



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

AGENDA ITEM: _____

DATE: October 16, 2026

TO: The Aldermen of the City of Savannah

THRU: Jay Melder, City Manager

FROM: Melanie Wilson, Executive Director & CEO

LEGAL NOTICE/AGENDA HEADING:

Approval of a Resolution Adopting the Plan 2040-2045 Update to the current Chatham County-Savannah Plan 2040 Comprehensive Plan

BACKGROUND:

The Metropolitan Planning Commission (MPC) is requesting approval of a resolution adopting the Plan 2040-2045 five-year update to the current Chatham County-Savannah Plan 2040 Comprehensive Plan, which will then be forwarded to the Coastal Regional Commission (CRC) and the Georgia Department of Community Affairs (DCA).

A digital copy of the Plan 2040-2045 Update to the Chatham County-Savannah Plan 2040 Comprehensive Plan can be downloaded using the following link:

https://www.thempc.org/docs/lit/CompPlan/2026/CityofSavannah&ChathamCounty2045_ComprehensivePlanUpdate_100626.pdf

FACTS AND FINDINGS:

1. The Georgia Department of Community Affairs (DCA) requires local governments to update their Comprehensive Plans every five years and provide annual progress reports. Pursuant to the Georgia Planning Act (O.C.G.A. §§ 45-12-200 et seq. and 50-8-1 et seq.), Chatham County and the City of Savannah must maintain a Comprehensive Plan that meets the minimum standards established by DCA in order to achieve Qualified Local Government (QLG) status.

2. MPC staff has been working on the five-year update to the Comprehensive Plan since February 2025. The Plan provides a unified, long-term vision for the City of Savannah and unincorporated Chatham County regarding land use, housing, economic development, transportation, natural resources, and quality of life.
3. A broad community participation effort was undertaken to gather public input, which helped shape the Plan. MPC staff coordinated closely with local partners to ensure that the Plan 2040-2045 Update reflects the vision and goals of the Savannah GPS and other currently adopted plans.
4. In November 2025, presentations regarding the Comprehensive Plan and the City's GPS were made at a City Alderperson Workshop and a City Council public meeting by Melanie Wilson, MPC's Executive Director & CEO.
5. City Council approved transmission of the draft Comprehensive Plan to the Coastal Regional Commission (CRC) and DCA by resolution at its June 25, 2026, meeting.
6. Additional public input and outreach meetings were held throughout the City as follows:

Saturday, October 18, 2025

Humane Society for Greater Savannah
7215 Sallie Mood Drive
Savannah, GA 31406

Thursday, October 23, 2025

Tatumville Community Center
333 Coleman Street
Savannah, GA 31405

Tuesday, October 28, 2025

Liberty City Community Center
1401 Mills B. Lane Boulevard
Savannah, GA 31401

Friday, October 31, 2025

Fall Festival
Overcoming by Faith Church
9700 Middleground Road
Savannah, GA 31406

Saturday, November 1, 2025

Forsyth Park Farmers Market
13 E. Park Avenue
Savannah, GA 31401

Tuesday, November 4, 2025

Savannah State University Student Outreach
3219 College Street
Savannah, GA 31404

Thursday, November 6, 2025

Liberty City Community Center
1401 Mills B. Lane Boulevard
Savannah, GA 31405

Friday, November 7, 2025

Hudson Hill Community Center
2227 Hudson Street
Savannah, GA 31415

Friday, November 7, 2025

First Fridays at Starland Yard
2411 De Soto Avenue
Savannah, GA 31401

Wednesday, November 12, 2025

Cloverdale Community Center
1919 Cynthia Street
Savannah, GA 31405

Thursday, November 13, 2025

Mary Flourney Golden Age Center
1001 W. 39th Street
Savannah, GA 31405

Monday, November 17, 2025

Carver Village Community Center
905 Collat Avenue
Savannah, GA 31415

Wednesday, November 19, 2025

Mary Flourney Golden Age Center
1001 W. 39th Street
Savannah, GA 31405

Tuesday, December 2, 2025

Bull Street Library
2002 Bull Street
Savannah, GA 31401

Thursday, December 4, 2025

Oglethorpe Mall Library
7 Mall Annex
Savannah, GA 31406

Friday, December 5, 2025

Port City Library
3501 Houlihan Street
Savannah, GA 31408

Tuesday, June 2, 2026 - Open House

Mendonsa Conference Room
Metropolitan Planning Commission
112 East State Street
Savannah, GA 31401

7. On October 14, 2026, DCA determined that the five-year update to the Chatham County-Savannah Plan 2040 Comprehensive Plan adequately addressed the minimum standards. However, DCA did provide advisory comments on the Plan.
8. In order to maintain Qualified Local Government (QLG) status, the City must adopt the updated Plan and transmit a copy of the resolution and final Plan to the CRC and DCA.

GPS ALIGNMENT:

MPC staff coordinated and worked closely with the Coastal Georgia Indicators Coalition (CGIC) and local partners to ensure that the Comprehensive Plan reflects the vision and goals of the City's GPS and other currently adopted plans.

FUNDING:

No funding is required.

ALTERNATIVES:

1. Approve the resolution adopting the Plan 2040-2045 Update to the current Chatham County-Savannah Plan 2040 Comprehensive Plan.
2. Do not approve the resolution adopting the Plan 2040-2045 Update to the current Chatham County-Savannah Plan 2040 Comprehensive Plan.

POLICY ANALYSIS:

To maintain Qualified Local Government (QLG) status, the City of Savannah must adopt a Comprehensive Plan that meets DCA standards. The Plan before Council satisfies that requirement.

In addition, the Plan has been developed to incorporate the City's GPS and extensive public input.

QLG status is required to access a variety of state programs, grants, and loans that can leverage local investment. These include the Continuum of Care Program, Community Development Block Grant (CDBG) Program, OneGeorgia Programs, Georgia Environmental Finance Authority programs, the Redevelopment Fund, and Georgia Department of Natural Resources programs.

RECOMMENDATION:

Alternative #1 is recommended.

Staff recommends that City Council approve a resolution adopting the Plan 2040-2045 Update to the current Chatham County-Savannah Plan 2040 Comprehensive Plan. Upon adoption, the resolution and Plan Update will be forwarded to the Coastal Regional Commission (CRC) and the Georgia Department of Community Affairs (DCA).