



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: July 23, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: FLUM Amendment

PETITION REFERENCED:

Petitioner: Donald E Dyches for Fort Argyle Storage

Property Owner: Fort Argyle Storage, LLC, and Fort Argyle, LLC

Address: 2505 and 2521 Fort Argyle Road

Alderman: District - NA

County Commission: District - 7- Dean Kicklighter

Property Identification Number: 11048B 01022 and 11048B 01023

Petition File No.: 24-003509-ZA-FLUM

MPC ACTION:

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

MPC STAFF RECOMMENDATION:

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

MEMBERS PRESENT: 12

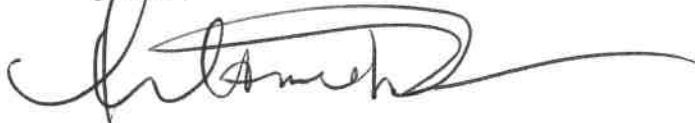
Dwayne Stephens	Jeff Notrica
Stephen Plunk	Joseph Ervin
Travis Coles- Vice Chair	Coren Ross
Karen Jarrett – Chairwoman	Michael Kaigler
Amanda Wilson	Traci Amick – (Virtual)
Laureen Boles	Tom Woiwode

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

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT	ABSTAIN
Boles Coles Notrica Plunk Ervin Wilson Jarrett Kaigler Ross Stephens Woiwode		Melder Welch	Amick – Virtual Attendance



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, Planning and Urban Design



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION *"Planning the
Future, Respecting the Past"*

STAFF REPORT

To: The City Council
From: The Planning Commission
Date: July 23, 2024
Subject: Comprehensive Plan - Future Land Use Map Amendment
Agent: Donald E. Dyches for Fort Argyle Storage, LLC and Fort Argyle, LLC
Address: 2505 and 2521 Fort Argyle Road
PIN's: 11048B01022 and 011048B01023
Site Area: 7.2 acres
Aldermanic District: NA
Chatham County Commission District: 7 – Dean Kicklighter
File Number: 24-003509-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map (FLUM) from Residential - Suburban Single-Family to Commercial – Suburban in support of future use of the property consistent with its present B-N (Neighborhood Business) zoning classification.

Background:

The subject properties are located in Unincorporated Chatham County. The applicant submitted a petition to the City of Savannah in December 2023 seeking annexation of parcels identified as 2502, 2521, 2529 Fort Argyle Road and 101 Middle Landing Road into the City. MPC Staff found no record of the annexation petition on a City Council agenda, though it has been.

There are two buildings on parcel 11048B01022. The larger building was used for an apartment and convenience market since 1946 and the smaller building was used as a service repair garage since 1982. The parcel 011048B01023 was used for a single-family residence, which is now demolished. The two parcels are zoned B-N (Neighborhood Business). The applicant is proposing to use the land in a manner consistent with its zoning district but cannot do so at present due to *NewZO's* strict consistency requirement with the Comprehensive Plan.

Comprehensive Plan - Future Land Use Map Amendment
2505 and 2521 Fort Argyle Road
Donald E. Dyches for Fort Argyle Storage, LLC and Fort Argyle, LLC
24-003509-ZA-FLUM



Aerial Map of PINs 11048B01022 and 011048B01023



Existing buildings on PIN11048B01022

Zoning History:

The subject parcels were rezoned from R-A (Residential-Agriculture) to B-N (Neighborhood Business) by the Chatham County Commission at its November 8, 2019 meeting ([Z-190710-00073-1](#)) following a recommendation of approval from the MPC on [September 17, 2019](#).

MPC Staff objected to the change at that time due to proximity to wetlands and lack of consistency of the request with the Future Land Use Plan, which designated the area for suburban low density residential use.

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 land use category would align with the Future Land Use Map (FLUM) designation of the properties with the requirements of *NewZO*. A Future Land Use designation of Commercial - Suburban is required for the existing Neighborhood Business zoning to remain compatible following annexation.

The proposed FLUM amendment represents a further expansion of commercial use at a developing commercial node adjoining the New Hampstead PUD, which has begun to see greater build-out in recent years. While it is known that the anticipated use of the site is a storage facility there are no conditions to zoning which would restrict the use – only general site development requirements. It is notable that commercial or mixed-use development of any significant scale on the site requires provision of water and sewer services. The site is within range of existing City infrastructure.

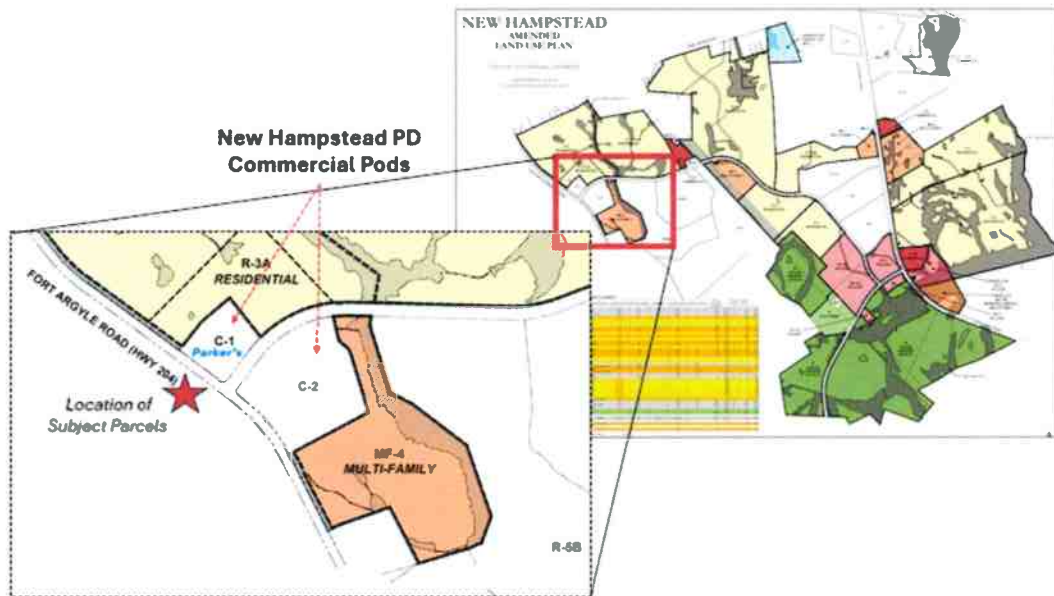
Further consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

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 'Suburban - Residential' regarding the anticipated character. Per the Plan, these areas are places with low and medium-density developments, featuring either single-family homes on large lots or medium-sized residential subdivisions with consistent housing styles and densities. Multifamily apartments and attached single-family homes are also common. Streets are often curvilinear with occasional cul-de-sacs and limited sidewalks. Suburban Residential zones near Suburban - Commercial character areas should aim to be cohesive, well-connected neighborhoods. Diverse housing options should be encouraged to accommodate multigenerational households, seniors, and others.

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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 supports creation of a commercial node consistent with the intent of the Character Area. While uses at subject site would be dictated by the County B-N standards, those across Fort Argyle would be guided by the PD Standards for commercial pods (attached for reference).



The subject parcels are at an intersection which includes two commercial pods within the New Hampstead Planned Development.

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

While the current 'Suburban Residential' Character area also speaks to inclusion of small scale commercial and neighborhood-serving non-residential uses, the Zoning Ordinance requires amendment of the FLUM in the present case to permit use of the Neighborhood Business zoning classification.

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 identifying and prioritizing future annexations that are regionally coordinated, and that promote responsible growth.

GOAL 3

Utilize small area and corridor plans as a means to protect the character of existing areas and ensure new development is compatible.

Small area and corridor plans are effective tools to provide more localized guidance for land use decision-making. They can be used to address current conditions and issues, and ensure that future growth and development is consistent with existing development patterns and the character of the area. Such plans proactively address the needs of the community at a level of specificity that cannot be achieved through community-wide land use plans or zoning ordinances.

Objectives:

- Update existing small area plans and develop new small area plans as appropriate
- Develop criteria for identifying and prioritizing small area planning needs for areas where growth and development pressures are high
- Develop criteria for identifying and prioritizing corridor plans for areas where growth and development pressures are high or specialized protections are needed
- Identify corridors that could support TOD and create corridor plans to allow for and encourage TOD in an appropriate manner

Although the subject properties don't have connectivity to the City's infrastructure, there is potential to extend the City infrastructure to the subject parcels because of the proximity of the parcels to the City boundary.



Proximity of City of Savannah infrastructure facilities to the subject parcels.

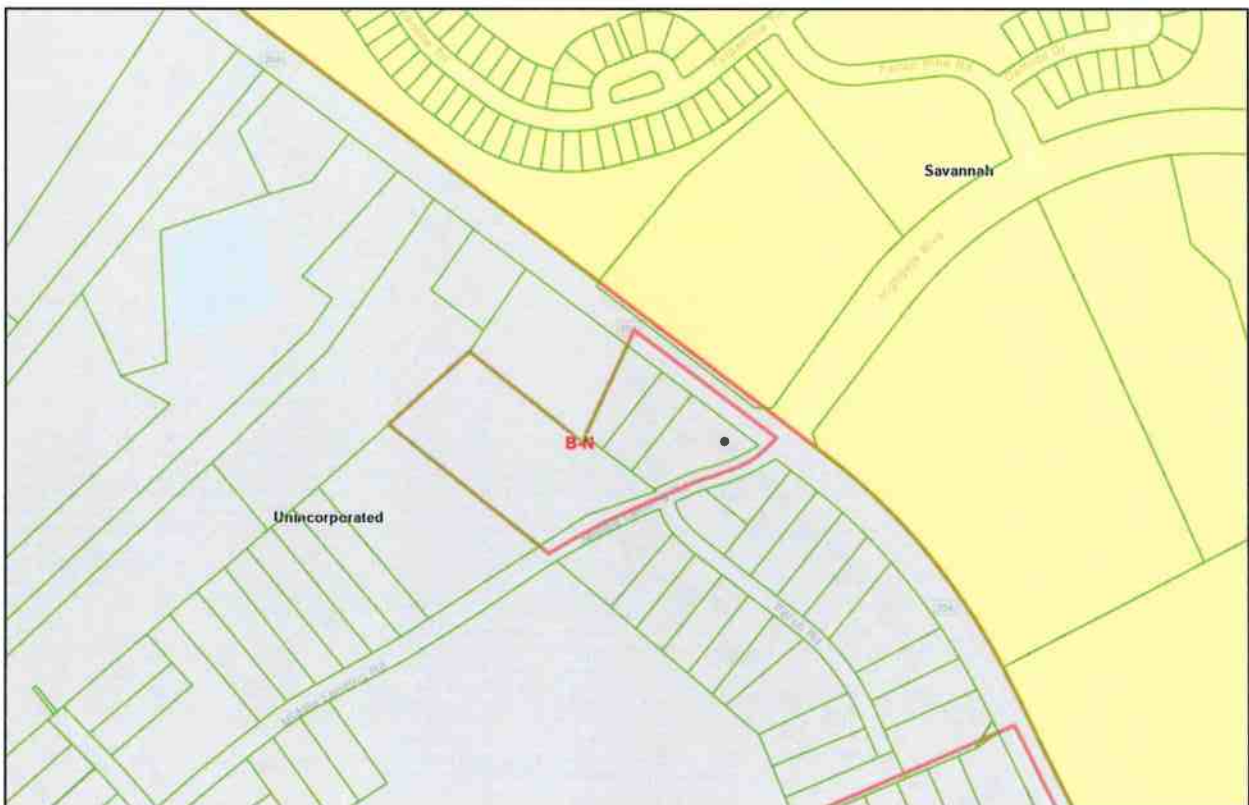
3. Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

MPC Comment: While zoned B-N, the City's Zoning Ordinance requires strict consistency with the Future Land Use Map. The site's current FLUM designation is inconsistent with the requirements of the B-N district. Without the requested FLUM amendment, issuance of development permits within the City's limits is unlikely and the pending annexation request would potentially place use of the property in peril until the issue is resolved.

Whether developed in Chatham County or the City of Savannah, the site will be required to go through a specific development plan review. *Denial of the request would most likely result in the site's development in accordance with all applicable Chatham County development standards.*

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.



Existing Jurisdictional Boundaries

Comprehensive Plan - Future Land Use Map Amendment
2505 and 2521 Fort Argyle Road
Donald E. Dyches for Fort Argyle Storage, LLC and Fort Argyle, LLC
24-003509-ZA-FLUM



A view of the subject parcels and intersection headed west on SR 204

Recommendation

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

Comprehensive Plan - Future Land Use Map Amendment
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[Chatham County B-N Permissible Use List](#)

10. Caretaker quarters	X
13. Incidental or accessory uses and buildings	X
14. Public uses	X
16. Churches and other places of worship	X
20. Nursery schools, kindergartens	X
20a. Child care center	X
20b. Adult day care center	X
20c. Women's Shelter	X
26. Cultural facilities	X
27. Club or lodge	X
28. Public utility facilities, such as distribution lines, and transmission lines, and railroad tr	X
29. Telephone exchange, gas and electrical regulator stations	X
29a. Telephone service center	B
30. Private sewage treatment facility	X
33. Agricultural produce stands	X
34. Greenhouse and plant nursery	X
35. Shrubbery sales	X
36. Reserved.	X
37. Signs, incidental	X
37a. Signs, portable	**
38. Signs, principal use	X
38a. Signs, announcement	X
39. Signs, separate use	X
47. Sale of fishing and boating supplies (excluding outdoor boat yards)	X
50. Restaurants which serve alcoholic beverages, malt beer, or wine by the drink.	B
50a. Restaurants which do not serve alcoholic beverages by the drink	X
51. Drive-in restaurants; provided such use may serve alcoholic beverages in conjunction with a meal	B
52. Specialty shops	X
52a. Carpet display and sales	X
53. Automobile service station, including automobile washeteria	X
60. Amusement or recreational activities carried on wholly within a building	X
60a. Teaching of dancing and studios for music, voice, and instruments	X
61. Food and drug stores	X
61a. Sale of beer and wine by package when incidental to other principal retail uses	X
61b. Sale of gasoline or diesel fuel as a principal or secondary use	X
61c. Cocktail lounges, nightclubs, taverns and package stores	B
62. Personal service shops	X
63. Clothing store and dry goods	X
64. Home furnishings and hardware	X
64a. Interior decorating	X
65. Department store	X
66. Banks and offices	X
68. Neighborhood dry-cleaning plants	X
70. Automobile parking lot or parking garage (may include gasoline pumps except within the B-N-1 district.)	X
71. Medical, dental, optical, or environmental laboratories	X
72. Radio or television studio	X
73. Telegraph or messenger service	X
74. Photography studio	X
78. Taxi stand	X
80. Coin machines other than laundry machines	X
82. Printing or letter shop	X
84a. Marine engine and boat repair shops, minor	X
87. Retail automobile parts and tire stores	X
95a. Animal hospital, veterinary clinic, or animal boarding place	B
101. Retail sale of building, heating, plumbing, electrical, and related supplies and materials	X
105a. Feed and seed retail sales	X
107b. Self-storage mini-warehouse	X
114. Other use	X
116. Heliport/helistop	B
117. Air curtain destructors, temporary	X

New Hampstead Permitted Use Matrix (Page 1)

City of Savannah Zoning Ordinance

This is the unofficial zoning ordinance version maintained by the Metropolitan Planning Commission and is for reference only. See City Code for the official version.

Allowed Land Use Matrix

Table 2.1
Key:

- Planning Areas
- 1 Residential Tracts (R1 - R14) = R
 - 2 Highway 204 Commercial Tracts (C1 - C2) = C
 - 3 New Hangout/Village (VIL1 - VIL3) = VIL
 - 4 Multi-Family Tracts (MF1 - MF3) = MF
 - 5 Institutional Tracts (I1 - I5) = I
 - 6 School Tract = SC
 - 7 Public Park = P
 - 8 Municipal Service Site (MS1 - MS2) = MS

✓ = Allow land use within district

Land Use	Planning Areas										Use Standards Sec. 8-3291	
	R	C	VIL	VIL	VIL	MF	I	SC	P	MS		
1 Accessory Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2 Accessory Structure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3 Accessory Use	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4 Amusement or Recreation Activities - Carried on Wholly in a Building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5 Animal Hospital, Veterinary Clinic, Grooming (No Boarding)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6 Antique Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7 Art Studio and/or Gallery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8 Assisted Living (Care Home)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
9 Auto Parking Lot or Garage (No Gas, Hourly & Daily)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10 Auto Service Station (Minor Repairs Allowed, Internal Only, Detached Carwash)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
11 Banks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
12 Bicycle Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
13 Book and/or Stationery Store	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14 Cemetery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
15 Ceramic Studio and/or Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
16 Child Care Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
17 Clothing Stores and Dry Goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
18 Churches and Places of Worship	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
19 Clubs or Lodge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
20 Community Recreation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
21 Convenience Store (Gas Sales Allowed, Carwash Detached)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
22 Craft Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
23 Dwelling, Above Commercial Foot in Manufacture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
24 Dwelling, Multi-Family	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
25 Dwelling, Single Family Detached	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
26 Dwelling, Single Family Attached	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
27 Exercenter or Philanthropic Institutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
28 Entertainment Centers & Trunk	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
29 Floral Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
30 Food Stores & Drug Stores	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
31 Furniture Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
32 Golf Course	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
33 Grocery, Bakery, Pastry Shop, Coffee Shop, & Similar Neighborhood Facilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
34 Home Furnishing and/or Hardware Stores	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
35 Home Occupator	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
36 Hospital & Day Clinics	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Sec. 8-3292

New Hampstead Permitted Use Matrix (Page 2)

City of Savannah Zoning Ordinance

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Land Use	R	C	Planning Area						MS	Use Standards			
			VTI.	VII.	VI.	MF	I	SC			P		
37 Hotel, Motel		✓											
38 Inn (up to 15 Rooms)			✓										
39 Interior Decorating Business			✓										
40 Laundromats / Dry-Cleaning			✓										
41 Limited Use Retail Shop			✓										
42 Maintenance Area	✓		✓										
43 Model Homes/Sales Center	✓		✓										
44 Neighborhood Commercial Use Retail & Service			✓										
45 Office General			✓										
46 Office Medical			✓										
47 Office Professional			✓										
48 Post Office			✓										
49 Private, Public or Parochial Schools								✓					
50 Public Use			✓										
51 Public Utilities	✓		✓										
52 Recreation Vehicle and Boat Storage			✓										
53 Restaurants (Alcohol Service Allowed)			✓										
54 Restaurants with Drive Thru			✓										
55 Tailor Shop			✓										
56 Temporary Uses	✓		✓										Sec. 8-3.293
57 Wireless Communication Towers and Facilities			✓										Sec. 8-3.290