



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: December 19, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Jeff Jepson

Agent: Mohsen Yaraghi, 76 Highlands BLVD LLC and 1950 Benton BLVD LLC, Officer

Address: ALFA Tract and Tract C-17, Godley Station - North

Alderman: District – 1- Bernetta B. Lanier

County Commission: District – 8- Kenneth A. Adams

Property Identification Number: 21016 02066, 21016 02067, 21016 01017

Petition File No.: 24-002501-ZA-MAP

MPC ACTION:

The present zoning action addresses only the zoning and zoning-related development standards associated with the requested amendment. It does not represent approval to develop any site within the scope of the request – only to set broad parameters for more specific site development plans yet to be submitted. Issuance of development permits is contingent upon satisfaction of the requirements of all reviewing Departments of the City of Savannah. The Planning Commission recommends **approval** of the request to amend the Godley Station Master Plan with the following conditions:

- 1) A United States Corps of Engineers Jurisdictional Determination will be reviewed when required as it applies to all subsequent General and Specific Development Plan submittals. The City of Savannah Zoning Ordinance shall apply as determined by Chapter 3 Article 10 Natural Resource Standards.
- 2) The applicable development standards for any identified use shall apply without modification. Variances to established standards of any zoning district shall be considered in association with the submission and review of site-specific development plans, unless or until a more specific General Master Plan is provided.
- 3) Parcel A shall require MPC approval of a General Development Plan prior to issuance of a site development permit.

4) The anticipated residential yields indicated in the October 2024 'DRI Concept Plan' for now-assigned parcels G, H, and I shall be regarded as the minimum residential density for each parcel.

The residential density for Parcel G shall not be less than 5 dwelling units per acre; Parcel H shall not contain fewer than 8.3 dwelling units per acre; Parcel I shall not contain fewer than 14 dwelling units per acre.

5) Per condition of case 24-005036-ZA additional Godley Station Master Plan update shall be submitted prior to the approval of any future site plans within the PD.

MPC STAFF RECOMMENDATION:

The present zoning action addresses only the zoning and zoning-related development standards associated with the requested amendment. It does not represent approval to develop any site within the scope of the request – only to set broad parameters for more specific site development plans yet to be submitted. Issuance of development permits is contingent upon satisfaction of the requirements of all reviewing Departments of the City of Savannah. The MPC Staff recommends **approval** of the request to amend the Godley Station Master Plan with the following conditions:

1) A United States Corps of Engineers Jurisdictional Determination will be reviewed when required as it applies to all subsequent General and Specific Development Plan submittals. The City of Savannah Zoning Ordinance shall apply as determined by Chapter 3 Article 10 Natural Resource Standards.

2) The applicable development standards for any identified use shall apply without modification. Variances to established standards of any zoning district shall be considered in association with the submission and review of site-specific development plans, unless or until a more specific General Master Plan is provided.

3) Parcel A shall require MPC approval of a General Development Plan prior to issuance of a site development permit.

4) The anticipated residential yields indicated in the October 2024 'DRI Concept Plan' for now-assigned parcels G, H, and I shall be regarded as the minimum residential density for each parcel.

The residential density for Parcel G shall not be less than 5 dwelling units per acre; Parcel H shall not contain fewer than 8.3 dwelling units per acre; Parcel I shall not contain fewer than 14 dwelling units per acre.

5) Per condition of case 24-005036-ZA additional Godley Station Master Plan update shall be submitted prior to the approval of any future site plans within the PD

MEMBERS PRESENT: 11

Michael Kaigler
Dwayne Stephens
Joseph Welch
Tom Woiwode
Laureen Boles
Amanda Wilson
Karen Jarrett – Chairwoman
Jeff Notrica

PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(11-0)

APPROVAL Votes: 11	DENIAL Votes:	ABSENT	Abstain	Recused	Online
Jarrett Boles Woiwode Amick Kaigler Melder Coles Notrica Stephens Welch Wilson		Ervin Ross Plunk			



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

File No. 24-002501-ZA-MAP

Location: ALFA Tract and Tract C-17, Godley Station - North

PIN: 21016 02066, 21016 02067, 21016 01017

Acreage: +/- 226.1 acres

Prepared by: Brad Clement, Development Services Senior Planner

Edward Morrow, Director of Development Services and Current Planning

Petitioner: Jeff Jepson, Agent

Owners: Mohsen Yaraghi, 76 Highlands BLVD LLC and 1950 Benton BLVD LLC,
Officer

Aldermanic District: 1 - Alderman Bernetta B. Lanier

County Commission District: 8 - Commissioner Kenneth A. Adams

Neighborhood/Subdivision: Highlands Neighborhood Association

Current Zoning District: PD (Planned Development)

Future Land Use (FLU) Category: PD (Planned Development)

Request:

The Petitioner requests consideration of a major amendment to the Godley Station PD Master Plan and governing text. Godley was originally adopted in 1998, encompasses more than 5,800 acres across three jurisdictions, and has seen numerous area-specific revisions since its inception, reflecting changes in the broader real estate market over the course of its prolonged build-out.

The specifically proposed changes would modify and enhance the uses and standards currently associated with two adjoining tracts within the existing PUD. The tracts are

referred to as the 'ALFA Tract,' situated west of Highlands Boulevard, and 'Tract C-17,' situated east of Highlands Boulevard.



Proposed General Master Plan for ALFA and C-17 Tracts (November 2024)

As proposed, +/- 84 acres of the ALFA tract would be aligned with the NewZO I-L (Light Industrial) zoning designation and would contain two warehouses with a combined total floor area just short of 1 million square feet. Along Benton Boulevard, a +/- 24.4 acres, would be aligned with the NewZO B-C (Community Business) zoning designation. This portion is proposed to contain a grocer or food-oriented retail establishment. The remaining portion, +/- 13.1 acres adjoining Highlands Boulevard, would also be aligned to NewZO B-C (Community Business).

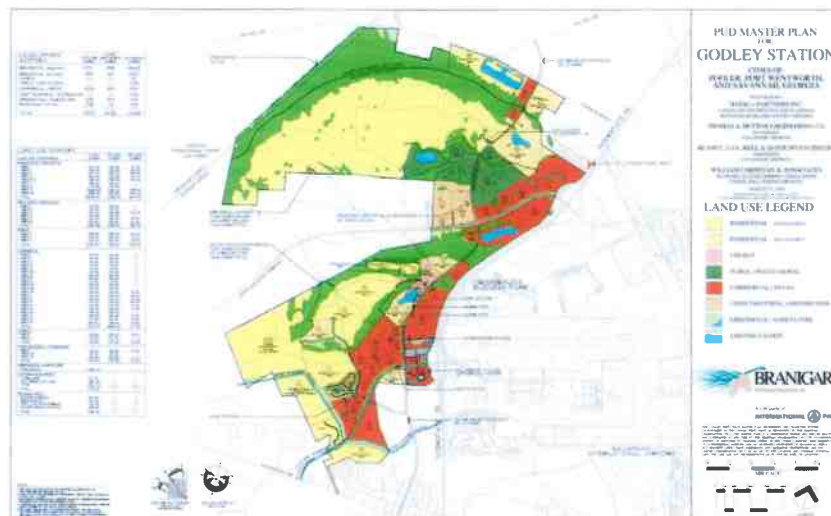
Tract C-17 (+/- 100 acres) is proposed to retain principally commercial zoning districts, though those indicated (B-L, B-N, and B-C) permit a combination of residential and commercial uses, the anticipated proportions of which are not yet known. The development standards indicate residential yields for parcels E, F, G, H and I ranging from 10 to 20 dwelling units per acre.

In August 2024 MPC Development Services Staff initiated a Development of Regional Impact [application](#) (DRI). On October 29, 2024 the Coastal Regional Commission issued a [final report](#) with comments from the City of Savannah and the Georgia Department of Transportation. The request under consideration differs markedly in proposed residential density from that reviewed during the DRI, increasing from 730 units to potentially 1,475.



Concept Plan Submitted and Distributed in association with DRI

Background: Since the initial approval of the Master Plan in 1998, there have been numerous modifications and amendments to the overall Godley Station Master Plan, which has subsequently become more so identifiable by sub-area designations such as “North Godley,” and the “Highlands.”



Master Plan as adopted in 1999

Previous significant MPC Files associated with the area include but are not limited to the following:

S-20010925-29674-2; September 26, 2001 – Creation and Recording of the C-17 Tract

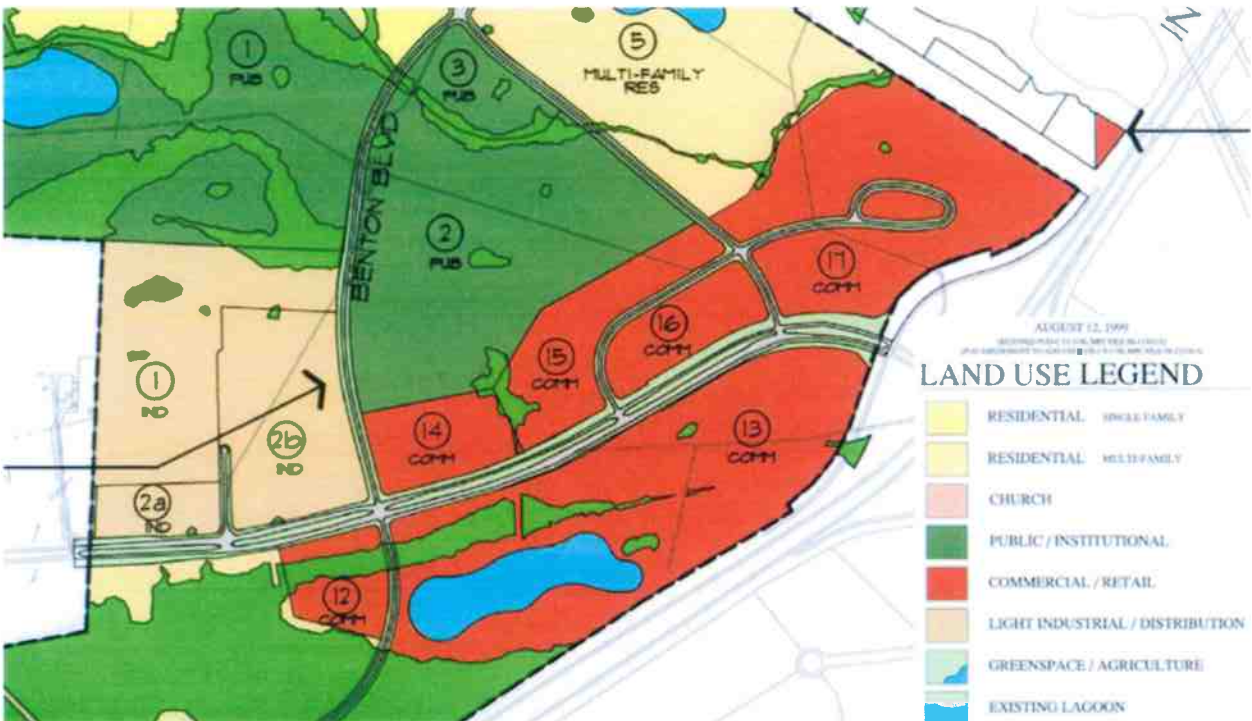
M-20150901-004782-1; October 13, 2015 – Master Plan Amendment for Godley Station North; Creates Light Industrial Uses (Adjacent South)

M-20150224-000236-1; October 13, 2015 – Master Plan Amendment for Godley Station North; Establishes the Highlands Business Park (Adjacent North)

15-006278-PLAN; December 15, 2015 – Master Plan Amendment for Godley Station North; Changes uses for the Mulberry at Godley from Commercial/Retail to Multi-Family

M-20150112-006278-1; January 12, 2016 - Master Plan Amendment for Godley Station North; Changes ALFA Tract from Multi-Family to Commercial/Retail

24-005036-ZA; October 15, 2024 – Master Plan Amendment for Godley Station North; Expands permitted Commercial/Retail uses for the Mulberry, establishes future Master Plan amendment conditions



ALFA Tract and C-17 as designated in 1999

Facts and Findings:

The Petitioner submittal timeline based on working with Staff includes the following:

- The Petitioner submitted their original application on May 26, 2024, with a proposed rezoning for ALFA Tract from PD to I-L and B-C to accommodate warehouse construction on the tract. The Petitioner also submitted a second application at the same time with a proposed rezoning of the C-17 Tract from PD to B-C. The effect of these applications would have resulted in the removal of the +/- 226.1-acres from the North Godley Planned Master Planned area.



- Staff met with the Petitioner to change the proposed rezoning request into a Master Plan Amendment to keep the Godley Station Master Planned development intact. Also required were the necessary applications for a Future Land Use Map amendment. The result of these applications would redesignate both tracts PD (Planned Development) from the former classifications of 'Suburban Commercial' and General Residential. This associated FLUM amendment petition is assigned file number 24-002877-ZA.

Public Notice: As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed

rezoning. Public notice was also posted on site. In addition, a letter describing the proposed amendments along with information regarding the upcoming public hearing was provided in accordance with the notification requirements of the Zoning Ordinance.

Neighborhood meeting:

Per the Petitioner, there have been a total of 9 meetings with the Highlands Neighborhood Association (HNA) which date back prior to Covid. These include three meetings at the Pooler City Hall, three meetings at a nearby school, two virtual meetings (one of which included the Mayor and City Council), and one small meeting with HNA elected representatives and representatives of the developer. = Alderwoman Lanier was an active participant throughout the process.

Existing Zoning and Development Pattern: The existing zoning is PD (Planned Development). Per the Ordinance at the time of adoption, these areas are: *“Large planned unit developments comprising detached, semidetached, single-storied or multistoried dwellings which may include a mixture of residential, recreational, cultural, educational and commercial uses, and common greens or common open spaces, all conveniently located to provide clean, safe, pleasant residential-industrial-business complex involving a minimum of strain on transportation facilities and public services; and provide greater opportunities for better housing, recreation, commercial uses and limited industrial facilities located conveniently to each other may extend to the residents of the planned community.”*

Site: The subject property consists of three (3) parcels, together totaling approximately 226.1 acres.

The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Residential housing & a commercial building	PD
South	Jimmy Deloach Parkway and Warehouse Use	PD
East	Undeveloped	PD

West	Undeveloped and Warehouse Use	PD
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Impact and Suitability

1. **Transportation Network:** The development will have direct access to Benton Boulevard, Highlands Boulevard and Jimmy Deloach Parkway. All access routes are existing paved public streets with a varied right-of-way. The primary entrances are configured with the explicit intent to segregate the various uses proposed for the planned developments, limiting the majority of heavy truck traffic to Jimmy Deloach Parkway. The interior of the development will include several public streets and pedestrian paths. The intent is to provide adequate vehicular circulation and interconnectivity but also accommodate intended pedestrian walkways permitting easy nonmotorized access to the various uses proposed.

2. **Public Services and Facilities:** The subject parcel has access to the City’s public water, sewer, and stormwater systems.

3. **Chatham Area Transit (CAT):** There are no existing bus stops currently adjacent to the three parcels. There is one bus stop more than 2,000 feet away on Benton Boulevard across from Godley Station School.

4. **Comprehensive Plan Land Use Element:** The present request is filed concurrently with a request to amend the FLUM Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) has been amended to designate the subject property as PD (Planned Development).

5. **Existing PD Zoning District:**
 - a. **Intent of the PUD-C District:** Large planned unit developments comprising detached, semidetached, single-storied or multistoried dwellings which may include a mixture of residential, recreational, cultural, educational and commercial uses, and common greens or common open spaces, all conveniently located to provide clean, safe, pleasant residential-industrial-business complex involving a minimum of strain on transportation facilities and public services; and provide greater opportunities for better housing, recreation, commercial uses and limited industrial facilities located conveniently to each other may extend to the residents of the planned community.

 - b. **Allowed Uses:** PUD-C Permitted residential, business, institutional, and industrial uses in accordance with ordinance-contained use-specific districts PUD-R, PUD-B, PUD-IS, and PUD-IN.

- c. **Development Standards:** The development standards for the existing Master Planned development are attached to the agenda item for this Petition.

6. Proposed PD Zoning District:

- a. **Intent of the PD District:** A Planned Development (PD) district allows projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the Mayor and Aldermen desire to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area.

In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of [buildings](#), open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of [roads](#), utilities and other infrastructure that would not otherwise be possible within a base zoning district.

The PD district encourages innovative land planning and design concepts by:

- i. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual [lots](#) or developments;
 - ii. Encouraging the assembly of properties that might otherwise be developed in unrelated increments;
 - iii. Ensuring orderly and thorough planning and review procedures that will result in a cohesive development;
 - iv. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, [densities](#) and nonresidential uses to encourage variety and to avoid monotony;
 - v. Allowing development to take advantage of special site characteristics, locations and land uses to protect environmentally sensitive areas and to promote better design; and
 - vi. Encouraging allocation and improvement of common open and recreational space in residential areas as well as providing for the maintenance of the open and recreational space.
- b. **Allowed Uses:** The Applicant proposes principal uses that align with the City of Savannah NewZO I-L ([Light Industrial](#)), B-C ([Community Business](#)), B-N ([Neighborhood Business](#)), and B-L ([Limited Business](#)).

The applicant proposes modified development standards and limited/special use approvals in association with these uses as part of the rezoning request.

c. **Development Standards:** The Petitioner has included Development Standards for the proposed Master Plan amendment area shown below.

USES AND DEVELOPMENT STANDARDS					
PARCEL	ACREAGE (4)	RESIDENTIAL DENSITY (7)	RESIDENTIAL YIELD	PERMITTED USES (SEE ZONING ORDINANCE SEC. 5.4 PRINCIPAL USE TABLE) (2)	DEVELOPMENT STANDARDS
PD-C					
A	24.4	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (LARGE SCALE FOOD, RETAIL / GROCERY ANCHOR) (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
B	1.2	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
C	6.0	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
D	5.9	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
E	6.1	16	98	AS PERMITTED IN THE B-C ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
F	14.7	10	147	AS PERMITTED IN THE B-N ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-N IN SEC. 5.16
G	22.2	10	222	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
H	32.9	16	526	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
I	24.1	20	482	AS PERMITTED IN THE B-L , B-N AND B-C ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
SUB-TOTAL	137.5	10.7	1475		
PD-IL					
A	184	N/A	0	AS PERMITTED IN THE IL ZONING DISTRICT	SHALL FOLLOW THE STANDARDS FOR IL IN SEC. 5.17
SUB-TOTAL	184	N/A	0		
WETLANDS AND WETLANDS BUFFER AREA					
	3.0	N/A	0	N/A	N/A
SUB-TOTAL	3.0	N/A	0		
TOTAL	224.5	16.6	11475		

NOTES:

(1) THE SITE IS SUBJECT TO A US ARMY CORPS OF ENGINEERS WETLAND PERMIT WHICH HAS ESTABLISHED WETLAND LIMITS AND BUFFERS.

(2) PERMITTED LIMITED AND SPECIAL USES SHALL FOLLOW THE STANDARDS OF THE ASSOCIATED REFERENCED ZONING DISTRICT. WHERE MULTIPLE DISTRICTS ARE REFERENCED, A USE SHALL BE CONSIDERED PERMITTED IF PERMITTED IN ANY OF THE DISTRICTS AND SIMILARLY IF A USE IS ONLY PERMITTED AS A LIMITED OR SPECIAL USE IN ANY OF THE DISTRICTS, THE USE SHALL BE CONSIDERED LIMITED OR SPECIAL USE.

(3) PERIMETER BUFFERS ARE AS SHOWN ON THE PD MASTER PLAN. INTERNAL BUFFERS WILL BE ESTABLISHED BASED ON THE SPECIFIC USES PROPOSED IN THE FINAL DEVELOPMENT PLANS.

(4) UPPER STORY RESIDENTIAL USE IS NOT PERMITTED.

(5) RESIDENTIAL IS ONLY PERMITTED AS AN UPPER STORY RESIDENTIAL USE IN A MIXED USE BUILDING.

(6) NO ADDITIONAL IL AREA WILL BE CONSIDERED OR PERMITTED WITHIN THE MASTER PLAN AREA.

(7) PARKING RATIOS AND DESIGN SHALL FOLLOW THE STANDARDS OF SEC. 9.3.

(8) NON-RESIDENTIAL USE LIMITATIONS RELATING TO COLLECTOR STREETS OR HIGHER IN B-L DISTRICTS SHALL NOT APPLY. NON-RESIDENTIAL USES SHALL BE ALLOWED IN ALL PARCELS.

(9) THE HEIGHT LIMITATIONS OF THE B-L DISTRICT STANDARDS SHALL NOT APPLY. PARCELS G AND H SHALL HAVE A MAXIMUM HEIGHT OF 30' AND PARCEL I SHALL HAVE A MAXIMUM HEIGHT OF 75'.

(10) THE MAXIMUM NON-RESIDENTIAL INDIVIDUAL BUILDING FOOTPRINT SIZE SHALL BE 10,000 S.F. FOR PARCEL C AND 30,000 S.F. FOR PARCELS H AND I. THESE LIMITATIONS SHALL NOT APPLY TO A VERTICALLY MIXED USE BUILDING WITH UPPER STORY RESIDENTIAL.

*Proposed Uses, Densities, and Associated Development Standards (Ex. 3)
([Limited-Business](#), [Neighborhood-Business](#), and [Community-Business](#) Use Tables Linked)*

Zoning Ordinance Review

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

Suitability and Community Need

- i. 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: The range of uses permitted under the current and proposed Master Plans are similar in nature but the request represents a

realignment of future development with the City of Savannah's *NewZO* uses and standards.

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

MPC Comment: The proposed changes represent a reorientation of the tracts with both the current real estate market and needs of the community. The northern portion of the Godley PD is heavily residential. Businesses present are not of a convenience or retail nature, forcing these residents to obtain ordinary goods and services at more distant locations.

Arguably, the subject parcels are presently zoned to accomplish this; however, as proposed, and with proper conditioning, the potential to add needed nonresidential uses in a more compact, mixed-use or town center-style development would be an enhancement to the character of the North Godley area.

Compatibility

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

MPC Comment: The proposed modifications will have an impact on the character and quality of life for nearby businesses and residents. The scale of the proposal warrants significant capital investment in public utilities and services. Adequacy of water, sewer, stormwater and impacted roads will each be assessed and necessary improvements identified prior to issuance of any development permits.

- ii. 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 proposed amendments are compatible with the present zoning pattern and character of the surrounding area. In its present form, portions of the modifications are intended to induce development of missing components of the Northern Godley PUD. Proposed Industrial development is intended to be oriented such that any impact to adjoining residents is minimized.

- iii. 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 Master Plan Amendment proposal.

MPC Comment: The proposed changes represent a reorientation of the tracts with both the current real estate market and needs of the community. The northern portion of the Godley PD is heavily residential. Businesses present are not of a convenience or retail nature, forcing these residents to obtain ordinary goods and services at more distant locations.

Arguably, the subject parcels are presently zoned to accomplish this; however, as proposed, and with proper conditioning, the potential to add needed nonresidential uses in a more compact, mixed-use or town center-style development would be an enhancement to the character of the North Godley area.

Consistency

Whether the Master Plan Amendment 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 Comprehensive Plan and Future Land Use Map indicates the subject property as Planned Development. With the proposed Master Plan Amendment, the mixed-use nature of the proposal provides for targeted retail development that has been long requested by Highland residents.

Reasonable Use

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

MPC Comment: While it has remained undeveloped, the subject property does have use as presently zoned. In fact, many of the proposed uses are similar to those permitted in the present zoning district. The advantage of the proposal, though, is the adoption of more flexible standards that permit a broader range of uses.

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: The scale of the proposal warrants significant capital investment in public utilities and services.

Adequacy of water, sewer, stormwater and impacted roads will each be assessed and necessary improvements identified prior to issuance of any development permits.

Proximity to a Military Base, Installation or Airport

MPC Comment: The subject property is not in proximity to a Military Base or Installation but is approximately 12 miles from Savannah/Hilton Head International Airport.

Evaluation

Review of the Applicant's proposed Code of Ordinances & Design Standards is based upon the requirements of *Sec. 6.1 Planned Development District* of the Zoning Ordinance.

Specifically, *Section 6.1.22 Amendments to an Approved Master Plan*, which indicates that *Amendments to General Master Plans and Final Master Plans shall be reviewed as follows*:

a. Amendments to General Master Plans

Amendments to General Master Plans may be classified as minor or major amendments, as determined by the [Planning Director](#). Minor amendments to General Master Plans shall be subject to Planning Commission approval. Major amendments to General Master Plans shall be subject to Planning Commission review and Mayor and Aldermen approval as contained in [Sec. 6.1.10](#).

- i. **Minor Amendments.** Minor amendments to General Master Plans shall include modifications which do not affect the overall character or intensity of the development, do not adversely or substantially affect the initial basis for granting approval, and do not adversely or substantially affect the overall PD in light of intent and purpose of such development.
- ii. **Major Amendments.** Modifications to General Master Plans which do not qualify as minor amendments shall be deemed major amendments.

Applying the review criteria established in Section 6.1.17 for General Development Master Plans, the applicant's submission is evaluated as either C for having provided sufficient detail or D if details are insufficiently clear.

C – Complete

D – Deficient

N/A – Not Applicable

General Development Master Plan Review

- C A proposed narrative discussing the market concept of the project, explaining the manner in which the criteria of [Sec. 6.1.12](#) have been satisfied, and providing evidence of compatibility with the Future Land Use Plan and adjacent land uses;
- C All proposed land use classifications;
- C Total acreage of the overall development and for each land use classification;

- D Total number of dwelling units and density for the overall development and for each phase;
- D Proposed square footages of nonresidential uses, if applicable;
- C Existing conditions, including the existing zoning districts, locations of existing buildings, streets, alleys driveways, parking areas, etc.;
- C Proposed buffers, perimeter and internal, if applicable;
- C Curb cut locations on primary roads, internal road system (if applicable) and connectivity to adjacent tracts (if applicable);
- C Locations of sidewalks or trails adjacent to roadways or within buffers, including width, if applicable;
- D Open space, including identification of passive and active recreational areas, including wetlands;
- C Plans to protect or alter wetlands, if applicable;
- D Maximum number of trips to be generated by the development;
- D Any development condition(s) that may be part of a development agreement;
- C General utility plan;
- D Phasing plan, in accordance with Sec. [6.1.20](#);
- D Delineation of any tree preservation areas to be set aside for Tree Quality Point and Landscape Quality Point credit as noted in the City Code [Part 4, Chapter 10, Landscape and Tree Protection Ordinance](#); and
- D General Location of new buildings and structures, streets, alleys, driveways, parking areas, etc.
- NA At the discretion of the applicant, any items that would be required in [6.1.18](#).

Recommendation:

The present zoning action addresses only the zoning and zoning-related development standards associated with the requested amendment. It does not represent approval to develop any site within the scope of the request – only to set broad parameters for more specific site development plans yet to be submitted. Issuance of development permits is contingent upon satisfaction of the requirements of all reviewing Departments of the City of Savannah.

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The residential density for *Parcel G* shall not be less than 5 dwelling units per acre; *Parcel H* shall not contain fewer than 8.3 dwelling units per acre; *Parcel I* shall not contain fewer than 14 dwelling units per acre.

- 5) Per condition of case 24-005036-ZA additional Godley Station Master Plan update shall be submitted prior to the approval of any future site plans within the PD.