



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:

Owner: Thomas B. Sayers

Petitioner: Dennis Hoffman

Agent: Harold B. Yellin

Address: 4119 Ogeechee Rd

Alderman District: N/A (County Parcel – Annexation Pending)

County Commission District: 5 – Tanya Milton

Property Identification Number: 10791 02007

Petition File Number: 25-002530-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to amend the FLUM to reflect Commercial-Suburban use.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to amend the FLUM to reflect Commercial-Suburban use.

MEMBERS PRESENT: 12

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

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (12-0)

APPROVAL Votes: 12	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Ross Welch Wilson Woiwode		Melder Stephens		



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

Agent: Harold Yellin, Agent for Dennis Hoffman

Address: 4119 Ogeechee Road

PIN's: 10791 02007

Site Area: 4.62 acres

Aldermanic District: N/A (County Parcel – Annexation Pending)

Chatham County Commission District: 5 – Tanya Milton

File Number: 25-002531-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map (FLUM) from Industry - Light to Commercial – Suburban in support of future use of the property consistent with City of Savannah B-C (Community Business) uses.

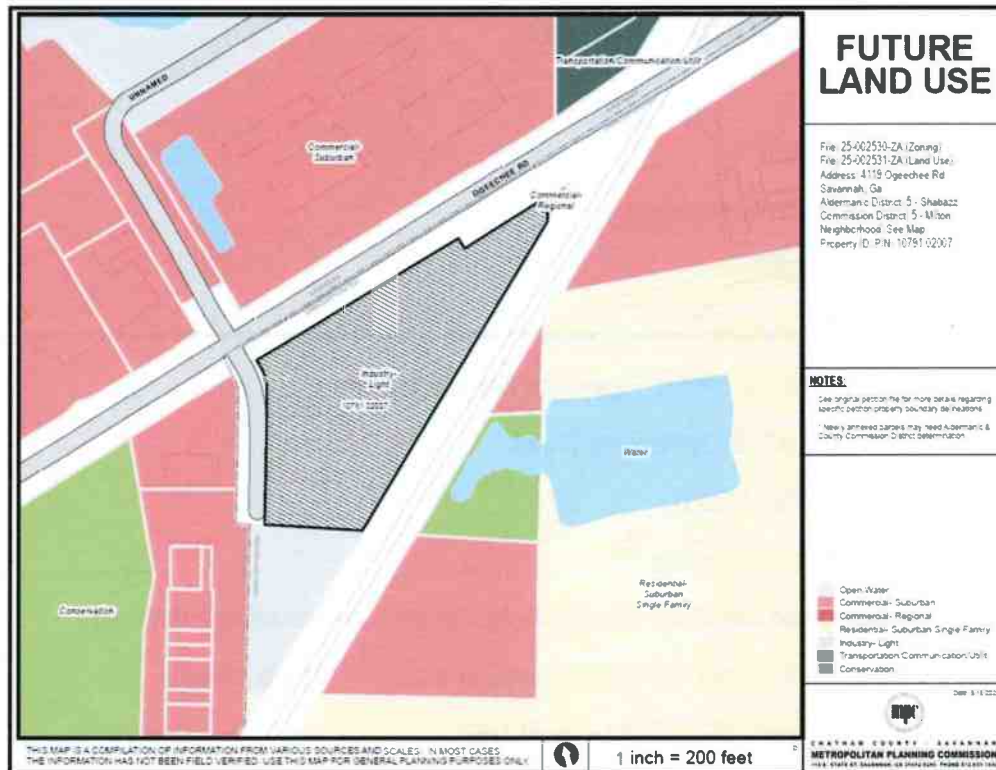
The present request was filed concurrently with petitions for annexation into the City of Savannah and rezoning to a City *NewZO* zoning designation.

Background:

The subject property is located in Unincorporated Chatham County and was recombined to its current form in 2000. Records indicate the parcel has been zoned P-B (Planned Business) and B (Business) since at least 1994 – previously as two separate parcels, but currently as a single split-zoned parcel with the "Planned" prefix attached to the northernmost portion adjoining Highway 17.

Comprehensive Plan - Future Land Use Map Amendment
4119 Ogeechee Road
Harold Yellin for Dennis Hoffman
25-002531-ZA-FLUM

The parcel contains a combination of self-storage mini warehouse buildings, outdoor storage, principally for the parking of commercial vehicles, and a wireless telecommunication tower sited in 1991.



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. The Zoning Ordinance (Sec.1.6) also states that: upon annexation into the City, a property retains its County zoning designation, indicated by a "CO" suffix. This ensures compliance with existing regulations without being deemed nonconforming. The City may subsequently rezone the property to align with its own standards and/or development objectives.

Although the subject parcels are not yet annexed into the City, the requested Future Land Use Map (FLUM) designation for the properties would align it with the requirements of *NewZO* for B-C zoned property, which has also been requested (25-002530-ZA-MAP).

The requested FLUM designation and rezoning represent a downzoning of the property, taking it from a heavy commercial use classification to one more so oriented toward community-focused retail and services. Any general commercial or warehousing-type use would be required to occur wholly within a building with discontinuation of principal use outdoor storage as a permitted use.

Further 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: Savannah-Chatham County's Joint Comprehensive Plan, Plan 2040, currently identifies the subject parcel and surroundings as 'Industry-Light.' These are described as areas supporting warehouses, wholesale facilities, and the manufacturing, assembly, or production of parts and products, which may require intensive truck traffic and outdoor storage but do not produce noise, odor, dust, or contaminants above ambient levels.

The proposed future land use 'Commercial - Suburban' designation is described as intended for shopping centers and corridor-style commercial uses. The Character Area description also indicates that residential uses would be situated behind commercial frontage. The requested change makes the parcel more consistent with those adjoining (with respect to the FLUM) though the character of development along this segment of the Ogeechee corridor is primarily heavy commercial and light industrial in nature. This signals a desire to alter the character of the area by decreasing use intensity gradually over time.



View of the subject parcel headed southwest on Highway 17

SUBURBAN COMMERCIAL

Suburban Commercial character areas are automobile-oriented commercial centers that contain community and regional shopping and service needs. This character area encompasses and is located along several major thoroughfares (arterials) and highways, such as the Abercorn Street Extension, U.S. 80, and I-16. Commercial development such as malls, office buildings, and big box stores are located along these major transportation hubs and feature large, front-facing parking lots. Residential activity in this character area is located behind the commercial frontage; however, mixed-use development should be encouraged in this area in the future.

New and redeveloping commercial centers should be encouraged to use innovative site design to minimize the visual impact of expansive parking areas (e.g., placing parking on the interior of the site), provide open space, and better accommodate all mobility options. Additionally, as shopping and other types of commercial centers age out, they could become candidates for adaptive redevelopment into denser mixed-use centers, especially where access to public transit is currently available or slated for the future.

PRIMARY USES	Regional Commercial, Neighborhood Commercial
SECONDARY USES	Small scale apartment buildings, single-family residential, office, civic & institutional facilities
DENSITY	Low, 3-12 units per acre
TRANSPORTATION	Automobile-oriented
ROAD FUNCT. CLASS	Local roads, collectors, arterials, expressways
PARKING	Off-street, surface parking
UTILITIES	Supported by existing municipal utilities, some individual/community utility systems
OPEN SPACE	Community & regional parks



Character Area Description – Suburban Commercial.

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 development is consistent with PLAN 2040 goals regarding concentrating growth and redevelopment along existing corridors. This enhances the possibility of efficient transit-oriented development. The parcels are either served by or in close proximity of City Water and Sewer services.

While there are no explicit plans that were submitted in association with the requests, the B-C zoning district permits a range of commercial uses as well as the potential for upper-story residential use, single-room occupancy dwellings and needed child caring institutions.

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

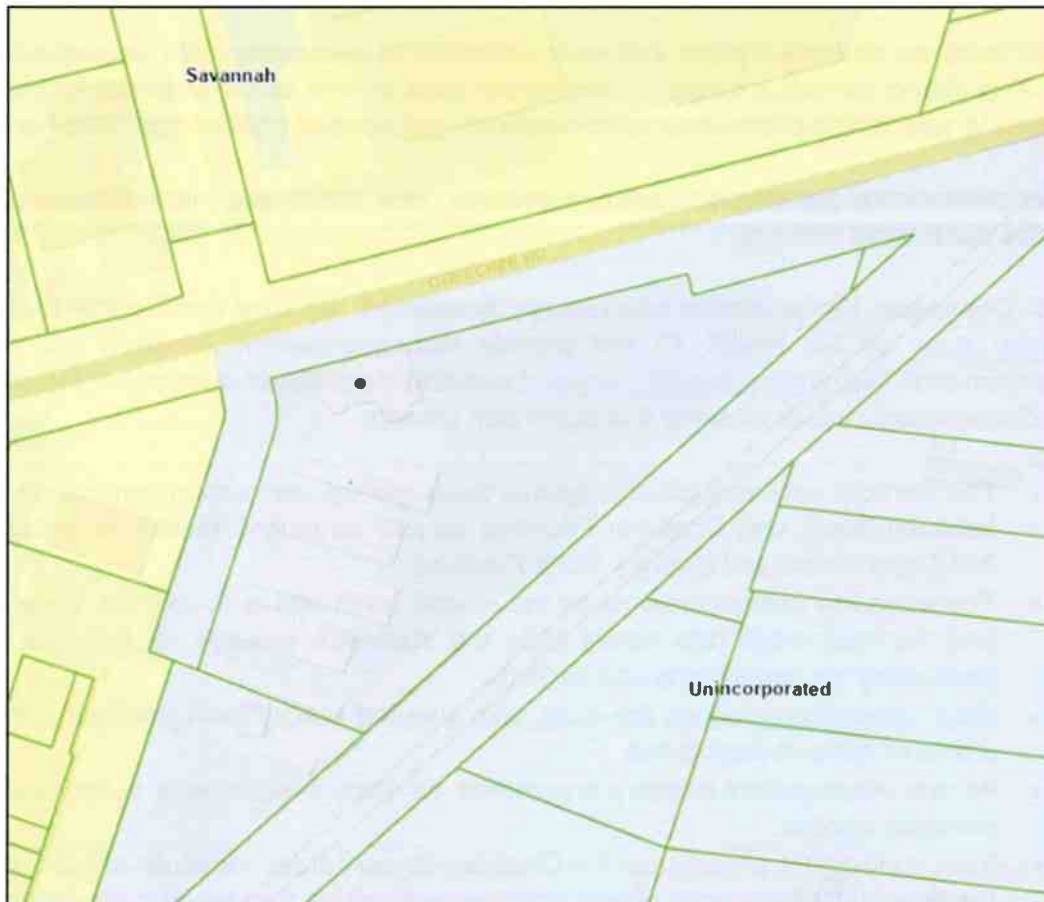
MPC Comment: Kimley-Horne was recently contracted by Chatham County to perform a [corridor study](#) on SR 25-US 17 and provide recommendations on short and long-term improvements. The [existing conditions report](#) provides a significant overview of the challenges faced among the diverse users of this significant corridor.

- The Corridor acts as a critical regional thoroughfare, connecting commuters traveling between Bryan and Chatham Counties as well as freight haulers to routes like SR 307/Dean Forest and Georgia Ports Facilities.
- There are key safety concerns as the overall crash rate is double the State average, and the fatal crash rate nearly triple the statewide average for principal arterials, particularly for pedestrians and cyclists.
- Major congestion plagues the route, with queuing at significant junctions stretching to a mile or more at peak times.
- Access management issues are common, as many parcels have direct, unsignalized driveway access,
- Most importantly, growth near the Chatham-Bryan border continues to put pressure on the corridor as thousands of new housing units will be developed in the coming years. The Study will produce recommendations for new non-motorized infrastructure, access management improvements and other congestion relief measures.



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 proposed FLUM amendment or rezoning.



Existing Jurisdictional Boundaries

Recommendation

The Planning Commission recommends **approval** of the request to amend the FLUM to reflect Commercial-Suburban use.