

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND APPENDIX A-2: PLANNED DEVELOPMENT DISTRICTS,
A-2.32 MCCLENDON TRACT PLANNED DEVELOPMENT, TO ADOPT THE
MCCLENDON MASTER PLAN FOR THE PARCELS LOCATED AT 302 BUSH ROAD
AND 420 BUSH ROAD (PINS 11026 01017 and 11026 01002C) AND MCCLENDON
PLANNED DEVELOPMENT TEXT AS PROVIDED IN CHAPTER 3, ZONING, OF PART 8,
PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF
SAVANNAH, GEORGIA; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a
regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Division II, Part 8, Planning and Regulation of Development,
Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia
hereinafter be referenced as “Code”, be amended to read as follows:

McClendon Tract PD Planned Development

Savannah | Chatham County | Georgia

June 20, 2025



Prepared For:
Northpoint Industrial XVI, LLC

Prepared By:



Project No:
32413.0000

PLANNED DEVELOPMENT FOR MCCLENDON TRACT

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ARTICLE 1.0 GENERAL PROVISIONS

Section 1.1 Intent

The purpose of the McClendon Tract Planned Development (PD) is to provide a process to evaluate a unique, individually planned development. The standards and procedures of this district are intended to promote flexibility in design, allow planned diversification and integration of structures and uses.

Section 1.2 Unified Control

The applicant for a PD shall also be known as the Master Developer. The Master Developer shall furnish the City Attorney with sufficient evidence that it is in complete, unified, and otherwise unencumbered control of the entire area of the proposed PD whether the Master Developer is an individual, partnership, corporation, other entity, group or agency. The Master Developer shall provide all the necessary documents and information that may be required by the City Attorney to assure the Mayor and Aldermen that the development will be lawfully completed according to the plan sought to be approved by the City. No application shall be considered until compliance with this requirement has been achieved; proof of compliance shall accompany the petition for a map amendment from the Master Developer.

The Master Developer shall remain in control of the Master Plan until such time as control is transferred to a Master Property Owners Association (MPOA). Once transfer has been legally established, the MPOA shall provide to the Metropolitan Planning Commission (MPC) the necessary documents showing the transfer of control.

Section 1.3 Phasing

Each phase of the development shall be so planned and related to the previous development, surrounding property, and availability of public facilities and services so that a failure to proceed with subsequent phases of the development will have no adverse impact on the completed phase(s) or surrounding properties.

Section 1.4 Variances to the Approved Master Plan

The general development standards of the PD are contained in the approved Master Plan, and because the Master Plan normally takes into account those matters that might otherwise be the subject of variance review by the Zoning Board of Appeals (ZBA), modifications to the approved general development standards, with the exception of non-substantial modifications as identified in Section 1.6.2, shall be prohibited unless otherwise specifically provided for in the approved Master Plan. If provided for, all such variances shall follow the procedures set forth in Chapter 3, Article 3 - Application and Review, Section 3.21 – Applicability, of the Zoning Ordinance.

Section 1.5 Status of Previously Approved Master Plan

The active or completed PD shall continue to be governed by the approved Master Plan and any agreements, terms and conditions to which the approval may be subject. Any time limitations to which the approved Master Plan may be subject shall also continue to apply.

Section 1.6 Modifications to Approved Master Plan

Whenever an application is made to modify the approved Master Plan, the modification shall be classified as either a substantial or non-substantial modification.

1.6.1 Substantial Modification. Substantial modifications require approval of the Mayor and Aldermen. Notification of such modification shall follow the notification procedure in Chapter 3, Article 3 - Application and Review, Section 3.21 – Applicability, of the Zoning Ordinance. The MPC shall make a recommendation to the Mayor and Aldermen.

The following criteria shall be used to identify a substantial modification:

- a. A change that would alter an approved land use classification except when there is a reduction in density or intensity.
- b. A change that would include a use not previously permitted by the PD.
- c. A change that would require an amendment to the PD conditions approved by the Mayor and Aldermen.
- d. A change that would increase the land use density within any development phase without a corresponding decrease in some other portion of the overall PD.

1.6.2 Non-substantial Modification. Non-substantial amendments to district and community development standards approved for the PD can be allowed in certain circumstances provided there is no adverse effect on adjacent properties. Specified staff are authorized to approve these amendments, which are limited to:

- a. Parking.
 - i. A reduction of the number of required parking spaces in a development up to 10% of the requirement. Responsible staff: MPC Executive Director.
 - ii. A reduction of drive aisle widths and parking space dimensions. Responsible staff: City Traffic Engineer.
- b. District and Community General Development Standards. Any modification that is up to 10% of the requirement. Responsible staff: MPC Executive Director.
- c. Buffers. Any modification that is up to 10% of the requirement. Responsible staff: MPC Executive Director.

Section 1.7 General Provisions

1.7.1 Introduction. Each tract of land within the PD has a land use classification, which also defines its zoning classification or district. The land classifications, zoning districts, and tracts encompassed by the various districts follow. The development standards for each district appear in Article 2.0. In addition to those standards, development shall comply with community general development requirements in Article 4.0.

Land Classifications, Zoning Classifications and Tracts		
General Master Plan Land Classification	Zoning District	Tracts Encompassed
Residential	R	R-1 through R-3
Multi-Family	MF	MF-1
Private Recreation	P	P-1 through P-2

1.7.2 General Master Plans. Once the General Master Plan for the PD has been approved by the Mayor and Aldermen, a developer of a tract or tracts within the PD shall be required to submit a Final Master Plan for the tract(s) for approval by the MPC prior to submission of a subdivision plat or a site development plan. Subsequent subdivision of land and site development plans will be reviewed by applicable departments and agencies.

The PD General Master Plan for the tract shall contain the following:

- a. Narrative.
- b. Zoning classification.
- c. Total acreage for overall development and breakdown for each land use classification.
- d. Total number of dwelling units and density for the overall development and each phase.
- e. Proposed square footages of nonresidential, if applicable.
- f. Existing conditions, including the existing zoning districts, locations of existing buildings, streets, alleys, driveways, parking areas, etc.
- g. Proposed buffers, perimeter and internal.
- h. Curb cut locations on primary roads, internal road system (if applicable), and connectivity to adjacent tracts (if applicable).
- i. Sidewalks or trails adjacent to primary roads or within primary road buffers, including width and connectivity to adjacent tracts.
- j. Open space, including identification of passive and active recreational areas, including wetlands.
- k. Plans to protect or alter wetlands, if applicable.
- l. Maximum number of trips to be generated by the development.
- m. Any development condition(s) that may be part of a development agreement.
- n. General utility plan.

- o. Phasing plan, in accordance with NewZo Section 6.1.20.
- p. General Location of new buildings and structures, streets, alleys, driveways, parking areas, etc.

The PD Final Master Plan for the tract shall contain the following including items listed in General Master Plan.

- a. Existing Tree Survey.
- b. Demolition Plan.
- c. Grading Plan.
- d. Proposed building setback lines, easements, covenants, reservations and right-of-ways, and layout and dimensions of proposed lots.
- e. General location and type of landscaping proposed, noting existing trees and landscaping to be retained.
- f. Location of all off-street loading areas and method of screening, if applicable.
- g. Examples of building elevations depicting typical building materials, color, architectural features, etc. for structures in the Commercial Zoning District.
- h. Proposed exterior building-mounted or freestanding lighting, including fixture specifications and photometric plan.

1.73 Private Review Body. If the Master Developer establishes its own development review body, its procedures and guidelines (including their enforcement) shall be the responsibility of the Master Developer or its designated successor. In order to confirm compliance with the procedures and guidelines of the Master Developer for the sole purpose of avoiding future conflicts, an application to the City and/or the MPC for approval of a development-related plan or site related work shall be accompanied by a certified letter of approval from the Master Developer, or its designated successor. A development related plan includes but is not limited to a site plan, subdivision plat, recombination plat, signage and lighting. Site related work includes but is not limited to land clearing and construction of infrastructure. Nothing contained herein shall be construed to impose any obligation on the City and/or MPC to administer or enforce the Master Developer's procedures and guidelines.

1.74 Permitting and Construction. All application fees, designs, construction materials and workmanship shall be in accordance with the latest applicable regulations.

ARTICLE 2.0 ZONING DISTRICTS

Section 2.1 Establishment of Districts

The following zoning districts are hereby established. Each district corresponds to a land use classification, which encompasses specified tracts of land as shown on the approved Master Plan (Exhibit A). Each district has designated uses (Section 2.3) and development standards (Section 2.4). Standards for each zoning district that are not provided in the PD are set by a corresponding district defined in NewZo.

Zoning District	Master Plan Land Classification	Tracts Encompassed
R	Residential	R-1 through R-3
MF	Multi-Family	MF-1 through MF-2
P	Private Recreation	P-1 through P-2

Section 2.2 Measurement of Standards

All measurements in this section shall be computed as follows.

2.2.1 Area.

Area shall be measured in gross square feet.

2.2.2 Setbacks and Yards.

All setbacks and yards shall be measured from the property line, unless otherwise identified herein, and are development setbacks.

2.2.3 Density.

Density shall be measured in net acres. Only upland, existing lakes and freshwater wetland areas shall be included in the density calculation.

Section 2.3 Uses

Uses permitted within each zoning district are located Table 2.1.

A use permitted as a matter of right is identified with the symbol "✓". Where there is no symbol, the use is not permitted. If a use has development conditions, the section where the conditions are located is also provided within the table.

Use definitions are located in Article 5.0.

Table 2.1 Allowed Land Use Matrix

	Land Use	Planning Areas			Use Standards
		R	MF	P	
1	Accessory Dwelling	✓			8.7.4
2	Accessory Structure	✓	✓	✓	8.7.3
3	Accessory Use	✓	✓		
4	Assisted Living (Care Home)	✓	✓		
5	Club or Lodge	✓			
6	Community Recreation	✓	✓	✓	
7	Dwelling, Multi-Family		✓		
8	Dwelling, Single Family Detached	✓			
9	Dwelling, Single Family Attached	✓	✓		
10	Eleemosynary or Philanthropic Institutions	✓	✓	✓	
11	Equestrian Centers & Trails	✓			
12	Golf Course	✓			
13	Home Furnishing and/or Hardware Stores		✓		
14	Home Occupation	✓			8.7.11
15	Maintenance Area	✓	✓	✓	
16	Model Homes/Sales Center	✓	✓		
17	Public Use			✓	
18	Public Utilities	✓	✓	✓	
19	Recreation Vehicle and Boat Storage		✓		
20	Temporary Uses	✓	✓	✓	8.8
21	Wireless Communication Towers and Facilities	✓	✓		8.9

Key: Planning Areas

1. Residential Tracts (R-1 – R-3) = R
 2. Multi-Family Tracts (MF) = MF
 3. Private Recreation (P1 – P2) = P
- ✓ = Allow land use within district.

Section 2.4 District Development Standards

2.4.1 Residential Development Standards.

a. Neighborhood Development.

Type of Lot	Neighborhood Development Standards							
	Density (maximum units / net acre)	Lot Size (minimum)	Lot Width Range or Minimum	Front Yard Setback (minimum)	Rear Yard Setback (minimum) [1]	Side Yard Setback (minimum) [2]	Height (maximum)	Building Coverage (maximum)
Single Family Detached	4	n/a	100' or greater	25'	25'	10'	35'	40%
Single Family Detached	4	n/a	70' < 100'	25'	25'	5'	35'	40%
Single Family Detached	4	n/a	60' < 70'	20'	20'	5'	35'	50%
Single Family Detached	4	n/a	50' < 60'	15' main structure; 20' garage	20'	One side: 3'; both sides: 10' (10' separation required between buildings)	35'	60%
Single Family Detached	4	n/a	40' < 50'	15' main structure; 20' garage	20'	One side: 3'; both sides: 10' (10' separation required between buildings)	35'	60%
Single Family Detached	4	n/a	30' < 40'	15' main structure; 20' garage	20'	One side: 3'; both sides: 10' (10' separation required between buildings)	35'	60%
Single Family Attached [3] [5]	8	n/a	18'	20'	20'	Attached side: 0'; Corner unit [2]	35'	-
Multi-Family [4] [6]	16	n/a	n/a	15' main structure; 20' garage	15'	0' [2]	45' [6]	-

- [1] An accessory structure shall not be located closer than 5' from the rear property line and cannot be located within a front yard setback. The side yard setback required for a principal use shall also apply to an accessory structure.
- [2] For corner lots, the side yard setback adjacent to the street shall not be less than 10'.
- [3] No more than six (6) attached units permitted within a Townhome Building.
- [4] For Multi-Family Residential, at least 12' shall be provided between buildings.
- [5] Where multi-family residential is a condominium or townhouse, and ownership is only the building footprint with access provided through an access easement, the setback shall be 20' as measured from the access easement to the face of the building.
- [6] Building is limited to a maximum of three (3) stories.

ARTICLE 3.0 USE REGULATIONS

The following use standards shall apply to all permitted uses as set forth in the district regulations of Article 2.0.

Section 3.1 Wireless Telecommunications Facilities

All wireless telecommunications facilities shall comply with Section 8-9 of the Zoning Ordinance. In addition, the following criteria shall also apply:

- a. All wireless facilities, including ground equipment, shall be of stealth design.

Section 3.2 Accessory Dwelling

Accessory dwellings shall not be allowed on the same lot as a single family attached or multi-family residence. Only one accessory dwelling shall be permitted for each principal dwelling. An accessory dwelling shall not be included in the density calculation.

Section 3.3 Home Occupation

3.3.1 Criteria to Establish Home Occupation.

The following criteria shall apply to the conduct of a home occupation in any district.

- a. **General Standards.**
 - i. The use of a dwelling unit for a home occupation shall be incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.
 - ii. There shall be no change in the outside appearance of the residence or premises, or other visible evidence of the conduct of such home occupation.

- iii. No business, storage or warehousing of material, supplies or equipment shall be permitted outside of the dwelling unit.
 - iv. No display of products shall be visible from a street.
 - v. A home occupation shall be subject to all applicable licenses and business taxes.
- b. **Home Occupation.**
 The intent of a home occupation is to permit very limited activities in a residential dwelling provided that such activities do not detract from or disrupt the residential character of a neighborhood. No further approval shall be required provided the use meets the standards of this section. Where private deed restrictions are more restrictive than the standards of this section, such restrictions shall apply.
- i. No persons other than members of the family residing on the premises shall be engaged in such occupation.
 - ii. No signage shall be permitted.
- c. **Prohibited Characteristics.**
 No home occupation shall be permitted that does any of the following:
- i. Requires external alterations inconsistent with the residential use of the building.
 - ii. Results in off-street or on-street parking of more than three (3) vehicles at any one time not owned by members of the occupant family.
 - iii. Is a public nuisance or creates a hazard to persons or property.
- d. **Prohibited Uses.**
 The following uses are not permitted as home occupations:
- i. Vehicle and/or body and fender repair.
 - ii. Outdoor repair.
 - iii. Greenhouse, commercial nursery or truck farming.
 - iv. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.
 - v. Medical or dental lab.
 - vi. Day care, for more than four (4) people.
 - vii. Restaurants.
 - viii. Sale and/or repair of firearms.

Section 3.4 Temporary Use

Certain temporary uses are permitted. The following criteria shall apply:

3.4.1 Use Criteria.

- a. A temporary use shall not exceed 30 days unless otherwise allowed herein or in Section 3.4.2. An applicant cannot be approved for a temporary use within the PD more than four separate occasions in a calendar year.
- b. A notarized letter from the property owner(s) authorizing temporary use of its property shall be submitted with the application for a temporary use permit from the City.
- c. If the PD has a private review body, a letter approving temporary use and location shall be submitted. Additionally, the applicant shall provide a plan that shows its certification of the review body.
- d. Adequate ingress, egress, and parking shall be provided on the site or an adjacent site with permission of the adjacent property owner. A notarized letter from the adjacent property owner shall be required to be submitted at the time of an application for a temporary use permit.
- e. If trash will be generated due to the nature of the use, trash receptacles shall be provided by the user or the property owner if permission can be secured.
- f. The hours of operation, including set-up and break-down, shall be limited to the hours of 7:00 AM to 11:00 PM.

3.4.2 Allowable Uses.

Temporary use of land is limited to the following:

- a. Charitable or non-profit events.
- b. Real estate, construction, sales or leasing office.

ARTICLE 4.0 COMMUNITY GENERAL DEVELOPMENT REQUIREMENTS

Section 4.1 General

The standards in this section are intended to apply to all development, except as expressly set forth below. These standards supplement those found elsewhere in the City of Savannah Code of Ordinances. Where there is a conflict in regulations, the more restrictive standard shall apply.

Section 4.2 Subdivision Plats and Site Plans

4.2.1 Subdivision Plats. All subdivision of land shall comply with the City of Savannah Code of Ordinances. No subdivision of a tract shall be allowed until a General Master Plan for such tract has been approved by the MPC and applicable departments and agencies.

4.2.2 Site Development Plans. A Final Master Plan for a tract shall have been approved by the MPC and applicable departments and agencies prior to submittal of a general development site plan.

Section 4.3 Open Space

The PD shall not have less than 20% community open space (136 acres, based on gross acreage of the PD). Community open space includes primary road buffers, perimeter buffers, parks, wetlands and wetland buffers, the utility corridor transecting the PD, and upland wooded preserves and shall be based on gross acreage.

4.3.1 Neighborhood Standards

Open space shall be provided as follows:

- a. Single Family Residential: 10% of the total single family residential development areas (only 5% of which can be a detention pond (excluding existing lakes resulting from the borrow pits) and a maximum of 50% of which can be retained wetlands).
- b. Multi-Family Residential: 20% (only 10% of which can be a detention pond and a maximum of 50% of which can be retained wetlands).

Section 4.4 Buffers and Wetland Setbacks

4.4.1 Primary Road. A vegetative buffer shall be required. The distance is measured from the property line along the length of a primary road; 50' in width along a Residential Zoning District, 50' in width along a Public Recreation Zoning District and 25' in width along a Multi-Family Zoning District. The buffer shall also serve as a development setback.

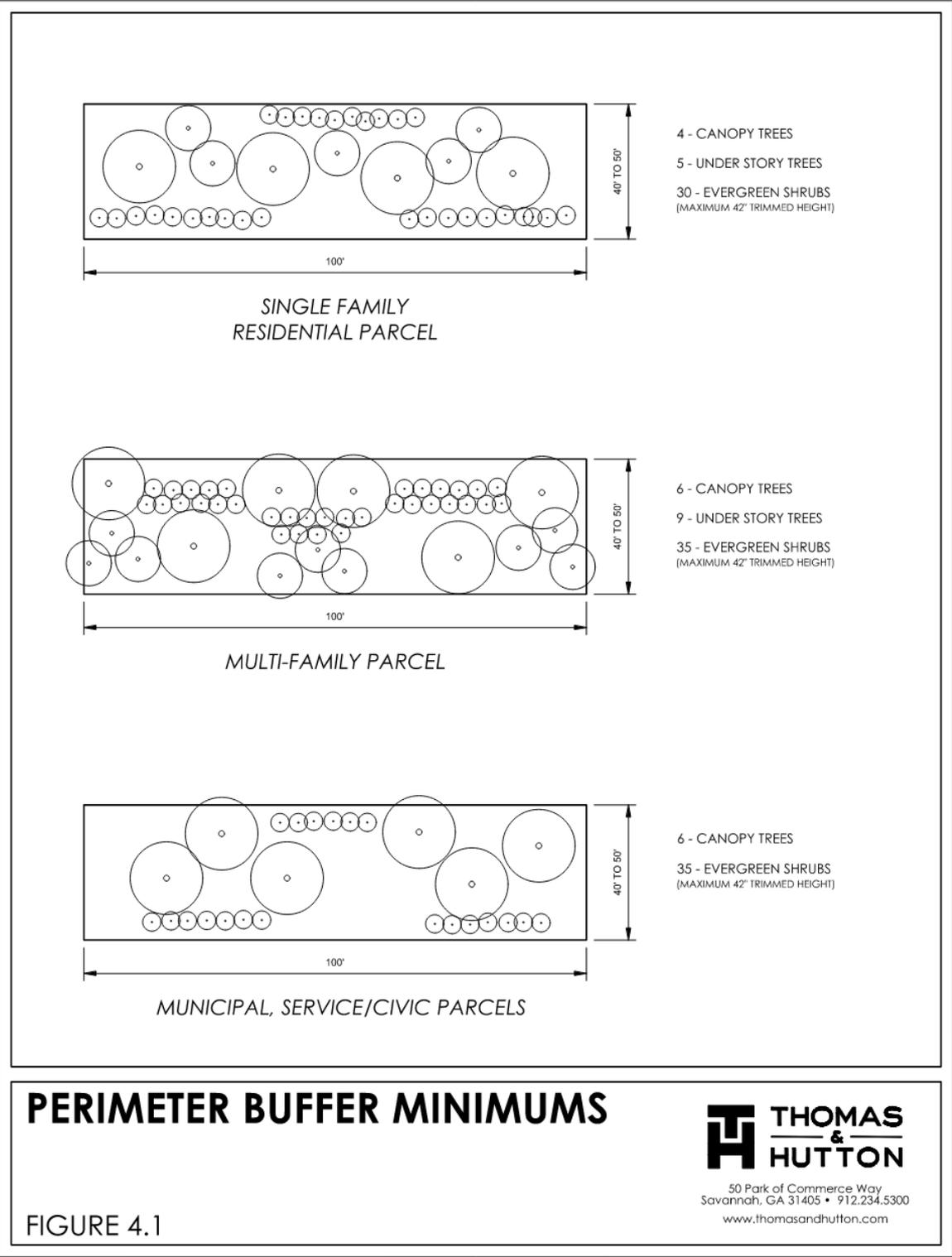
- a. The Primary Road Buffer shall be augmented with planted material, fencing and/or landscape berms if existing vegetation is not sufficient or to restore disturbed areas. Minimum standards are as outlined in Figure 4.1 Perimeter Buffer Minimums and Figure 4.2 Primary Road Buffer.

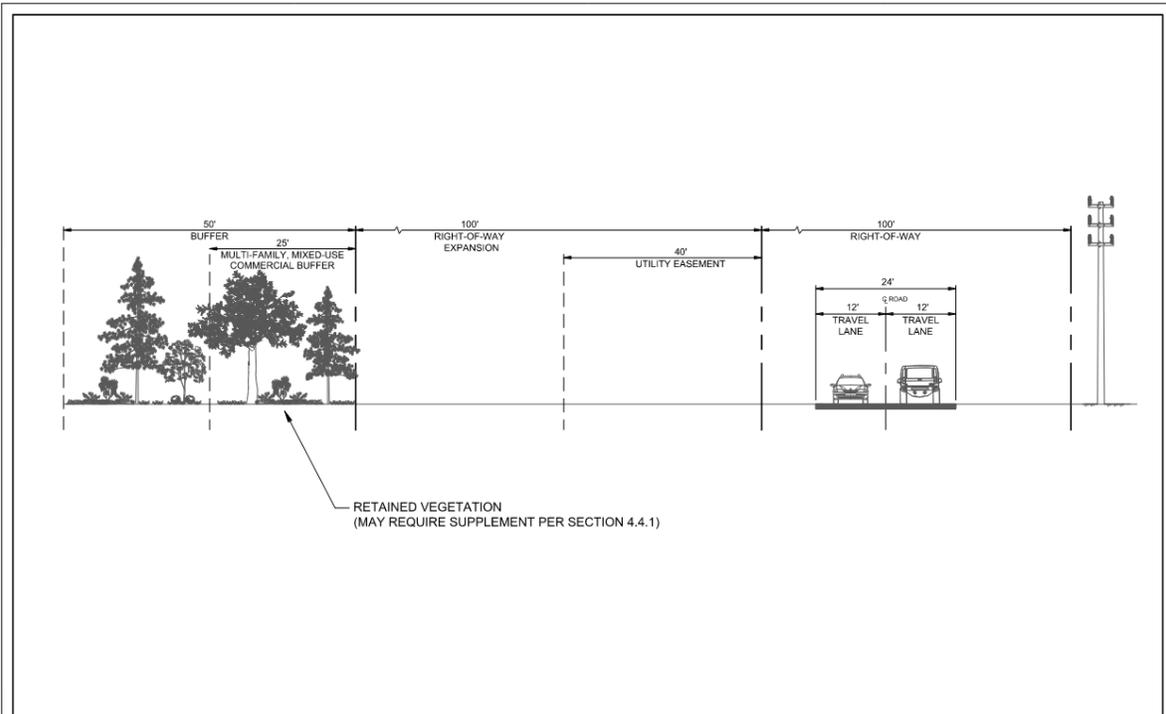
4.4.2 Perimeter Buffers

- a. The Perimeter Buffer shall include visual screening, plant material and/or fencing

if existing vegetation is not sufficient. Additional buffering shall be required as determined by the City Manager or his designee. Minimum standards are outlined in Figure 4.1 Perimeter Buffer Minimums.

- b. Where adjacent tracts are combined, the Perimeter Buffer will apply to the boundary of the combined tracts.

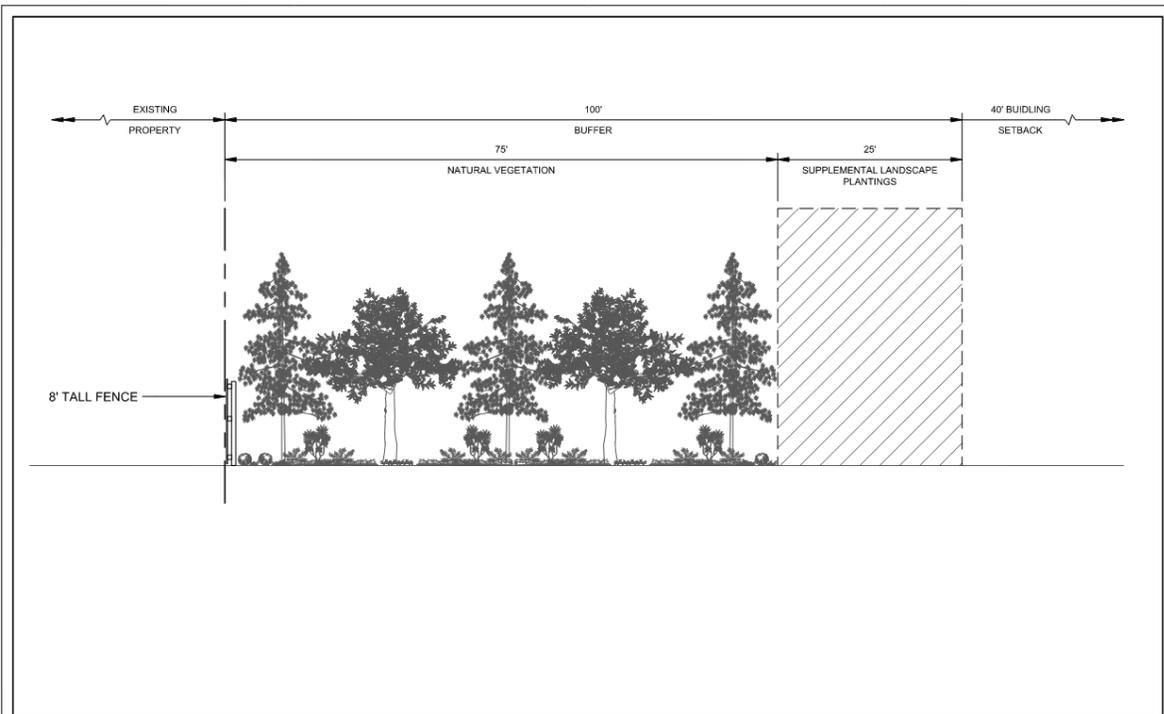




LITTLE NECK ROAD BUFFER

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

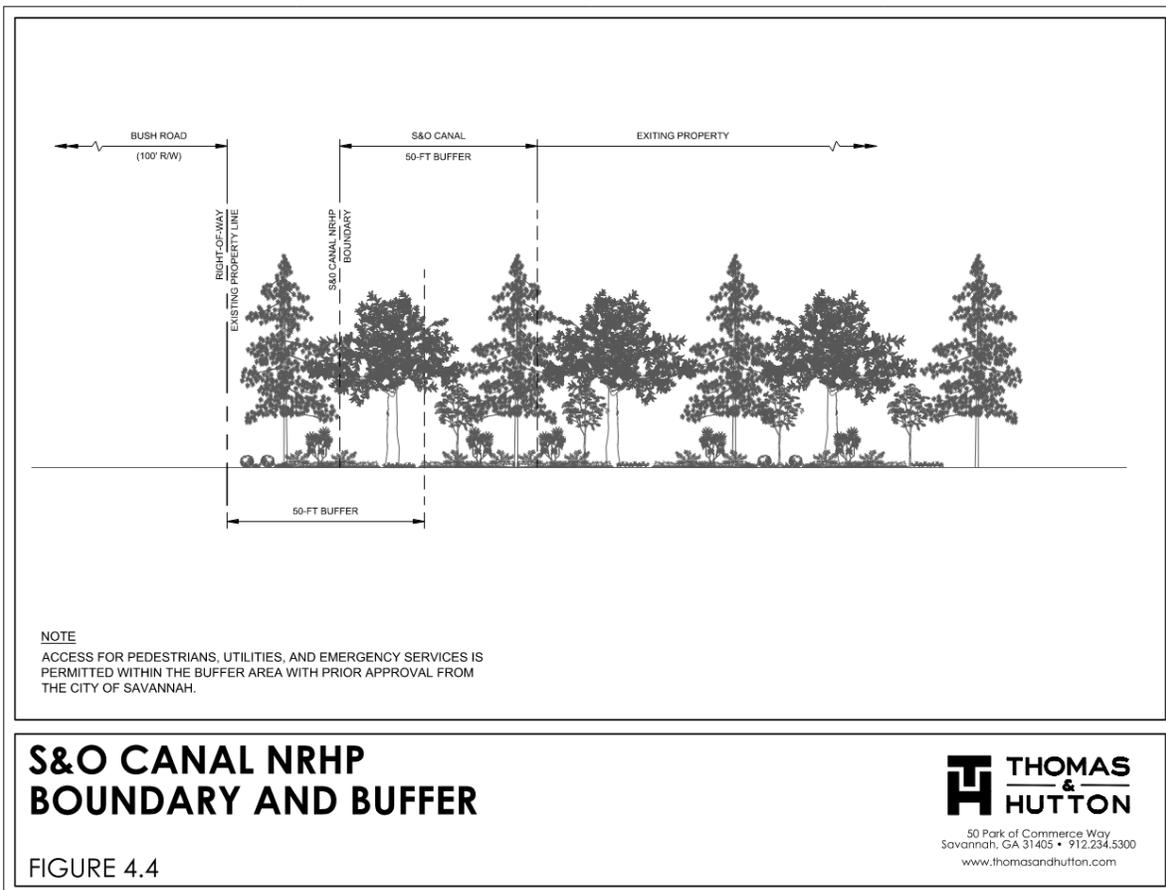
FIGURE 4.2



**MULTI-FAMILY BUFFER
(BUSH ROAD-RESIDENTIAL)**

FIGURE 4.3

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 50 Park of Commerce Way
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4.4.3 Wetlands. Setback shall be provided if required by agencies regulating wetlands.

4.4.4 Clear Cutting. Clear cutting of Primary Road Buffers and Perimeter Buffers shall not be allowed except as required to construct roadways, install storm drainage, install underground utilities (as defined in Section 4.7); construct pedestrian leisure trails (as defined in Section 4.9) and/or construct landscape berms.

Section 4.5 Street Trees, Landscaping and Tree Preservation

4.5.1 General Requirements. Streetscapes shall include massing of trees and shrubs at entries, intersections and focal points. Roadside grassing shall be required within rights-of-way. Individual home sites shall be encouraged to include grassing and irrigation to the back of curb. All required canopy trees (hardwoods) shall be a minimum 2½” caliper. Where possible drought resistant plant materials are encouraged.

4.5.2 Primary Road and Perimeter Buffer Minimums. Primary Road Buffers and Perimeter Buffer minimum requirements shall take precedence when applicable.

4.5.3 Neighborhood Guidelines. Street trees shall average 50’ on center along both sides of the road within the tree lawn area. There is a 1 tree per lot on SF Detached.

4.5.4. General Landscape Guidelines. There shall be a conscious intent to preserve existing trees where practical; however, it may be necessary to do substantial clearing. In such cases a landscape plan is required to revegetate the area. Landscape plans submitted for review shall include the size, species and location of all new plantings, existing trees to be saved, and all grasses and mulched areas. All commercial landscapes and neighborhood entries are to be irrigated and landscaped for approval by the McClendon Tract Development Review Committee (DRC) and the City of Savannah Park and Tree Department. Landscape designs are to address three main concerns: (1) they must be complementary to the architectural style of the building or entry, (2) they must screen all service, utility and equipment areas and (3) they must provide shade and screening of parking areas.

4.5.5. Tree Preservation. Within buffer areas, no vegetation shall be removed without prior approval from the DRC. Trees with a 24" DBH or greater within upland areas shall have the highest priority for preservation and shall not be cut during silviculture activities without the approval of the City of Savannah Park and Tree Department.

Section 4.6 Service Areas and Loading Docks

4.6.1 Location. Refuse areas, storage, loading and truck parking shall be located to minimize visibility from streets, sidewalks and leisure trails. Loading docks shall be limited to Mixed-Use Commercial parcels. Location shall require approval by the DRC and MPC.

4.6.2 Screening. All exterior trash receptacles shall be screened from public view on three sides and on the fourth side by a gate that screens the receptacles from view. The enclosure and gate should be made of materials compatible with that of the primary structure. Compactors shall not be required to have a gate.

4.6.3 Loading Docks. Loading docks and truck parking shall be screened from public view using building mass, screen walls and/or landscaping.

Section 4.7 Utilities and Utility Screening

4.7.1 Location. The following utilities shall be located underground to the extent possible: potable water supply and distribution systems; wastewater collection, treatment, and disposal; irrigation, cable television, telephone, broadband multi-use transmission; and other utility services. Power distribution systems shall be located underground except for the existing utility corridor and the overhead power lines located on Little Neck Road and Bush Road. Underground utilities can be placed within the buffers and setbacks (as defined in Section 4.4.1) provided they are planned so as to accommodate the minimum 8' paved pedestrian leisure trail as well as other required buffer elements. Temporary overhead power lines shall be allowed during construction. See Figure 4.2 Primary Road Buffer.

Section 4.8 Streets and Traffic Impact

4.8.1 Road and Street Design Standards. All roads and streets shall be constructed to all applicable standards except where otherwise modified herein. A modification to City standards not identified herein shall require the approval of the City Manager. The right-of-way standards for road and street design shall be determined by the type of

development as follows:

- a. **Neighborhood.** All primary streets within individual neighborhoods shall have a minimum right-of-way of 60'. Secondary streets with cul-de-sacs may have a right-of-way of 50'. If a cul-de-sac is used, it shall have a diameter of at least 96' in width and 110' minimum diameter right-of-way.
 - i. All typical sections (standard) shall include a 5' wide sidewalk on one side of the roadway and 18" or 24" wide curb and gutter on each side of the roadway.

4.8.2 Vehicular Access Points. Vehicular access points on primary roads shall be determined at the time of Final Master Plan submittal for individual tracts. The following criteria shall apply:

- a. Access points shall be planned to minimize the number of intersections while providing adequate ingress and egress.
- b. Where a corresponding street is present on a primary road it shall be planned so that its centerline aligns with the access point on the opposite side of the road to form a four-way perpendicular intersection. No road / street shall intersect at an angle less than 75 degrees; however, it is preferable that roads / streets intersect at a 90-degree angle. A maximum of four approaches will be allowed for public intersections. In areas where more than four approaches are critical to the design, a roundabout shall be required.
- c. Access points from primary road shall facilitate ingress and egress for the entire tract and not an individual property within the tract. A single family residence shall not have direct access from a primary road.

Section 4.9 Sidewalks and Pedestrian Leisure Trails

4.9.1 General Requirements. All tracts within the PD shall be linked by a system of pedestrian access ways.

- a. **Neighborhood Standards.** All neighborhoods shall be required to have a system of pedestrian ways.
 - i. A sidewalk not less than 5' in width shall be required along roadways on one side. A combination of a sidewalk and trail system shall be allowed, with approval by the DRC and the MPC.

Section 4.10 Parking

4.10.1 General Standards. All parking shall comply with Chapter 3. Article 9 Section 9.3.4 of the Zoning Ordinance unless otherwise identified herein.

4.10.2 Parking Spaces Required by Type of Development.

a. Residential

Type of Dwelling Unit	# of Off-street Spaces Required per Type of Dwelling Unit
Single Family Detached and Attached	2.0
Accessory Dwelling	1.0
Multi-Family One-Bedroom	1.0
Multi-Family Two-Bedrooms	1.0
Multi-Family Three-Plus Bedrooms	1.0

b. Non-residential (Includes Park and Municipal Services).

- i. In addition to the requirements of Section 9.3.5 of the City of Savannah Zoning Ordinance, the following shall apply:
 - (a) A 16' landscaped island shall be required at the ends of all parking bays. Each parking bay shall be separated from other parking bays by a minimum 12' wide median. Not more than 10 continuous parking spaces shall be allowed without separation by a tree island. Islands shall meet the following standards:
 - (i) For spaces 20' in length, the island shall be 15' in width.
 - (ii) For spaces 18' in length, the island shall be 16' in width.

Section 4.11 Lighting

4.11.1 Lighting by Type of Development.

Street lights, including posts and fixtures, can vary to work aesthetically with the neighborhood theme and signage program.

- a. **Primary Roadway Standards.**
Street lighting shall be required on primary roads at all intersections, and at entries to individual neighborhoods. Primary street lighting fixtures shall be selected by the Master Developer and adhere to the standards of Part 8, Chapter 3. Article 9. Section 9.8.6 of the Zoning Ordinance and approved by the City Traffic Engineer prior to installation.
- b. **Residential Standards.**
Street lights shall be mounted on poles 16' to 20' in height. Lights shall be LED or as specified by Utility provider. Design, spacing and wattage shall be approved by the DRC and the City of Savannah Traffic Engineer.
- c. **Non-residential Standards.**

Street lights shall be mounted on poles 16' to 20' in height. Lights shall be LED or as specified by Utility provider. A Lighting Plan shall be provided to the MPC, the City of Savannah Park and Tree Department and the City Traffic Engineering Department showing locations of poles. A Photometric Plan shall also be submitted to MPC, which shows no more than 2.0 footcandles at the edge of a private property.

Section 4.12 Signage

4.12.1 General Requirements.

a. **Sign Types.** Sign types shall be limited to the types listed below and shall require approval of the DRC and the City of Savannah. No pole or pylon signs shall be permitted. Design style shall be in keeping with the overall intent of the community.

b. **Lettering.** Specifications for approved lettering techniques must be approved by the DRC.

c. **Residential, Private Recreation, and Multifamily Standards.**

i. Sign Type: **Community Boundary Monument.**

Designation: Large entry marker at the perimeter of the project composed of a material approved by the DRC and City of Savannah.

Quantity: Maximum of two (2) signs per designated location.

Sign Size: 12'-0" Column Height; 6'-6" Wall Height.

Materials: Wrought iron decorative fence insert. Stone and masonry construction throughout the base and two columns; or masonry and stucco construction throughout the columns.

Colors: To be approved by the DRC.

Lighting: Lighting should be from ground spot light or sign backlighting.

ii. Sign Type: **Subdivision Identity Sign-Entry Walls.**

Designation: Identifies separate subdivision entries within the community and may contain the name and/or logo of subdivision. Graphics must be reviewed and approved by the DRC.

Quantity: Maximum of one (1) wall and column set flanking each side of subdivision entrance.

Sign Size: Entry walls shall not exceed 6'-0" grown in height with 10'-6" maximum column height. Special finials, embellishments and wrought iron designs shall be approved by the DRC.

Sign Area: Sign area shall not exceed 15 square feet. A logo or crest

may occur in addition to the sign area, with approval of the DRC.

Materials: Stone materials and masonry or stucco finishes approved. Brick selection must be approved by the DRC, as well as wrought iron and finial details.

Colors: All architectural metal colors are recommended for lettering and logo use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted metal letter surfaces as approved by the DRC.

Copy: To be approved by the DRC.

Lighting: Lighting shall be ground spot light or sign backlighting.

Remarks: Individual subdivisions shall not combine Entry Wall identity signs with Median identity signs at one entrance. Only one (1) sign type shall be permitted per entry.

iii. Sign Type: **Subdivision Identity Sign-Median Signs.**

Designation: Identifies separate subdivision entries within the community and may feature decorative ironwork and logo treatments. Graphics must be reviewed and approved by the DRC.

Quantity: Maximum of one (1) sign per subdivision entry median.

Sign Size: Single or double sided signs are permissible. Sign column and supports not to exceed 10'-6" height x 15' width. Sign design may include a horizontal sign panel or decorative wrought iron top. All identity sign designs and sizes must be approved by the DRC.

Sign Area: Sign area shall not exceed 24 square feet per side.

Materials: Stone, masonry, and stucco with applied metal letters on sign panel. Formed metal and cast letters are appropriate, as are specialty crafts such as hammered copper and specialty painted surfaces.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by the DRC.

Copy: To be approved by the DRC.

Lighting: Lighting shall be from ground spot lights or sign backlighting.

Remarks: Individual subdivisions shall not combine entry wall identity signs with median identity signs at one entrance. Only one

sign type shall be permitted per entry.

iv. Sign Type: **Primary Vehicular Directional Signs.**

Designation: Directional signs are single or double sided and provide directional or wayfinding information to community facilities.

Quantity: To be determined.

Sign Area: Sign panels measure maximum 3'-6" width x 4'-0" height or 14 square feet. Sign panels to be single or double sided as required. All directional sign designs and sizes must be approved by the DRC.

Materials: Architectural metals with applied metal letters on sign panel. Formed or cast metal letters are appropriate. Stone base and column support. Metal fabricated sign panels for single or double sided configurations.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by the DRC.

Copy: To be approved by the DRC.

Lighting: Lighting shall be from directional spot lights.

v. Sign Type: **Secondary Directional Signs: Post & Panel.**

Designation: 6" x 6" metal posts and panels or all aluminum sign components are acceptable.

Quantity: To be determined.

Sign Area: Sign panels to vary from 3'-0" x 3'-6" [large], to 2'-0" x 2'-9" [medium], to 1'-6" x 2'-9" [small], mini directional to have panel mounted to post 18" x 22" [mini]. Sign panels to be single or double sided as required. All secondary directional sign designs and sizes must be approved by the DRC.

Materials: 6" x 6" metal posts and metal sign panels. In no instances shall the sign post exceed 6'-6" in height. Explore in-stock standard systems and sizes for economical program. Reflective text required. Logo or monogram insert may be included subject to approval by the DRC.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces.

Copy: To be approved by the DRC.

Remarks: Signs may also be modified and attached to light standards or sign posts created for a more urban and decorative purpose as approved by the DRC.

vi. Sign Type: **Temporary Signs (During Construction).**

Designation: Temporary signs to provide wayfinding information during construction period. These signs shall be removed or replaced with permanent signs following completion of project.

Quantity: To be determined.

Sign Area: To be determined, all temporary sign designs and sizes shall be approved by the DRC.

Materials: Treated wood with applied wood or metal sign panels / reflective text and/or background.

Colors: To be approved by the DRC.

Copy: To be approved by the DRC.

vii. Sign Type: **Community Vehicular Regulatory Signs.**

Designation: Georgia DOT regulatory, warning & informational signs are required throughout the McClendon Tract.

Quantity: To be determined.

Sign Size: Sign sizes, content and shapes shall conform to Federal Highway standards.

Materials: Metal sign panels, architectural metals, etc.

Colors: DOT approved colors and sizes (panels). Post to be approved by the DRC.

Copy: To be approved by the DRC.

ARTICLE 5.0 DEFINITIONS.

Section 5.1 General

Where this section specifies a defined term that includes the phrase, “any similar use,” such interpretation shall be made by the Zoning Administrator. The definitions herein pertain only to the PD. Definitions included within the Zoning Ordinance but not herein shall also apply.

Section 5.2 Defined Terms

1. **Accessory Dwelling:** A building that is subordinate to and attached or detached from the principal dwelling. The accessory dwelling shall be no more than 30% of the principal dwelling unit gross square feet or 900 gross square feet, whichever is less. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory dwellings.
2. **Accessory Structure:** A detached building or structure which is subordinate to the principal building/facility on a lot and used for a purpose customarily incidental to the principal use, including but not limited to garages, greenhouses, swimming pools, tennis courts, cable satellite antenna or other non-commercial radio transmitting/receiving antenna. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory structures.
3. **Accessory Use:** An incidental and subordinate use that is customarily associated with the principal use of the lot or building located on the same lot as the principal use.
4. **Amusement or Recreation Activities (Carried on Wholly in a Building):** Establishments offering amusement or recreational activities for families or groups such as roller skating, video arcades and the like. No amusement or recreation activities other than miniature golf shall be permitted outside of the building.
5. **Assisted Living Unit (Care Home):** A rest home, nursing home, convalescent home, boarding home for the aged or similar use established to render domiciliary care for chronic or convalescent patients but not including facilities for the care of patients with mental illness or alcohol or drug addiction. All other assisted care units shall count toward the residential density cap in the same manner as residential.
6. **Block:** A division or parcel of land entirely surrounded by rights of ways, natural features or dedicated open space.
7. **Build to Line:** A prescribed location to which a building's façade must be placed.
8. **Building Height:** Building height shall be measured from the elevation of the finished lot grade at the front of the building or structure, to its highest point, excluding chimneys, cupolas and other approved appurtenances.
9. **Canopy Tree:** A tree whose leaves, at maturity, would occupy the upper level of a forest 40 feet or more above the ground and whose canopy spread at maturity is 40 feet or greater in a natural ecological situation; also called a shade tree.
10. **Club or Lodge:** An incorporated or unincorporated association of civic, social, cultural, religious, literary, political, and recreational or like activities, but not including shooting clubs operated for the benefit of their members and not open to the general public.
11. **Community Recreation:** This designation allows for recreational complexes and amenities to serve portions of the PD. Land uses may consist of private and semi-

private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services which include active and passive sports, entertainment facilities and ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation shall not be considered a commercial use and shall not be counted against the overall allowed acreage for commercial uses with the PD. Permitted uses include:

Outdoor recreational facilities including but not limited to:

- a. Public and/or private golf courses and ancillary facilities associated therewith.
- b. Golf Cart storage barn and maintenance facilities.
- c. Golf learning centers including golf school, pro-shop, sales of equipment, apparel, teaching facilities, practice facility, practice golf holes and the like.
- d. Swimming pools, pool bath houses and gazebos.
- e. Tennis courts and/or pickleball courts.
- f. Lawn games such as bocce, croquet, and volleyball, etc.
- g. Multi-use fields.
- h. Playgrounds.
- i. Neighborhood parks.
- j. Community parks.
- k. Leisure trails and bike trails.
- l. Gardens.
- m. Other recreational uses include: Recreational buildings, including but not limited to, uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space; accessory buildings; community offices, administration, and security buildings; maintenance and storage facilities; community service including public and/or private clubhouses; pro shops, snack bars, grills, restaurants and lounges associated with clubhouses; equestrian facilities including stables, pastures, riding rings, barns, trails and the like; walking and hiking trails; camping; cookout areas; outfitter center including office and pro-shop; and, nature labs or centers, aquariums, libraries and the like.

12. Contributing Central Open Space: An area that provides public gathering space and includes open space (plazas, parks) for social activity within new development.

13. Diameter at Breast Height (DBH): A measurement of the size of a tree equal to the diameter of its trunk measured 4.5' above the adjacent natural grade.

14. **Dwelling:** One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one family.
15. **Dwelling, Detached:** A dwelling which does not share party or lot-line walls with any adjacent building.
16. **Dwelling, Multi-Family:** A building with multiple dwelling units. Units may have either private or shared access. Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof.
17. **Dwelling, Patio:** A single family dwelling that is detached or semi-detached (i.e., attached by a common wall to another dwelling unit). The lot of each dwelling unit may have a wall located on the shared lot line to create a private side yard for each dwelling.
18. **Dwelling, Single Family Attached:** A building containing attached dwellings, each of which are located on a fee simple lot and have their own private entrance.
19. **Dwelling, Single Family Detached:** A stand-alone building containing only one dwelling unit.
20. **Eleemosynary or Philanthropic Institutions:** A not-for-profit organization that provides a variety of services to its members or the community but does not provide sleeping accommodations or daily meals. Institutions included under this definition are those which promote the safety, health, and general welfare of the community.
21. **Equestrian Centers and Trails:** Barns, trails, training facilities, paddocks, and accessory buildings to support equine activities.
22. **Evergreen Buffer Hedge:** A grouping of evergreen shrubs planted in close proximity to one another in order to provide a barrier or screen.
23. **Facilities for Fishing, Boating and Swimming:** Establishments offering the use of fishing, boating and/or swimming equipment and facilities. The facilities may be either indoor or outdoor and may be either for profit or non-profit.
24. **Final Master Plan:** A detailed site-specific development plan that follows the General Master Plan. It includes precise layouts, land uses, infrastructure, and design elements that must conform to the vision and framework of the General Master Plan.
25. **General Master Plan:** A conceptual exhibit that establishes the overall vision and framework for a development. Contains high-level land use categories, general road patterns, and phasing concepts.
26. **Home Occupation:** An occupation carried on within a home or from a home in

accordance with the criteria listed in Section 3.3.1.

- 27. Maintenance Areas:** The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and recreation facilities within the PD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance. Maintenance facility shall be of a non-commercial nature. Permitted uses associated with the above include:
- a. Vehicle maintenance.
 - b. Storage of vehicles and parts, boats, recreational vehicles, campers and resident storage units.
 - c. Fuel storage.
 - d. Shops for woodwork, metalwork, painting and similar repairs or crafts.
 - e. Greenhouses, plant propagation areas and holding yards.
 - f. Mulching facility and mulch storage.
 - g. Storage of chemicals and bulk materials as permitted by law.
 - h. Offices associated with community maintenance or security.
- 28. Master Developer:** The developer who obtained initial approval of the PD Master Plan.
- 29. Model Homes / Sales Center:** This designation allows for the model homes and office / administrative facilities (including temporary trailer facilities) that shall be considered an accessory use associated with the primary sales of on site residential lots and homes within the McClendon Tract. The facility(s) may be permanent in nature with the model homes being sold as single family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.
- 30. Neighborhood Development:** Development that is typified by the culture, design characteristics and traditions exemplified in the Savannah area and the Low Country. It is characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, lanes, mixed land uses, and compactness of development to encourage residents and workers within this district to live, work, learn, shop, worship, socialize, and recreate in close proximity to home and job.
- 31.** .
- 32. Public Use:** Buildings, structures and uses of land operated by a government unit

or government agency, including but not restricted to public schools, airports, fire stations, recreation sites and facilities and public utilities.

33. **Public Utilities (Subject to Proof of Need):** As used in this chapter, a public utility shall only be defined to include pipelines, power transmission lines, telephone and telegraph lines, railroad tracks but not a railroad yard, and such related public utility structure or station necessary for the installation and maintenance of utility services.
34. **Recreational Vehicle and Boat Storage (Subject to Screening Requirements):** Areas or structures used for long term storage of recreational vehicles or boats. Security fencing with opaque landscape screening is required.
35. **Reverse Street Frontage:** Parcels with all vehicular access provided from an alley side only. Front of parcel faces open space, such as a green, lake or park.
36. **Shrub:** A woody and fibrous perennial plant of small stature having multiple permanent stems and displaying an upright growth habit.
37. **Temporary Use:** A non-permanent use that is allowed in accordance with the criteria listed in Section 3.4.
38. **Understory Tree:** A tree whose leaves, at maturity, would occupy the intermediate level of a forest in a natural ecological situation. Also called ornamental tree.
39. **Utility Corral:** An area consisting of a cluster or grouping of above ground utility components such as but not limited to transformers, backflow preventions, utility boxes or large pieces of mechanical equipment.
40. **Wireless Communications Facility:** A staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or groups of antennas, transmission cables and equipment enclosures, and may include an antenna support structure.

SECTION 2: The following conditions shall apply to the rezoning:

- 1) Prior to MPC approval of any final master plans, the Petitioner shall provide:
 - a. A 'Wetland Plan' identifying wetlands present on the site and identifying areas proposed to be filled and preserved.
 - b. An updated General Master Plan reflecting the required Wetland Plan.
- 2) The site shall not be cleared or graded until all wetland-related permitting is finalized.
- 3) Specific Development Plans for pods within the parcel presently identified as 302 Bush Road shall be forwarded by MPC Staff to the Planning Commission for review and approval.
- 4) No vehicular access onto Bush Road.
- 5) Development of the Multi-Family Tract requiring the following stipulations: 100' Undisturbed Buffer from the Property Boundary, Supplemental landscape plantings occurring within the last 25' of the Undisturbed Buffer interior to the Property (75'-100' from the Property Boundary), 8' Fence installed along the Property Boundary, 40' Building Setback from the 100' Undisturbed Buffer, and no four-story multifamily buildings.
- 6) In evaluation of subsequent final master plans, MPC further recommends Planning Commission consideration of specific conditions regarding:
 - a. Minimum Open/Green Space required;
 - b. Floodplain avoidance; and
 - c. Minimum design standards for stormwater ponds to address quantity and quality.

SECTION 3: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st of September 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 25th day of June 2025, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: ___ day of _____ 2025.

Van R. Johnson, II

Mayor

ATTEST:

Mark Massey
Clerk of Council