



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 5, 2025

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: FLUM Amendment

PETITION REFERENCED:

Owner: 1800 East 63rd Property Owner

Agent: Robert McCorkle

Address: 1800 E 63rd St

Alderman District: 3 – Linda Wilder-Bryan

County Commission District: 2 – Malinda Scott Hodge

Property Identification Number: 20104 30014

Petition File Number: 25-002852-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to amend the FLUM to reflect Conservation and Residential-General uses consistent with the configuration of the development proposal. The Planning Commission recommends retaining a split designation of Residential-General and Conservation even if the gross land area of the site is considered for density calculation purposes.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to amend the FLUM to reflect Conservation and Residential-General uses consistent with the configuration of the development proposal. MPC Staff recommends retaining a split designation of Residential-General and Conservation even if the gross land area of the site is considered for density calculation purposes.

MEMBERS PRESENT: 12

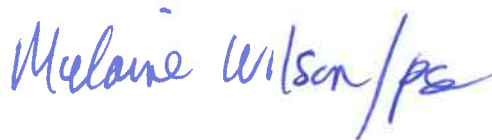
Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Joseph Ervin
Karen Jarrett – Chairwoman
Michael Kaigler
Jay Melder
Jeff Notrica
Stephen Plunk
Coren Ross
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (8-4)

APPROVAL Votes: 8	DENIAL Votes: 4	ABSENT	Abstain	Recused
Amick Coles Kaigler Melder Notrica Plunk Welch Woiwode	Boles Ervin Jarrett Ross	Stephens Wilson		



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 5, 2025

Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Robert McCorkle for 1800 East 63rd Property Owner

Address: 1800 East 63rd Street

PIN: 20104 30014

Site Area: 14.28 acres

Alderman District: 3 – Linda Wilder-Bryan

Chatham County Commission District: 2 – Malinda Scott Hodge

File Number: 25-002852-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map to reflect an updated zoning proposal that would permit residential development on the parcel at a density exceeding 10 dwelling units per acre. The request would reconfigure FLUM designations already present on the subject parcel (Conservation and Residential-General).

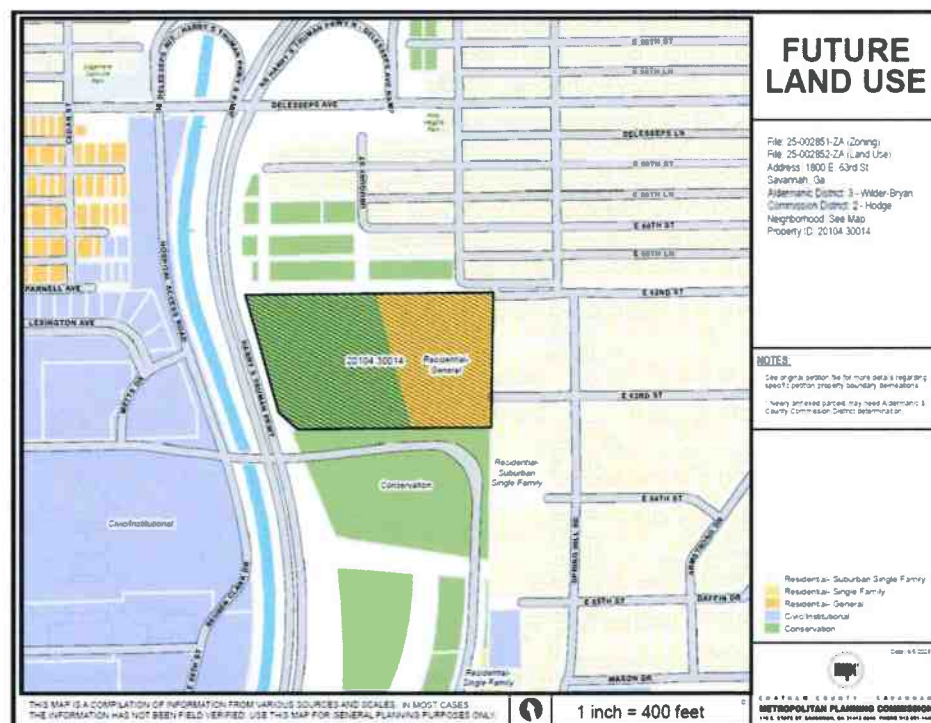
Evaluation:

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 ‘Residential General’ for property to be rezoned to a multifamily 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 subject parcel is situated between an established single-family neighborhood and the Truman Parkway. The FLUM currently reflects the same proposed uses, though the present petition necessitates modification to align the area specifically proposed for development with that indicated on the FLUM. At present, the area identified for residential development is that most directly served by East 62nd and East 63rd Streets. At the request of the neighborhood, the proposed apartments were shifted to the westernmost side of the parcel and all traffic was routed to largely private Reuben Clark Drive via an access easement to cross an adjoining property.*



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

MPC Comment: *The subject parcel is within a Character Area identified as 'Urban Transitional.' The requested 'Residential General' FLUM designation is consistent as the overarching character area anticipates residential development up to 20 dwelling units per acre.*

URBAN TRANSITIONAL

Urban Transitional character areas are those that are sometimes classified as "urban edge" or "urban expansion." This character area includes the Cuyler-Brownville Historic District, established neighborhoods such as Ardsley Park and Victory Heights, and commercial corridors on Abercorn Street and Victory Drive. Urban Transitional areas are identifiable by more automobile-oriented, suburban style residential areas that still provide access to urban amenities and public transit. Most of these neighborhoods are also pedestrian-oriented with well-used sidewalks, parks, and open spaces. Redevelopment and infill development opportunities are prevalent in this character area, and special attention should be paid to corridors suited for TOD.



PRIMARY USES	Attached & detached Residential
SECONDARY USES	Commercial, civic & institutional
DENSITY	Medium-high; 6-20 units per acre
TRANSPORTATION	Interconnected street grid, multi-modal transportation
ROAD FUNCT. CLASS	Local roads, collector, arterial, expressway
PARKING	On street, off-street, surface, private driveways
UTILITIES	Supported by existing municipal utilities
OPEN SPACE	Municipal parks, schools, historic Grayson Stadium

While the "Urban Transitional" area is designated for growth and higher density, 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].



Wetlands (NW1 via SAGIS)



100-Year Storm Hydraulic Model (City of Savannah via SAGIS)

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

MPC Comment: *A meeting was held with a contingent of neighborhood leadership and concerned residents on June 10, 2025. They expressed their ultimate desire that the property not be developed and potentially be dedicated for conservation, but met with MPC Staff to gain better understanding of what conditions may be placed upon the development to minimize any potential adverse impact to the well-established single-family neighborhood. Specifically, they sought to procure protections for the neighborhood against worsening flood conditions and traffic from the proposal.*

Recommendation

The Planning Commission recommends **approval** of the request to amend the FLUM to reflect Conservation and Residential-General uses consistent with the configuration of the development proposal. The Planning Commission recommends retaining a split designation of Residential-General and Conservation even if the gross land area of the site is considered for density calculation purposes.