CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

To: **The Planning Commission**

Through: **Melanie Wilson, Executive Director & CEO**

From: **Edward Morrow and Subhashi Karunarathne – MPC Staff**

Date: **April 16, 2026**

Subject: **Zoning Map Amendment**

Applicant/Agent: Coleman Company, Inc. for Fort Argyle Developers, LLC

Address: 0 Fort Argyle Rd, 1150 Fort Argyle Road

PIN: 11037 02001, 21037 01001

Area: +/- 316.98 acres

Alderman District: District 5 – Dr. Estella Shabazz

Chatham County Commission District: 7 – Dean Kicklighter

Request: Rezone from R-A (Chatham County) and RSF-6 (City of Savannah) to PD (Planned Development)

File Number: 26-001014-ZA

Request

The Petitioner requests MPC consideration of a request to rezone the subject properties from R-A (Residential Agriculture) and RSF-6 to a PD (Planned Development) designation within the City of Savannah to adopt and apply new development standards to the subject property, identified as the "Argyle Grove Planned Development" or "Lewis Tract."

Proposed is a 317-acre mixed-use residential and commercial development. Upon completion in 2038, the project would see the construction of up to 2,450 residential units (including single-family detached, single-family attached, and multi-family) alongside approximately 5.5 acres of commercial/mixed-use space.

Background

Public Notice

Prior to the MPC public hearing, an advertisement was run in the Savannah Morning News, signs were posted on site and mailed notices were sent to adjoining property owners in accordance with notification procedures established in the City of Savannah Zoning Ordinance. Subsequent notice will occur prior to City Council hearings for annexation and rezoning.

A request for evaluation of a *Development of Regional Impact* (DRI #4623) was submitted to the Coastal Regional Commission (CRC). A final report was issued on March 10, 2026, with a supplemental report issued on March 17, 2026. The DRI review included distribution of data about the development proposal to adjoining local governments and impacted parties to permit review and comment regarding potential impacts.

Significant comments were submitted by the Ogeechee Riverkeeper and private citizens regarding flooding, adequate stormwater management, and discrepancies in wetland reporting.

Community Engagement

The Petitioner attended a community meeting regarding the proposed development on February 26, 2026 at Scott Stell Park's community room. The meeting was organized and hosted by West Chatham Community Advocate Kerrie Bieber. MPC Staff was also present.

Residents' comments concentrated on cumulative traffic impacts and the adequacy of pending traffic studies to mitigate added trips on Fort Argyle Road. They also emphasized existing flooding and drainage problems, questioning how new impervious surfaces and site design would manage stormwater. Participants questioned project intensity, including residential density, potential commercial components, and the amount and configuration of greenspace. Several attendees expressed concern about whether any portion of the development might include Section 8 or comparable subsidized housing. Finally, they flagged potential impacts from utility easements and roadway connections through conservation and wetland areas.

As of the writing of this report, the developer has scheduled an additional community meeting to be held on April 17 from 6:00 PM to 7:00 PM at L. Scott Stell Park. A summary of discussion points from this meeting will be included in the MPC agenda packet. Community members are also in discussions with the developer to schedule an additional meeting on May 1.

Zoning History

The subject properties are currently vacant land (R-A) with portions operating as a surface mine (RSF-6). The Petitioner is seeking to annex a 123-acre portion of the property currently within Unincorporated Chatham County into the City of Savannah and rezone all 317 acres to PD to allow for the proposed master planned development. The Petitioner has included a provision reserving the right to continue surface mining operations within

the boundary of the area labeled “Existing Borrow Pit” as long as an Environmental Protection Division (EPD) permit remains active.

Existing Zoning and Development Pattern

Site

The site currently consists of two parcels totaling approximately 316.98 acres on GA 204/Fort Argyle Road. The Petitioner has noted that the mine is currently going through the closeout process, and the ultimate development plan is to turn the excavated area into a water feature.

The site's environmental context is highly sensitive. The property sits within FEMA Flood Zones A and AE (special flood hazard areas) and contains Freshwater Forested/Shrub Wetlands. The Coastal Regional Commission identifies the site as being predominantly located within "Areas Requiring Special Attention" due to "Significant Natural Resources."

While the Petitioner's conceptual site data table initially claimed "0 acres" of wetlands, a formal wetland delineation has been submitted to the U.S. Army Corps of Engineers (USACE) for a Jurisdictional Determination. During recent staff meetings, the applicant agreed to base all density limits strictly on *net* acreage (excluding jurisdictional wetlands) once the USACE finalizes its determination, ensuring sensitive aquatic features are accounted for in the final layout.

Wetlands (NWI via SAGIS)

FEMA Effective Flood Zones 2018 (via SAGIS)

There is one adjacent single-family dwelling, zoned R-A, abutting the Lewis Tract (0 Fort Argyle Road) with frontage along Fort Argyle Road.

Existing & Proposed Zoning

Intent of the Existing R-A and RSF-6 Zoning Districts

The properties are currently zoned R-A (Chatham County) and RSF-6 (City of Savannah).

The intent of the R-A (Residential-Agriculture) district is to protect rural areas within the urban expansion areas of the county for future development, and to protect rural highway roadside areas against strip development which can lead to traffic congestion and roadside blight.

The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

Allowed Uses

Uses permissible in these districts can be found in a table appended to the end of this report.

Intent of the Proposed PD Zoning 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.

Proposed Allowed Uses

The proposed Master Plan text includes the following four land use classifications and identifies the permitted uses for each, as outlined in the table below.

Master Plan Land Classification	District – Tracts Encompassed
Residential	Single Family Detached – Tract 1 Single Family Attached – Tract 2 Single Family Attached – Tract 3 Multifamily – Tract 7 Single Family Detached – Tract 8 Single Family Attached – Tract 9
Mixed Use	Mixed Use – Tract 4
Commercial	Commercial – Tract 5 Commercial – Tract 6
Existing Borrow Pit	Existing Borrow Pit*

* In the event that a Surface Mining Reclamation Report and Request for Release is accepted by the Environmental Protection Division (EPD), the Declarant holds the right to reclassify any portion(s) of the Existing Borrow Pit District to Residential, Mixed Use, or Commercial Districts listed above, subject to approval by the Mayor and Alderman.

Establishment of PD Tracts (Argyle Grove PD Text)

Please refer to pages 4-9 of the Proposed Argyle Grove PD Text (attached to the agenda packet) for the complete use table.

The following is a summary of the uses permitted within the Mixed Use and Commercial Tracts of the PD:

Use Category	Tract(s)	Summarized Permitted Uses

Mixed Use	**Tract 4**	• **Residential**
		  ○ Townhouse
		  ○ Multi-family
		  ○ Upper Story
		• **Care & Institutional**
		  ○ Hospitals
		  ○ Nursing homes
		  ○ Assisted living

		○ Hospice • **Commercial** ○ Retail ○ Personal Service Establishments ○ Restaurants with alcohol ○ Offices (General or Medical) ○ Research Labs ○ Indoor/Outdoor Animal Services ○ Convenience Stores with or without fuel sales ○ Indoor Sports and Amusement • **Lodging** (Hotels – of all sizes) • **Civic Uses** • **Accessory Uses** • **Utilities**
Commercial	**Tract 5** **Tract 6**	• **Care & Institutional** ○ Hospitals ○ Nursing homes ○ Assisted living ○ Hospice • **Commercial** ○ Retail ○ Personal Service Establishments ○ Restaurants with alcohol ○ Offices (General or Medical) ○ Research Labs ○ Indoor/Outdoor Animal Services ○ Convenience Stores with or without fuel sales ○ Indoor Sports and Amusement • **Lodging** (Hotels – of all sizes) • **Civic Uses** • **Accessory Uses** • **Utilities**

Impact and Suitability

Comprehensive Plan/FLUM Consistency

The Future Land Use Map (FLUM) designates the subject properties as "Planned Development." According to *Plan 2040*, areas with this designation are intended to serve as "master planned areas accommodating cluster development, neo-traditional development, or mixed residential, commercial, or civic uses" that are characterized by "internal or external linkages among residential, commercial, institutional, or recreational use components."

The proposed Argyle Grove PD is highly consistent with this designation. Rather than a conventional, single-use suburban subdivision, the Petitioner proposes a cohesive pod plan that integrates a diverse mix of single-family detached homes, single-family attached townhomes, and multi-family apartments alongside neighborhood-serving commercial and mixed-use tracts. Further, the project establishes critical *internal linkages*, most notably the 150-foot multi-modal spine road (the New Hampstead Parkway extension) that connects the varying residential tracts directly to the commercial node and GA 204.

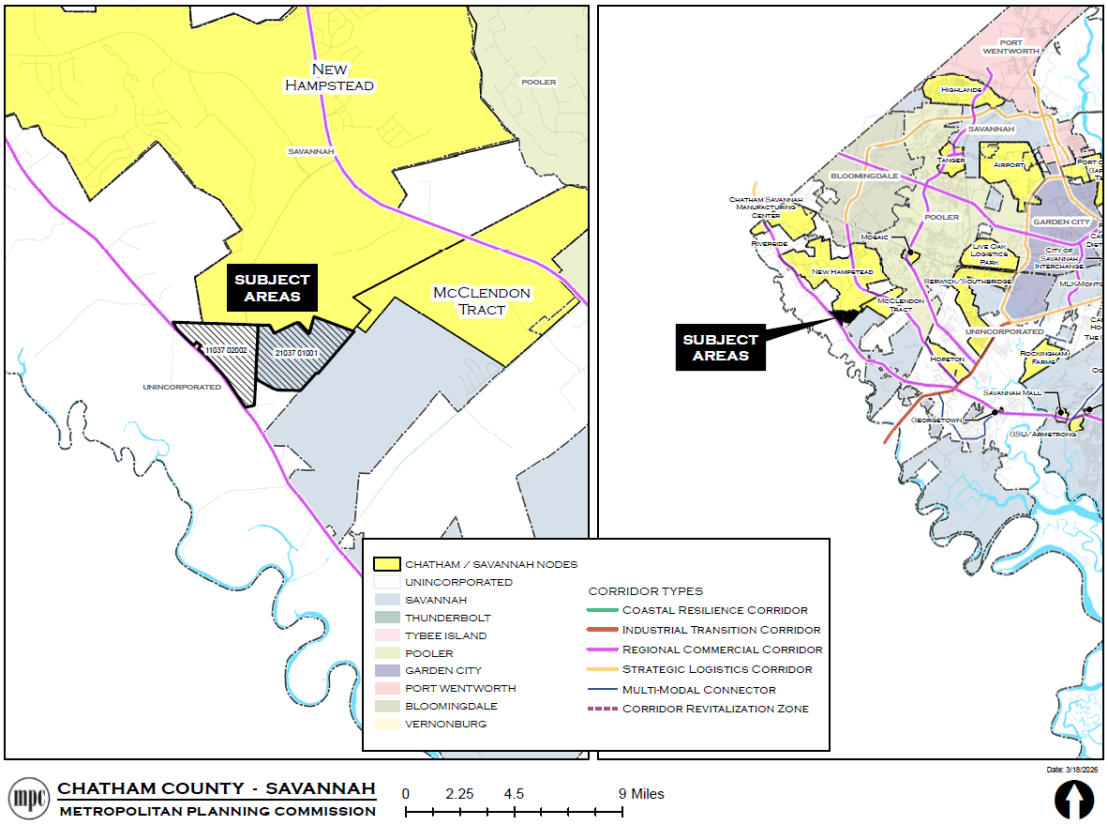
Additionally, the proposed PD aligns perfectly with the updated, forward-looking directives of *Plan 2040*. The Comprehensive Plan officially adopts the "*Strong Corridors*" preferred growth strategy, shifting the region's focus toward efficient, mixed-use development clustered around major transportation corridors. Crucially, the update explicitly identifies Fort Argyle as one of the primary growth corridors best suited to accommodate future development. The extension of New Hampstead Parkway connects this key corridor with the developing *New Hampstead and McLendon Tract 'Greenfield Nodes*.'

Plan 2040 specifically notes that conventional zoning ordinances are often to blame for sprawling, auto-oriented subdivisions, and highlights that Planned Developments provide the necessary regulatory flexibility to achieve innovative site planning, compact lot design, and mixed-use nodes. By utilizing the PD framework to cluster higher-density residential tracts around neighborhood-serving commercial uses along a major corridor, the Argyle Grove development actively implements the Comprehensive Plan's primary Land Use Goal to "guide development and redevelopment in a responsible manner, encouraging compact/mixed-use development, walkable neighborhoods, increased connectivity."

Savannah GPS Consistency

The proposal touches upon several goals of the *Savannah GPS Strategic Plan*:

- *Goal 2 (Equitable Community Development & Resiliency):* The development aligns with the objective to expand access to housing availability by introducing up to 2,500 new residential units of varying types (detached, attached, multi-family).
- *Goal 4 (Livable Environment & Infrastructure):* The City requires equitable investments in the built environment that protect natural resources and mitigate flood risks. Given the site's flood zone constraints, ensuring rigorous stormwater management and wetland preservation is critical to maintaining consistency with this goal.



Transportation Network and Transit

The development will generate significant transportation impacts. The applicant's Traffic Impact Study (TIS) estimates the project will create 22,939 daily vehicle trips upon full build-out in 2038. However, this figure likely underestimates the true traffic volume because *the TIS does not accurately evaluate impact based on the specific uses permitted in the proposed PD*. The TIS calculates the 49,000 square feet of commercial space in Tracts 5 and 6 using a generic "*Strip Retail Plaza*" code (LUC 822). This masks the potentially higher trip generation rates of intense, auto-centric uses permitted by right in the PD, such as fuel/gas stations, convenience stores, and restaurants. Further, *the TIS models the 24.72-acre Mixed-Use Pod (Tract 4) entirely as residential*, assigning it zero commercial trips, despite the PD allowing retail, large hotels, and hospitals by right in that tract.

Initially, access will be provided via a single stop-controlled intersection on GA 204/Fort Argyle Road. As the development grows, a traffic signal will be required on the GA 204 access intersection once volume warrants are met and a signal warrant study is approved by GDOT.

A critical element of the transportation network is the Petitioner's commitment to constructing a 150-foot Right-of-Way extension of New Hampstead Parkway through the site to connect to Fort Argyle Road. This spine road will eventually distribute approximately 45% of the development's traffic to the north toward Little Neck Road.

Currently, Chatham Area Transit (CAT) service is not available to serve the subject properties. However, the development plan promises internal pedestrian circulation systems, including a main spine pedestrian walk along the future New Hampstead Parkway extension. Staff has advised the applicant that sidewalks along public streets must be open to the general public, and language implying privatization must be struck.

Public Services and Facilities

The development is proposed to be served by City of Savannah Water and Sewer, Savannah Police Department, and Savannah Fire Rescue upon annexation.

DRI Review and Recommendations

The DRI review noted that the site is primarily located within rural and environmentally sensitive areas, including wetlands, flood zones (A and AE), and areas of significant natural resources. A portion of the site also falls within developing and redevelopment areas. The project is expected to include approximately 35% impervious surface coverage. The CRC recommends incorporating water conservation practices, including the use of native or drought-tolerant landscaping, and following the Coastal Georgia Regional Water Plan. Additionally, the applicant is advised to evaluate potential impacts on drainage and flood risks associated with the development.

<u>Zoning Ordinance Review</u>

A. **Rezoning Standards Applicable** (Sec 3.5.8)

   a. **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 is permitted by the current zoning district.*

      MPC Comment: The property's current R-A zoning limits development to low-density residential and agricultural uses. Coordinated master planning of the entire parcel is more desirable than ad-hoc, piecemeal subdivisions.

      The proposal addresses a regional need for additional housing units; however, to ensure the commercial portions of the PD are suitable and contextually appropriate, Staff strongly recommends that the commercial uses be tied closely to the character and intensity of the B-N (Neighborhood Business) zoning district. Along these same lines, the Petitioner has modified the PD text to utilize the standard *NewZO* ordinance procedures for any future variances and master plan amendments, rather than adopting a dissimilar administrative structure.

ii. *Whether the proposed zoning district addresses a specific need in the county or City.*

MPC Comment: The proposal addresses an urgent need in the region for additional housing units to support rapid economic and population growth. The Savannah area is experiencing unprecedented industrial investment and job creation, which imports significant housing demand and places profound pressure on the region's finite housing stock. By aligning zoning to allow for higher density and introducing up to 2,468 new residential units of varying types, including single-family detached, single-family attached, and multi-family units, this development will directly supply necessary housing for the County's growing populace. Additionally, incorporating neighborhood-scale commercial uses into the development addresses a specific need to serve these future residents locally, reducing vehicle trips to more distant retail and service outlets along the corridor.

b. Compatibility

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

MPC Comment: While the proposed mixed-use development will substantially increase the overall use intensity of the site and introduce a significant volume of new traffic compared to the existing R-A zoning, these impacts are expected to be mitigated through infrastructure upgrades and required screening.

While the Petitioner's Planned PD text states that minimum buffer types and dimensions shall be provided in accordance with Article 9.5 of the City of Savannah Zoning Ordinance, it is important to note that the text simultaneously grants the Declarant the authority to waive these buffer requirements if they determine *lakes, wetlands, or other features adequately screen the areas*.

Staff recommends the Board consider conditioning approval on removing the Petitioner's waiver authority to ensure adjacent properties are universally and adequately protected under the City's standard review and variance processes.

Internally, some revisions to the PD document have been adopted to ensure differing uses do not adversely affect one another. For example, by agreeing to permit single-family detached homes within the single-family attached tracts, the developer has established internal flexibility that prevents incompatible clustering and avoids the need for future spot-amendments.

However, despite previous Staff discussions, the Petitioner declined to close a critical loophole regarding commercial setbacks. The current text still allows the required 25-foot side and rear yard setbacks for commercial businesses abutting residential districts to be bypassed if the uses are separated by undefined "greenspace." Because the dimensions of this greenspace are not

strictly quantified, this oversight could allow developers to use narrow, inadequate strips of grass to avoid setbacks, placing incompatible commercial uses and parking areas uncomfortably close to residential property lines. Staff recommends the Board condition approval on revising this design standard so that the 25-foot setback can only be bypassed if the uses are separated by a functional "common area lot" or functional wetlands, striking the ambiguous "greenspace" exception.

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 subject property and much of the immediate surrounding area are currently zoned R-A (Residential-Agriculture) and consist primarily of vacant land, large single-family tracts, and active surface mining operations. While the Argyle Grove Planned Development (PD) proposes a substantial increase in density compared to the existing R-A zoning, the residential components of the proposal are largely compatible with the evolving character of the area. The Comprehensive Plan's Character Area Map designates this area as "Suburban Residential," a category that explicitly encourages alternative housing options to accommodate diverse household needs. By introducing a clustered mix of single-family detached, single-family attached (townhomes), and multi-family apartments, the development avoids monotonous sprawl and aligns with the region's preferred "Strong Corridors" growth strategy.

While contextually sensitive neighborhood-scale commercial development is desirable, the commercial components of the proposed PD present significant potential compatibility issues with the surrounding neighborhood character. As currently drafted, the PD use table permits several high-intensity, auto-centric and some potentially incompatible uses by right. These include *large-scale hotels (75 or more rooms), restaurants with drive-thru operations, outdoor animal services, hospitals, and research labs,* among others. These uses are fundamentally incompatible and inconsistent with the neighborhood-scale commercial nodes intended to serve *Suburban Residential* areas.

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 zoning proposal.*

MPC Comment: The most compelling condition supporting the development is the region's unprecedented industrial expansion, driven by the Port of Savannah and the Hyundai Metaplant. This economic growth is rapidly importing workforce housing demand into Savannah. Approving a master-planned development that contributes up to 2,468 new housing units while intentionally expanding the regional node and corridor network represents a much more orderly growth pattern than fragmented, auto-dependent sprawl.

Additionally, a portion of the property currently operates as an active surface mine (borrow pit). The PD establishes a clear regulatory mechanism to reclaim and transition this scarred land into residential or mixed-use districts once an EPD release is secured, transitioning the site to a higher and better long-term use.

Conversely, changing environmental realities provide strong grounds for scrutinizing the intensity of the proposal. The property contains significant freshwater forested/shrub wetlands and is partially located within FEMA Flood Zones A and AE (the 100-year floodplain). Public comments submitted by the Ogeechee Riverkeeper emphasize that the area is highly vulnerable to inundation, noting that recent events like Tropical Storm Debby caused Fort Argyle Road and Little Neck Road to flood and become impassable, compromising local drinking water wells.

The applicant estimates that 35% of the 316.98 acre site will become impervious surface. Adding over 110 acres of concrete and asphalt in a Special Flood Hazard Area risks exacerbating runoff and placing future businesses, homeowners, and City emergency resources in jeopardy.

c. Consistency

Whether the zoning 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 proposed PD aligns well with the updated, forward-looking directives of *Plan 2040*. The Comprehensive Plan officially adopts the "*Strong Corridors*" preferred growth strategy, shifting the region's focus toward efficient, mixed-use development clustered around major transportation corridors.

The update explicitly identifies Fort Argyle as one of the primary growth corridors best suited to accommodate future development. The extension of New Hampstead Parkway connects this key corridor with the developing *New Hampstead and McLendon Tract 'Greenfield Nodes*.'

d. Reasonable Use

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

MPC Comment: While the property has a legally and economically reasonable use under its current zoning, maintaining the low-density R-A designation long-term would underutilize the properties in the context of the region's changing conditions. The Comprehensive Plan's Character Area Map explicitly designates this site as "Suburban Residential," a category intended to accommodate a wider

variety of housing types and higher residential densities than the R-A district permits.

Given the region's unprecedented industrial expansion and the resulting demand for workforce housing, coordinated development of this large tract is highly desirable. Transitioning the property from a surface mine and vacant rural land to a master planned development provides a higher and better use for the community.

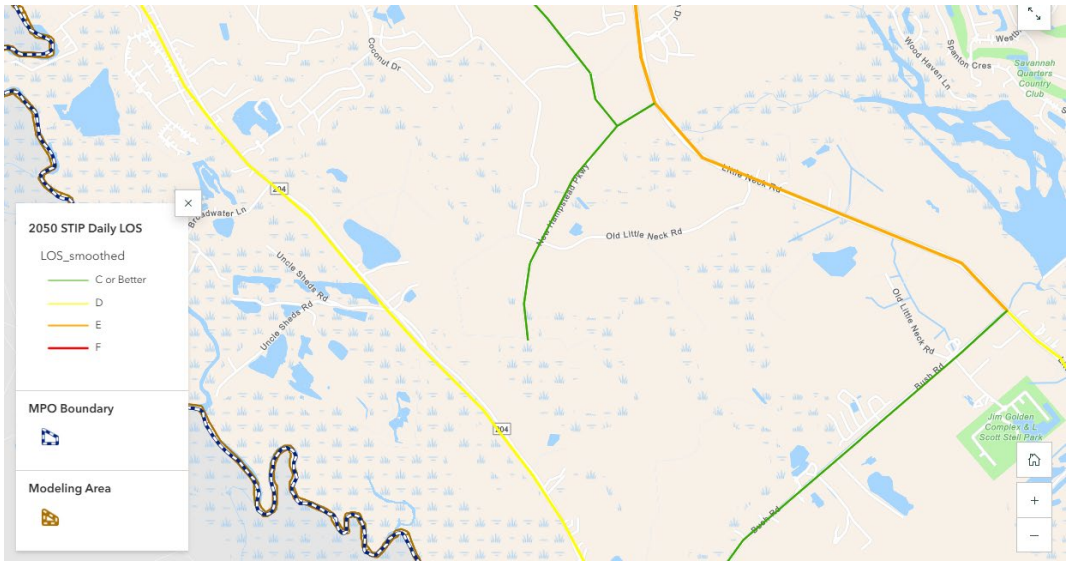
e. Adequate Public facilities

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: Significant infrastructure improvements to GA 204, including GDOT-approved left- and right-turn lanes and future signalization, will be required to manage ingress and egress safely. The applicant must design stormwater management systems that adequately address the estimated 110 acres of new impervious surface in this flood-prone area.

Preliminary 2050 STIP data currently evaluates the daily level of service (LOS) for the impacted segment of SR 204 as 'D.' Under the 2050 Metropolitan Transportation Plan, Level of Service (LOS) D serves as the minimum acceptable standard for traffic flow, meaning any further degradation on this segment would officially classify the roadway as requiring congestion mitigation.

Because SR 204 is a critical regional corridor for both commuters and heavy freight, operating at LOS D implies the road is nearing its capacity and is highly vulnerable to the estimated 22,939 daily vehicle trips the new development will generate. If the additional traffic pushes the segment below LOS D into LOS E or F, it will exacerbate truck-passenger conflicts, undermine freight reliability, and necessitate the installation of a traffic signal to restore adequate function.



f. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject property is not within an airport or airfield overlay, or within proximity of a military installation.

B. Compatibility

The rezoning proposal will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.

MPC Comment: The PD text will establish buffering standards to maintain compatibility between the commercial pods and residential units. Staff advises limiting accessory dwelling units (ADUs) to one per lot to ensure internal density and access remain manageable.

C. Resource Protection

The rezoning proposal will not result in the destruction, loss, or damage of any resource determined by the Mayor and Aldermen to be of significant natural, scenic or historic importance. Such historic resource shall be listed or eligible to be listed on the local or National Register of Historic Places.

MPC Comment: The subject parcels contain wetlands that must be protected. The applicant has agreed to establish density caps based strictly on *net* usable acreage (excluding wetlands). Until the USACE provides a final Jurisdictional Determination, the site data tables will list total site acreage without prematurely claiming all land is upland. The site shall not be cleared or graded until all wetland-related permitting is finalized.

D. Design Review

The rezoning proposal will be compatible or complimentary with the adjacent properties. The architectural style, materials, other treatments, etc., to be utilized within a Planned Development shall be considered by the Planning Commission and Mayor and Aldermen as part of the overall review process.

MPC Comment: The subject properties are not within or in proximity of any nationally or locally designated historic district or identified assets of historic significance. The master developer may establish an Architectural Review Board or other design committee to exercise internal design controls.

Policy Analysis

While the proposed PD zoning holds the potential to be beneficial for the site and to advance the policy goals of the joint Comprehensive Plan for the future development of West Chatham, there are inconsistencies which merit closer evaluation and resolution before approval by the Planning Commission. Most notably, a multi-jurisdiction pre-development meeting (City of Savannah, Chatham County, GDOT) was held on November 25, 2025. Subsequently, a Traffic Impact Study was submitted at the request of reviewing departments. While not finalized, the land uses represented in the TIS and those now requested for zoning entitlement are not in alignment.

1) The submitted Traffic Impact Study (TIS) describes a development consisting of mixed residential uses and a “strip retail” commercial development, while the draft PD text contains a wide range of more intense commercial uses including but not limited to drive-thru restaurants, large-scale lodging establishments, regional institutional and light-industrial uses, and educational facilities.

2) The TIS allocates all nonresidential trips to proposed 49,000 square foot commercial development in Tracts 5 and 6 and residential-only traffic in Tract 4, while the draft PD indicates anticipated commercial uses of nearly identical nature in Tracts 4, 5, and 6. The TIS accounts for no ‘Commercial’ square footage in Tract 4.

Land Use	ITE LUC	Size	Unit
Single-Family Detached Housing Tract 1	210	313	DU
Single-Family Detached Housing Tract 2		184	
Single-Family Detached Housing Tract 3		335	
Single-Family Detached Housing Tract 4		150	
Single-Family Detached Housing Tract 8		312	
Single-Family Detached Housing Tract 9		428	
Multi-Family Attached Housing Tract 4	215	450	DU
Multi-Family Attached Housing Tract 7		303	
Commercial Tract 5	822	24	KSF
Commercial Tract 6	822	25	KSF

Petitioner Submitted Preliminary TIS

Additionally, Staff has carefully reviewed the nature of the commercial and mixed-use tracts proposed within the Argyle Grove Planned Development (PD). While the integration of a commercial node is highly supported to serve the daily needs of future residents and reduce vehicle trips to distant retail outlets, staff is concerned by the intensity of the currently proposed

use table. As drafted, the permissible uses appear to blend the allowances of both neighborhood-scale and higher-intensity community business districts.

Without stricter limitations, this broad allowance risks facilitating auto-centric highway strip development rather than creating the walkable, neighborhood-oriented destination intended for this community. Therefore, it is staff's intent to encourage the alignment of permitted commercial and mixed uses strictly with the standards and intent of the City of Savannah's B-N (Neighborhood Business) zoning district. To fully realize a pedestrian-friendly environment and protect the quality of life for adjacent residential tracts, staff recommends that the PD text be modified to eliminate high-intensity commercial uses, specifically avoiding any uses requiring permanent outdoor storage, display or service provision, drive-through restaurants, and large-scale hotels in excess of 74 rooms.

Staff Recommendation

MPC Staff recommends **continuance** of the proposed rezoning of the subject properties to permit the Petitioner to:

1) Align the Traffic Impact Study with the proposed PD text, as the study does not currently evaluate impacts based on the intensity of uses permitted within the PD.
2) Reconsider the proposed use mix to establish a set of uses likely to result in commercial development appropriate for and consistent with the intended neighborhood character.
3) Refinement of the PD text to remove the Petitioner's waiver authority and ensure adjacent properties are adequately protected under the City's standard review and variance processes, and to clarify setback requirements by eliminating the undefined "greenspace" provision to ensure adequate separation between commercial and residential uses.