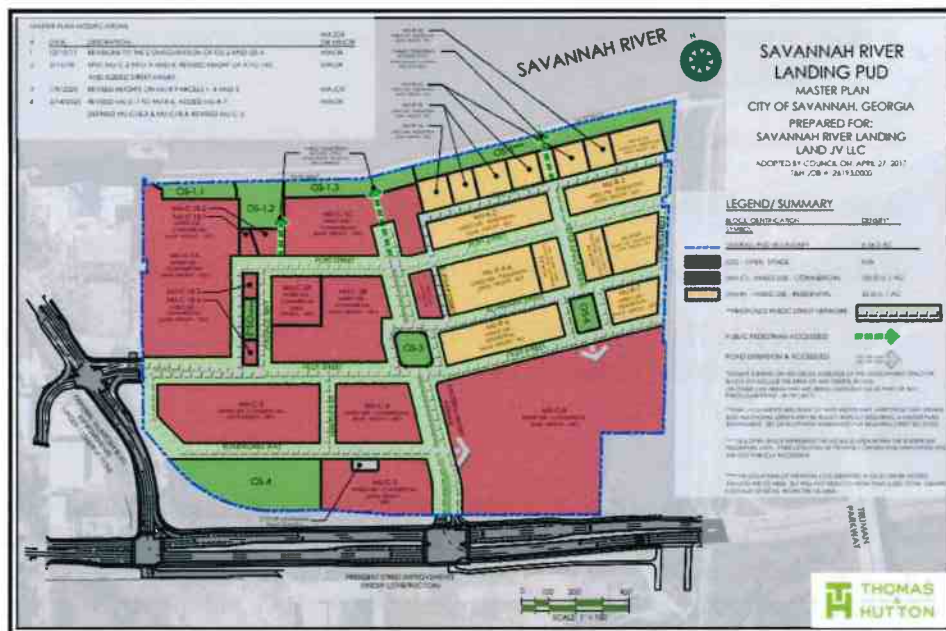
The proposed amendment would 1) change the approved use of two existing MU-C (Mixed Use Commercial) parcels to MU-R (Mixed Use – Residential), 2) repartition and reallocate the existing parcels MU-C-5 and OS-4 to modestly expand the MU-C use based on updated wetland delineation, 3) establish MU-C-1B.3 and MU-C-1b.4 which were previously undefined, and 4) incorporate and assign a new parcel MU-C-9. There are no proposed changes to the established development standards associated with this amendment request.



**The Savannah River Landing PUD  
Amended Master Plan  
MPC File No. 25-000901-ZA  
Page 2**



*Proposed Master Plan Exhibit submitted in association with petition number 25-000900-ZA*



*Master Plan Exhibit submitted in association with petition number 25-000901-ZA*

## **Background**

Since the initial approval of the Master Plan in 2006, there has been significant vertical construction and infrastructure improvements within the planned area. The portion of the Master Planned area impacted by these modifications has not been further subdivided or significantly improved beyond clearing and grading activities or the addition of infrastructure. The proposed modifications will not significantly impact the visual appearance of the development or deviate from the existing development pattern. Additionally, there is no indication that the proposed modifications would



require any adjustments to the previously approved unit density county or percentage of provided Open Space.

### **Public Notice**

A letter describing the proposed amendments along with information regarding the upcoming public hearing was provided in accordance with the notification requirements of the Zoning Ordinance.

### **Existing Development**

1. **Access:** The development will have direct access from the south via East President Street and from the west via General McIntosh Boulevard, both access points are existing signalized intersections. The interior of the development includes several paved public streets and pedestrian walkways. There is adequate circulation and interconnectivity to accommodate the proposed modifications. All streets within this development are public.
2. **Parking:** Parking is not indicated as a major proposed modification in this amendment, except to mention the anticipated availability of on-street parking.
3. **Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah.
4. **Drainage:** The stormwater management plan was previously approved by the City of Savannah. The proposed amendments will be reviewed again separately during Specific Site Development review and any additional stormwater controls will be required at that time.
5. **Open Space:** The proposed development will contain a significant amount of open space. Open space includes public squares and waterfront areas. The open space, lanes, entrance sign(s), and private area indicated as OS-5 overlooking the eastern River Walk expansion will be privately maintained.

### **Findings**

1. **Purpose:** The primary purpose of the proposed amendment is to amend the previously approved use on two existing MU-C parcels to MU-R and define and realign three other existing MU-C parcels. The amendment will also bring an adjoining parcel previously excluded between Bilbo Canal and President Street into the Planned Development area, expanding it by approximately 1.9 acres.

**Zoning District/Proposed Uses:** The site is currently zoned PD Planned Development. The land use designations permitted in a PD zoning district are subject to the approved Master Plan. The proposed amended Master Plan is substantially consistent with the current Master Plan with regard to proposed land uses. The reorientation of single-family residential lots and adjustment of parcel sizes do not cause detriment to existing or future property owners, nor does it impair the intent of the current plan. The amended plan does not change any approved land uses or the character or pattern of existing development.



2. **Development Pattern:** The Proposed Master Plan will have no impact on the anticipated development pattern and provides for future development that is substantially similar in nature and presently permitted within the adopted development standards.
3. **Proposed Setbacks:** There are no proposed changes to the approved development standards for the PD.

### **Analysis**

The proposed amendments are in keeping with the overall development and previous iterations of the Plan. The proposed amendment should not be detrimental in any way to existing or future property owners and should aid in the delivery of a better final product for end users. Because of the often-prolonged time periods between Master Plan adoption and site plan approval, adjustments of this nature are anticipated.

Per [Appendix A-2.5](#), which contains the adopted Eastern Wharf PUD Development Standards and Master Plan, amendments of this nature require the approval of the Mayor and Aldermen of the City of Savannah.

#### **(f) Master Plan.**

##### **(1) Blocks.**

Each block within the master plan has a designation that corresponds to the uses permitted on that block, similar to a zoning district. The designations include Mixed Use Commercial ("MU-C"), Mixed Use Residential ("MU-R") and Open Space ("OS"). The "MU" designation does not restrict development to only mixed use. Uses permitted in each designation are located in subsection (g) of this PUD. The master plan is provided on the last page of this Section.

##### **(2) Modification to the Approved Master Plan.**

Any change to the approved master plan except for matters described in subsection (d) of this PUD shall require approval by the Mayor and Aldermen.

### **Recommendation**

The Planning Commission recommends **approval** of the requests to amend the Final Master Plan for the Eastern Wharf/Savannah River Landing PD consistent with the exhibit submitted in association with petition number 25-000900-ZA.

*\*Approval of the Master Plan does not constitute approval to develop on any parcel. Issuance of site development permits is contingent upon review and approval of specific development plans by all reviewing departments.*