



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:** Zoning Map Amendment

**PETITION REFERENCED:**

**Owner:** Sam Patel with Ambaji Properties, LLC

**Petitioner:** 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:** 25-002524-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-20.

**MPC STAFF RECOMMENDATION:**

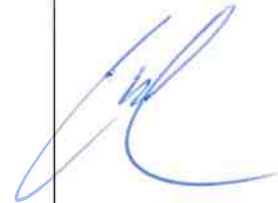
MPC Staff recommends **approval** of the request to rezone the subject property to RMF-2-20.

**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:** Zoning 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

**Request:** Rezone from B-C (Community Business) to RMF-2-20 (Residential Multi Family -2-20)

**File Number:** 25-002524-ZA-MAP

### Request

The Petitioner requests amendment of the Zoning Map from Rezone from B-C (Community Business) to RMF-2-20 (Residential Multi Family -2-20) in association with a proposal to construct 60 apartment units by the junction at the Interstate 95 and Fort Argyle Rd.

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect 'Multi Family Residential' use on the subject parcels (24-002525-ZA-FLUM). At the time of the request, the parcel was designated part of the Urban Core Character Area with a future land use of 'Suburban Residential.'

## Facts and Findings

### Site

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.

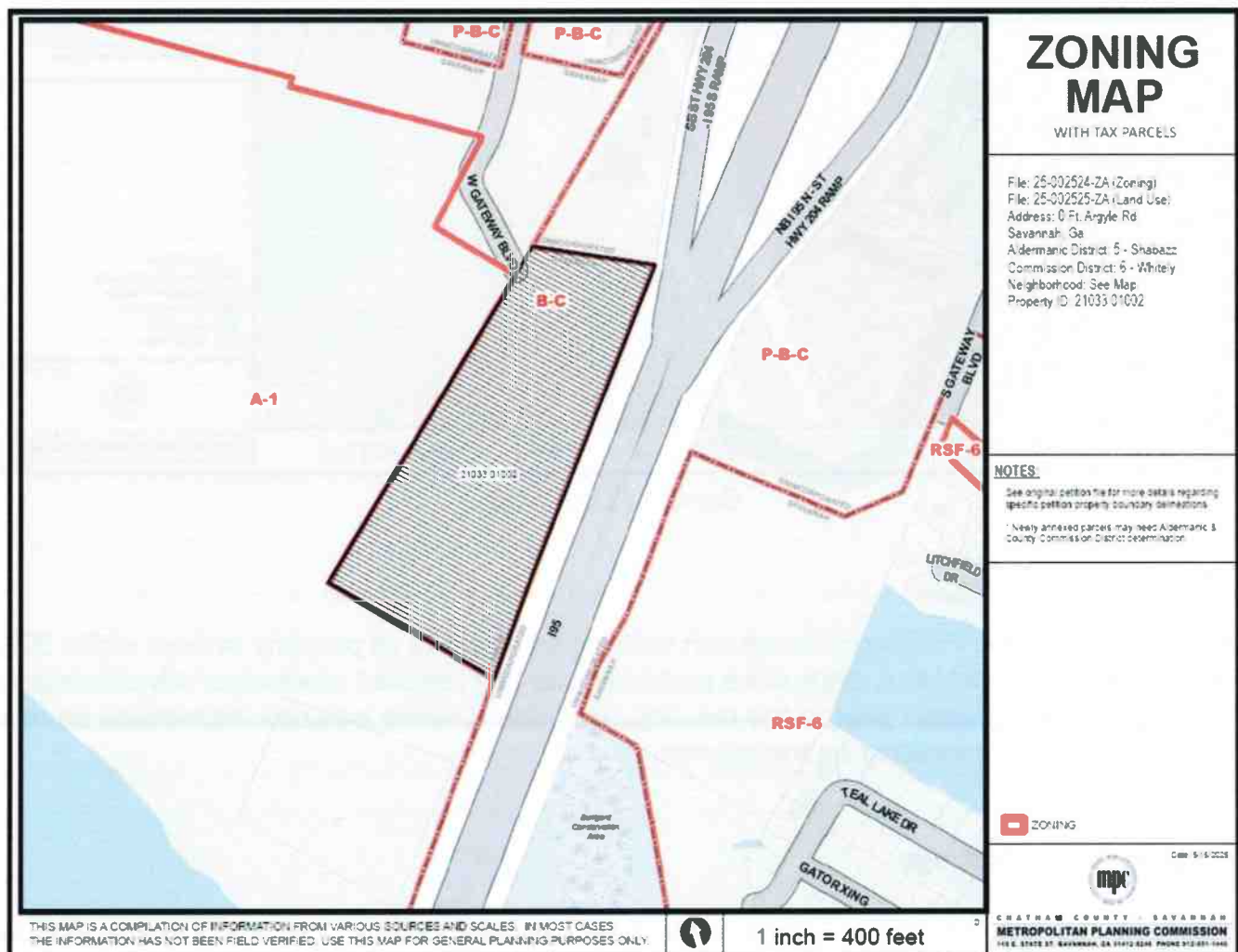


*Proposed Conceptual Plan*

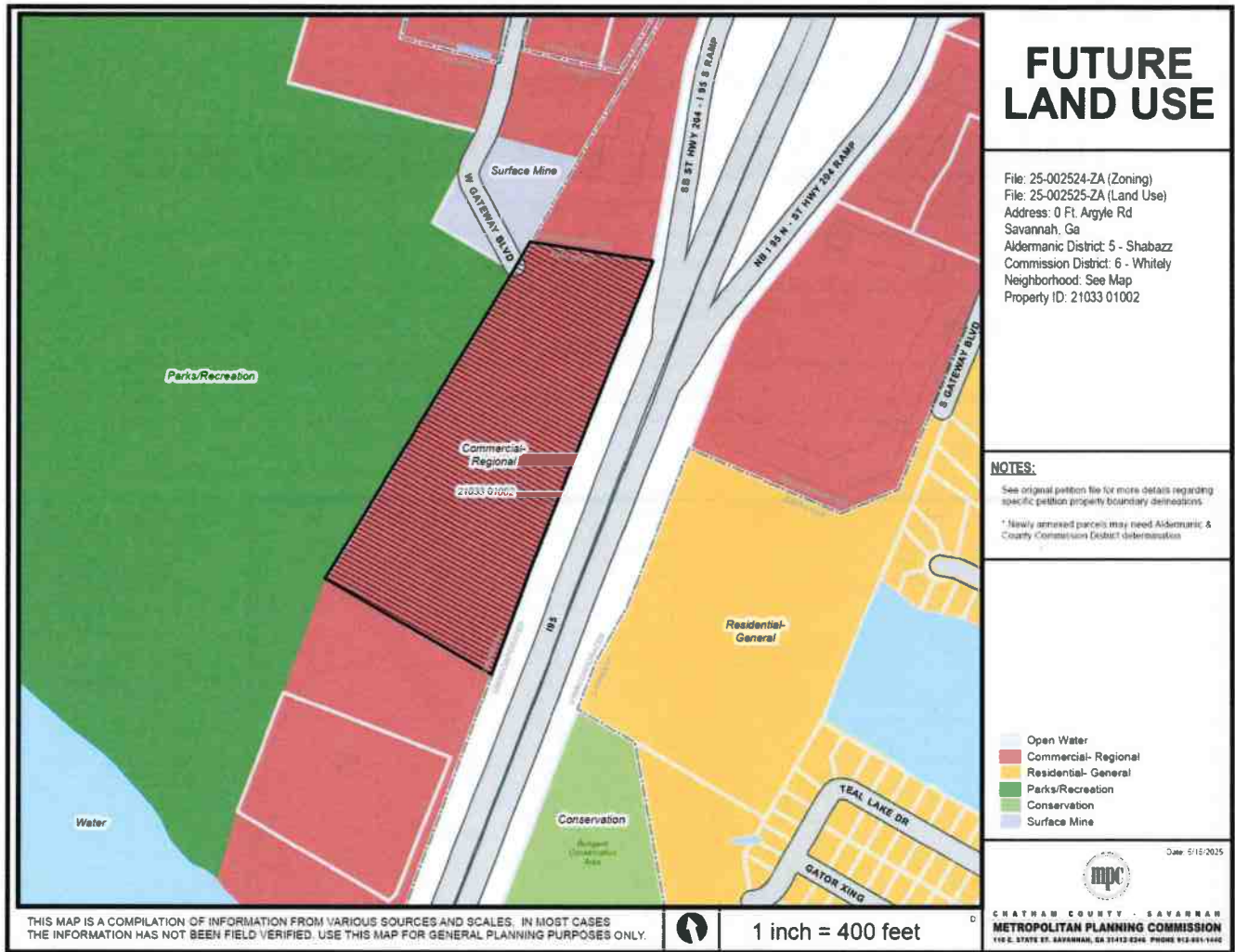
## Existing Zoning and Development Pattern

The subject parcel is currently zoned B-C (Community Business).

Location	Land Use	Existing Zoning
North	Regional Commercial	P-B-C
South	Regional Commercial	A-1
East	Residential General and Regional Commercial	P-B-C, RSF-6
West	Parks/Recreation	A-1



Current Zoning Map



*Current FLUM Map*

## Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

## Neighborhood Meetings

The Petitioner has notified (on 5/9/2025) the West Chatham County Community Watch that the proposed use will be presented at an upcoming regular community meeting. As of the writing of this report, that meeting has not yet occurred.



## **Impact and Suitability**

### **Public Services and Facilities**

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments. A final occupancy limit has not yet been determined.

### **Comprehensive Land Use Plan Element**

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.

At the time of the request, the parcel was designated for Urban Core Character Area with a future land use of 'Suburban Residential'. Suburban Residential character areas include low and medium density developments. Generally, this character area features either single-family structures on large lots or medium-lot residential subdivisions with relatively uniform housing types and densities. However, multifamily apartments and attached single-family residential subdivisions are also prevalent in this area. Local streets are laid out in curvilinear patterns, with occasional cul-de-sacs and limited sidewalks. Suburban Residential areas adjacent to Suburban Commercial character areas should, to the extent possible, be designed as cohesive, connected neighborhoods. Alternative types of housing options should be encouraged in suburban areas to accommodate multigenerational households, seniors, and others.

## Existing Zoning District

- Intent of the B-C Zoning District:

The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.

- Allowed Uses: The uses allowed in the zoning district appear in a chart appended to the end of this report.
- Development Standards: The development standards of the B-C zoning district appear in a chart appended to the end of this report.

## Proposed Zoning District

- Intent of the RMF-2-20 Zoning District:

The RMF-2-20 (Residential Multi-Family 2-20) zoning district allows multi-family and other residential developments with specific density established at the time of rezoning (e.g., RMF-2-20). Unlike RMF-1, RMF-2 is intended for locations near higher-classification roads, mass transit, retail, and employment centers. A limited number of nonresidential uses are permitted if they are compatible with the residential character of the area.

- Allowed Uses: The uses allowed in the RMF-2-20 zoning districts appear in a chart appended to the end of this report.
- Development Standards: The development standards of the RMF-2-20 zoning districts appear in charts appended to the end of this report.

## Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

### **Suitability and Community Need**

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

**MPC Comment:** *Multi-family residential uses are not permitted under the current B-C zoning district. However, the proposed use is appropriate under the requested RMF-2-20 zoning designation.*



- Whether the proposed zoning district addresses a specific need in the county or city.

**MPC Comment:** *The proposed zoning change aligns with the City's goals for addressing current and future housing demand.*

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**MPC Comment:** *The requested zoning district is appropriate for the site given its context and configuration.*

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

**MPC Comment:** *The requested zoning is appropriate and compatible, as it would permit multifamily residential uses in an area well-suited for such development. The subject property is located near Interstate 95 and is surrounded by existing commercial uses, providing convenient access to transportation corridors, employment centers, and services that support higher-density residential living.*

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

**MPC Comment:** *By shifting from Community Business to RMF-2-20, the proposal reduces the intensity of allowable uses to better align with the site's context and feasibility. The requested zoning is appropriate given the site's proximity to existing infrastructure and the surrounding mix of residential and commercial development.*

## Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

**MPC Comment:** *The requested FLUM amendment to 'Residential General' and proposal to downzone the property are consistent with the Comprehensive Plan.*

## Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

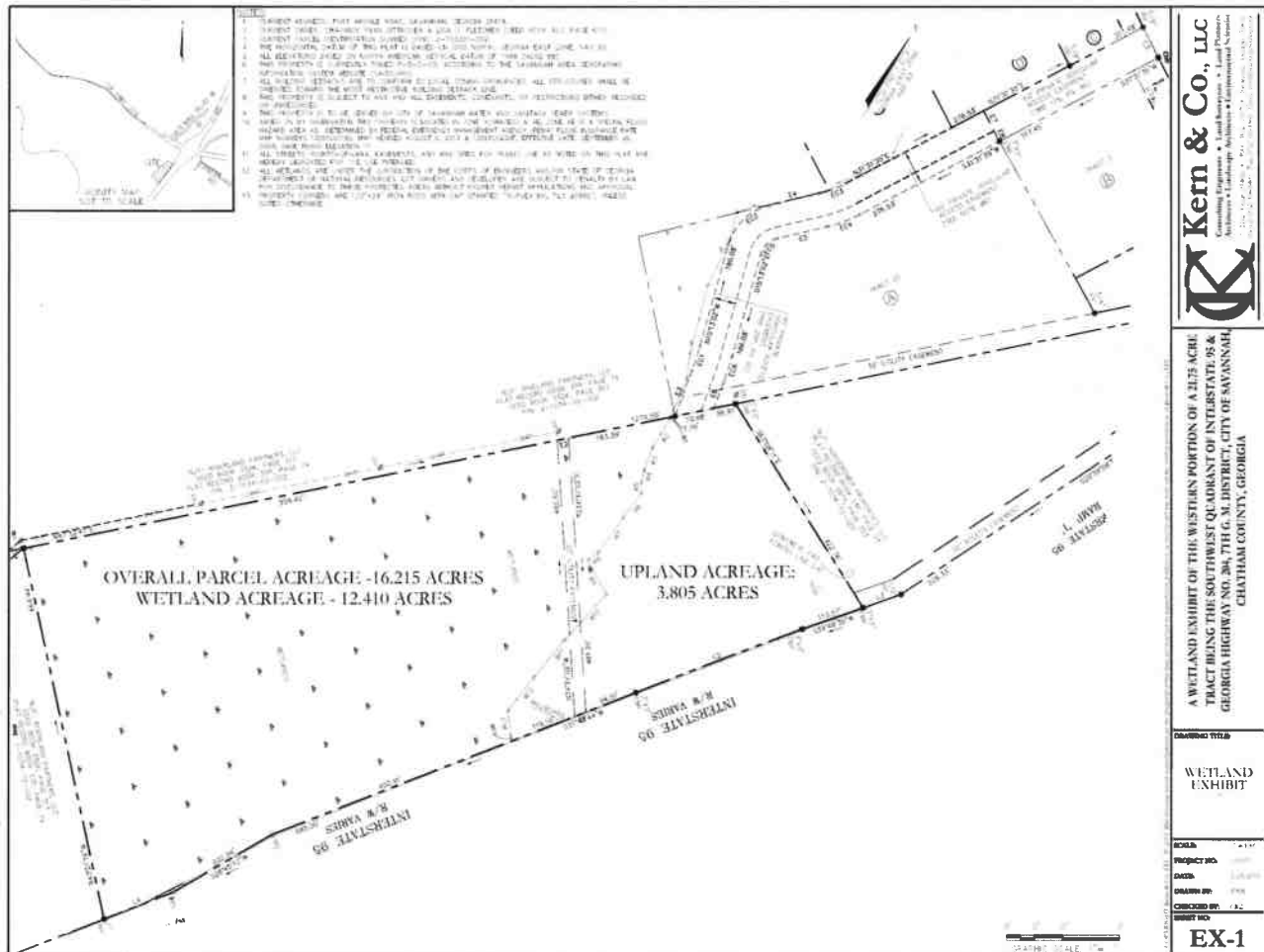
**MPC Comment:** *The subject parcel has reasonable use as presently zoned and developed.*

## Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

**MPC Comment:** Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.

The site can only be accessed through a private access easement identified as West Gateway Boulevard, which connects to Fort Argyle Road.





*Access point to the site – West Gateway Boulevard*

### **Proximity to a Military Base, Installation or Airport**

**MPC Comment:** *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity of an airport.*

### **Recommendation**

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-20.



5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
<b>Site (min)</b>			
Lot area per unit (sq ft) [1][2]			
Single-family detached	6,000	5,000	--
Single-family attached	3,600	3,300	2,400
Two-family	3,600	3,300	2,400
Townhouse/Stacked Townhouse	No min.	No min.	No min.
Three-Four Family/Apartment	--	No min.	No min.
<b>Lot Dimensions [1]</b>			
Lot width per unit (min ft)			
Single-family detached	60	50	--
Single-family attached	36	33	24
Two-family	36	33	24
Townhouse unit width	20	20	20
Lot width (min ft)			
Three-Four Family	--	50	50
Apartment	--	55	55
<b>Building Setbacks [2][3] (min ft)</b>			
Street Access			
Front Yard			
Single-family detached	20	20	--
Single-family attached	20	20	20
Two-family	20	20	20
Townhouse/Stacked Townhouse	20	20	20
Three-Four Family	--	20	20
Apartment	--	25	25
Side (interior) Yard			
Single-family detached	5	5	--
Single-family attached	5	5	5
Two-family	5	5	5
Townhouse inc. Stacked (end unit)	5	5	5
Three-Four Family	--	7	7
Apartment	--	10	10
Side (street) Yard			
Apartments	--	15	15
All other housing types	10	10	10
Rear Yard			
Single-family detached	20	20	20
All other housing types	25	25	25
From access easement	5	5	5
Lane Access			
Front Yard			
Apartment	--	20	20
All other housing types	15	15	15
Side (interior) Yard	5	5	5
Side (street) Yard	5	5	5
From access easement	20	20	20
Rear Yard	5	5	5

5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
<b>Building separation</b>	See Fire Code	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>			
<b>Street Access</b>			
Single-family detached	40%	40%	--
All other housing types	50%	50%	50%
<b>Lane Access</b>			
Single-family detached	40%	45%	--
All other housing types	50%	50%	50%
<b>Height (max ft) [4]</b>	50	50	50
<b>Accessory Structure Setback</b>	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
<b>Parking Area Setback (min ft) (Apartments Only)</b>			
From collector and arterial street rights-of-way	--	15	15
From local street rights-of-way	--	10	10
From lane, property line or access easement	--	5	5
(--)= not applicable			
<p>[1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the maximum density of the district. Common area and proposed right-of-way area may be used in the calculation of density.</p> <p>[2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.</p> <p>[3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.</p> <p>[4] Buildings proposed within 50 feet of an RSF- RTF or TR- district shall be subject to the height restrictions established in such district.</p>			

RMF-2	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Single-family attached	√	
Two-family	√	
Three-family / Four-family	√	Sec. 8.1.1
Townhouse	√	
Stacked townhouse	√	
Apartment	√	
Cluster Development	L	Sec. 8.10
Child caring institution	S	Sec. 8.1.5
Monastery/convent	√	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	S	Sec. 8.3.10 or Sec. 8.7.11
School, public or private (K-12)	L	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	√	
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Personal care home, group	S	Sec. 8.3.19
Personal care home, congregate	S	Sec. 8.3.19
Community living arrangement	S	
Golf course	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Dock, private	√	
Dock, Residential Community	√	
Marina, Residential	√	
Watercraft Launch/Ramp	√	
Utilities, major	S	
Utilities, minor	√	

5.16.5 Development Standards for Permitted Residential Uses	
Standards	B-L
<b>Lot Dimensions (min)</b>	
<b>Single-family Detached</b>	
Lot area (sq ft)	5,000
Lot width (ft)	50
<b>Single-family Attached &amp; Two-family</b>	
Lot area per unit (sq ft)	3,600
Lot width per unit (ft)	30
<b>Three- &amp; Four-Family, Townhomes and Apartments</b>	
Lot area per unit (sq ft)	2,170
Lot width (ft)	20
<b>Building (max)</b>	
Building Coverage	80%
Height (ft)	36
<b>Building Setback (min ft)</b>	
Front yard	15
Side (street) yard	15
Side (interior) yard	5
Rear yard	10
Rear Yard (adjacent to street/lane)	10
From access easement	5
Building separation	See Fire Code
<b>Accessory Structure Setback</b>	See <a href="#">Sec. 8.7</a>
<b>Parking Area Setback (min ft)</b>	
From collector and arterial street rights-of-way	15
From local street rights-of-way	10
Abutting lane or access easement	5



5.16.6 Development Standards for Permitted Nonresidential Uses				
Standards	B-L	B-N	B-C	B-M
<b>Lot Dimensions (min)</b>				
Lot width (ft)	--	--	--	--
Lot area per unit for Upper Story				
Residential use (sq ft)	2,170	1,815	1,815	--
Lot area (sq ft)	--	--	--	--
<b>Building (max)</b>				
Building Coverage	--	--	--	--
Height (ft)	36	40	75 [1]	36
Ground floor area (sq ft)	10,000	50,000	--	--
<b>Building Setback (min ft)</b>				
Front yard	15	15	15	15
Side (street) yard	15	15	15	15
Side (interior) yard	--	--	--	--
Rear yard	--	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15	15
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
<b>Parking Area Setback (min ft)</b>				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5
[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.				

B-C	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Upper story residential	√	
Child caring institution	√	Sec. 8.1.5
Single room occupancy	L	Sec. 8.1.7
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Museum	√	Sec. 8.7.24
Post office	√	
Police/fire station or substation	√	
Emergency Medical Services (EMS) substation/ Ambulance Service	√	Sec. 8.3.5
Shelter, emergency	S	Sec. 8.3.6
Shelter, transitional	S	Sec. 8.3.7
Soup kitchen	L	Sec. 8.3.8
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care center, 24 hour	L	Sec. 8.3.12 or Sec. 8.7.11
College, university, seminary	√	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	√	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	√	Sec. 8.3.14 and Sec. 8.7.14
School, trade, vocational or business	√	
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Private club/Lodge	√	Sec. 8.3.16
Correctional transition facility	S	Sec. 8.3.18
Hospice	√	
Hospital	√	
Intermediate care facility	√	
Nursing home	√	
Assisted living facility	√	

B-C	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Substance recovery facility	S	Sec. 8.3.20
Office, general	√	Sec. 8.4.1
Call center	√	
Day labor employment center	L	Sec. 8.4.2
Office, medical	√	Sec. 8.4.3
Office, utility/contractor	√	Sec. 8.4.4
Studio/multimedia production facility	√	Sec. 8.4.5
Arena; convention center	√	
Indoor amusement	√	
Indoor firearm range	L	Sec. 8.4.6
Indoor sports facility	√	
Indoor archery range/paintball facility	√	
Teen Club	√	Sec. 8.4.7
Theater/cinema/ performing arts	√	
Drive-in theater	L	Sec. 8.4.9
Golf course	√	
Outdoor amusement	√	Sec. 8.4.10
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex	L	Sec. 8.4.13
Retail, general	√	
Art/photo studio; gallery	√	
Consumer Fireworks Retail Sales Facility	S	Sec. 8.4.49 and Sec. 8.8.3(a)
Convenience store	L	Sec. 8.4.14
Fuel/gas station	L	Sec. 8.4.14
Flea market; Farmer's market; Open air market	L	Sec. 8.4.15
Food-oriented retail	√	Sec. 8.4.16
Garden center	√	Sec. 8.4.22
Manufactured/modular home sales	L	Sec. 8.4.17
Outdoor sales	L	Sec. 8.4.18

B-C	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Pawnshop	L	Sec. 8.4.20
Pharmacy	√	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec. 8.4.51
Truck Stop	√	
Warehouse or Office Showroom / Flex Space	L	Sec. 8.4.23
Services, general	√	
Animal services, indoor	L	Sec. 8.4.24
Animal services, outdoor	L	Sec. 8.4.25
Bank	√	
Body art services	√	
Business support services	√	
Catering establishment	√	
Check Cashing; Title Pawn;	L	Sec. 8.4.26
Crematorium	L	Sec. 8.4.27
Funeral home; mortuary (not including crematorium)	√	
Hall, banquet or reception	√	
Event Venue	√	
Instructional studio or classroom	√	
Laundromat;	√	
Dry Cleaner/Laundry, Neighborhood	√	
Personal service shop	√	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	√	
Repair-oriented services	√	
Self-service storage facility	L	Sec. 8.4.29
Tour company terminal	√	
Distillery, craft,	√	Sec. 7.14
Bar; tavern	L	Sec. 8.4.30 and Sec. 7.14
Nightclub	S	Sec. 8.4.31 and Sec. 7.14
Restaurant	√	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14
Food Truck Park	L	Sec. 8.4.50

B-C	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Retail consumption dealer (on premise consumption of alcohol)	L	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	√	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	√	Sec. 7.14
Wine Specialty Shop (not including package stores)	√	Sec. 7.14
Winery; Meadery; Cidery	√	Sec. 7.14
Brewery, Micro	√	Sec. 7.14
Bed and Breakfast Homestay	L	Sec.8.4.33
Inn	L	Sec. 8.4.35 and Sec. 8.7.24
Hotel/motel, 16-74 rooms	√	Sec. 7.13
Hotel/motel, 75 or more rooms	√	Sec. 7.13
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Heavy equipment/Heavy vehicle sales,rentals and leasing	L	Sec. 8.4.38
Vehicle sales,rentals and leasing	L	Sec. 8.4.39 and Sec. 8.7.21
Moped/motor scooter sales, rentals and leasing	L	Sec. 8.4.40
Vehicle Service, Heavy equipment/Heavy vehicle	S	Sec. 8.4.41
Vehicle service, minor	L	Sec. 8.4.42
Vehicle service, major	L	Sec. 8.4.43
Vehicle wash, full or self-service	L	Sec. 8.4.45
Watercraft sales, repair and service	L	Sec. 8.4.46
Manufacturing, Artisan/Craft	L	Sec. 8.5.4
Parking facility	√	Sec. 8.6.2
Passenger terminal	√	
Transportation dispatch and storage	√	Sec. 8.6.3
Broadcast transmission tower	S	
Utilities, major	S	
Utilities, minor	√	