



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: June 3, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Future Land Use Map Amendment

PETITION REFERENCED:

Petitioner: Sam Patel with Ambaji Properties, LLC
Agent: Timothy Kinsey with Core Design and Architecture
Address: 0 Fort Argyle Rd
Alderman District: 5 – Dr. Estella Shabazz
County Commission District: 6 – Aaron "Adot" Whitely
Property Identification Number: 21033 01002
Petition File Number: 25-002525-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of Commercial-Regional to Residential General.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to amend the FLUM from a designation of Commercial-Regional to Residential General.

MEMBERS PRESENT: 10

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Joseph Ervin
Karen Jarrett – Chairwoman
Michael Kaigler
Jeff Notrica
Stephen Plunk
Joseph Welch
Amanda Wilson

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (10-0)

APPROVAL Votes: 10	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Welch Wilson		Melder Ross Stephens Woiwode		



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: June 3, 2025

Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Timothy Kinsey – Core Design and Architecture

Address: 0 Fort Argyle Road

PIN: 21033 01002

Site Area: 16.25 acres

Alderman District: 5 – Dr. Estella Shabazz

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

File Number: 25-002525-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map from Commercial-Regional to Residential in association with a proposal to construct 60 apartment units by the junction at the Interstate 95 and Fort Argyle Rd. The request is made concurrently with a request to rezone the subject property from B-C (Community Business) to RMF-2-20 (Residential Multi Family -2-20) (25-002524-ZA-MAP).

The subject property comprises approximately 16.25 acres, including 3.81 acres of uplands and 12.44 acres of wetlands. The proposed construction is limited to the upland area, with no disturbance to the wetlands proposed.

The parcel conforms to the minimum requirements of the requested RMF-2-20 zoning district, which mandates a minimum lot width of 55 feet for apartment developments and does not specify a minimum lot area. Based on the conceptual plan provided by the applicant (attached below), no variances are required at this stage.

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 'Traditional Commercial' for property to be rezoned to a Traditional Commercial (1 or 2) zoning district.

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 rezoning request was filed concurrently with a request to amend the Future Land Use Map from Commercial-Regional to Residential General to reflect Multi Family Residential use on the subject parcel. This existing future land use designation would not support the rezoning to a Traditional Commercial zoning district.

Commercial - Regional FLUM designations identify business areas that support a wide range of retail, service, office, and institutional uses. Large-scale commercial developments, such as shopping malls and lifestyle centers, are appropriate in these areas. These destinations are typically accessible only by vehicle. Residential - General areas accommodate a wide range of residential uses, including multi-family dwellings, attached housing, small-lot single-family homes, and mixed-use developments with upper-story residential units. These areas support densities greater than 10 units per gross acre. Compatible non-residential uses that align with the residential character and scale of the neighborhood are also included in this category.

The requested FLUM amendment and uses are consistent with the *Plan 2040* Character Area designation.

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

MPC Comment: The proposed zoning amendment aligns with Plan 2040 – Housing Goal 1, which seeks to improve neighborhood stability by ensuring that all residents, regardless of income, can occupy, maintain, and improve their homes without facing undue financial hardship.

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

MPC Comment: Coastal Regional Housing Report compiled by Georgia Institute of Technology (2025) advocate directing residential growth to areas with existing infrastructure and access to major transportation corridors, such as I-95. Rezoning underutilized commercial areas to allow residential uses aligns with these strategies, especially when the site is near job centers and essential services.

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

MPC Comment: As of the writing of this report, MPC Staff has received no public comment regarding the proposal.

Recommendation

The Planning Commission recommends approval of the request to amend the FLUM from a designation of Commercial-Regional to Residential General.

