



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

26-003473-2A

Master Plan Amendment (for Planned Development zoning)



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 265, 302, 520 & 540 Grand Prize of America Ave.

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20436 01041, 20436 01040, 20436 01039, 20436 01015

Name of PD/PUD District: Savannah Harbor

Total acreage of the subject property: +/- 100.4 ac

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Golf Driving Range & undeveloped

II. Action Requested

A. Mark the type of amendment proposed (see Attachment A on page 8 of this form). Please note, selection may be revised based on staff review.

- ☐ Minor Amendment to a General Master Plan
☐ Major Amendment to General Master Plan
☐ Minor Amendment to a Final Master Plan
☒ Major Amendment to a Final Master Plan

B. Provide a description of the requested amendment below: Document the proposed final master plan, establish permitted land use area, development standards and administrative procedures for these subject parcels within the existing Savannah Harbor PD

C. Reasons for the amendment: The current Savannah Harbor PD establishes these parcels as an additional 9 holes of golf. This amendment is to establish a final master plan to meet current market demands.

D. Application History. Have any previous applications been made to amend the subject PD zoning?

☐ Yes ☒ No

If yes, please provide the Plan/Permit File Number(s):

III. Review Criteria

Please provide an explanation of the amendment request based on [Sec. 6.1.12](#).

The proposed Final Master Plan and its associated text is proposed to meet the current market demands for the continued development of Hutchinson Island and is compatible with the ongoing development occurring on the island. The proposed master plan and design standards will not adversely affect or impact any of the adjacent uses currently on the island and there are adequate public services to serve the final intended uses. The Final Master Plan will not result in destruction, loss or damage to any significant natural, scenic or historic resource

IV. Property Owner Information

Name(s): 1776 Savannah Associates, LLC

Registered Agent: Chas Hyatt

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 2001 Market Street, Ste 3600

City, State, Zip: Philadelphia, PA 19103

Telephone: [REDACTED] Fax: _____

E-mail address: _____

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Ryan Thompson

Firm or Agency: Thomas & Hutton

Address: 50 Park of Commerce Way

City, State, Zip: Savannah, GA 31405

Telephone: [REDACTED] Fax: _____

E-mail address: _____

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20436 01041, 20436 01040, 20436 01039, 20436 01015

I (we) authorize Ryan Thompson (Agent Name) of Thomas & Hutton (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): 1776 Savannah Associates, LLC

Registered Agent: Chas Hyatt

(Or Officer or Authorized Signatory, if Property owner is not an individual)

Chas Hyatt
Signature(s)

6/15/2026
Date

Witness Signature Certificate

Pennsylvania
State of ~~Georgia~~
County of Philadelphia

Signed or attested before me on 6/15/26
Date

by Chas Hyatt
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification

Type of ID _____

Emily Mannix
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal
EMILY SHEA MANNIX - Notary Public
Philadelphia County
My Commission Expires December 2, 2029
Commission Number 1411296

Emily Mannix
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 12/2/29

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

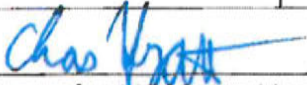
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn H. Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Wolwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution


Signature of Petitioner or Petitioner's Agent

Chas Hyatt
Printed Name

6/15/2026
Date

IX. Items Required to be Submitted with this Application

A. **Filing Fee.** The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.

☐

General Master Plan Amendment: \$3,000.00

☒

Final Master Plan Amendment: ~~\$350.00~~ **\$1,000.00**

Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).

B. **Legal Description.** A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

☒

Part I. Subject Property

☒

Part II. Action Required

☒

Part III. Review Criteria

☒

Part IV. Property Owner Information

☒☐

Part V. Petitioner Information

☒☐

Part VI. Agent

☒☐

Part VII. Letter of Authorization

☒

Part VIII. Disclosure of Campaign Contribution Form

☒

Part IX. Items Required to be Submitted with this Application

☒

Part X. Complete Application Checklist

☒

Part XI. Certified Application

☒

Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).

☒

Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

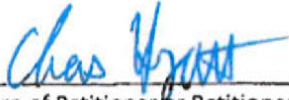
☒☐

Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.


Signature of Petitioner or Petitioner's Agent


Printed Name


Date

Attachment A: Types of Master Plan Amendments (Sec. 6.1.22)

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.

b. Amendments to Final Master Plans

Amendments to Final Master Plans may be classified as minor or major amendments as determined by the Planning Director. Minor amendments to Final Master Plans shall be subject to approval by the Planning Director. Major amendments to Final Master Plans shall be subject to Planning Commission approval, as contained in Sec. 6.1.10.

- i. **Minor Amendments.** Minor amendments to Final Master Plans shall include modifications which are minor in nature, do not affect the overall character or intensity of the development, and do not differ significantly from the site plans, elevations or renderings approved with the original Final Master Plan approval.
- ii. **Major Amendments.** Modifications to Final Master Plans which do not qualify as minor amendments shall be deemed major amendments.



SITE INFORMATION

APPLICANT
1776 SAVANNAH ASSOCIATES, LLC
2001 MARKET STREET, SUITE 1400
FARMINGTON, CT 06031

ENGINEER/PLANNING CONSULTANT
THOMAS HUTTON
2001 MARKET STREET, SUITE 1400
FARMINGTON, CT 06031

PARCEL
2001 MARKET STREET, SUITE 1400
FARMINGTON, CT 06031

ZONING
CUBEN
PROPOSED
PD SAVANNAH HARBOR
PD SAVANNAH HARBOR

LAND USE SUMMARY
*SEE PD TEXT FOR DEVELOPMENT STANDARDS

AREA	ACREAGE	DENSITY	UNIT*
MU-RO	(47.55.3 AC)	20	1100
MU-RES	(47.48.1 AC)	4	180
SALT MARSH	-	-	-
WETLAND	-	-	-
TOTAL	100.4	12.8	1280

*FOOT AND LOTS ARE TO BE DEDICATED TO THE MARSHES FOR THE OVERALL AS SHOWN AND APPROVED AS LOCATED AS THE PRESENT STANDARDS AND REGULATIONS FOR THE DEVELOPMENT OF THE SITE.

UTILITIES
WATER
SEWER
(TO BE PROVIDED BY SAVANNAH)
(TO BE PROVIDED BY SAVANNAH)

- NOTES**
1. THE LOCATION OF THE MARSHES/COMMUNITY DOCK IS TO BE DETERMINED AND MAY BE ADJUSTED AFTER THE BACK RIVER AND MARSHES ARE DEVELOPED AND APPROVED.
 2. ADDITIONAL ACCESS POINTS TO THE BACK RIVER AND MARSHES MAY BE REQUIRED BY THE CITY OF SAVANNAH, CHARTER COUNTY, AND/OR THE CITY OF SAVANNAH.
 3. PRELIMINARY ADJACENT RESOURCES AS SHOWN ARE BASED ON AVAILABLE DATA AND MAY BE SUBJECT TO FURTHER INVESTIGATION AND POTENTIAL IMPACTS, INCLUDING BUT NOT LIMITED TO, FLOODING, EROSION, AND OTHER FACTORS THAT MAY AFFECT THE DEVELOPMENT OF THE SITE.
 4. THE LOCATION OF THE MARSHES/COMMUNITY DOCK IS TO BE DETERMINED AND MAY BE ADJUSTED AFTER THE BACK RIVER AND MARSHES ARE DEVELOPED AND APPROVED.

Savannah Harbor Parcels 3A, 4A, 4B, and 6A

Final Master Plan Submittal | Draft Revision

Savannah Harbor Planned Development

Prepared for 1776 Savannah Associates
June 2026

This draft revises the prior PD text into a Final Master Plan submittal for Parcels 3A, 4A, 4B, and 6A as part of the existing Savannah Harbor PD. It is intended for review and coordination with the City of Savannah and the Metropolitan Planning Commission to establish the allowed land uses and development standards for the property.

FINAL MASTER PLAN SUBMITTAL

1.0 Purpose and Applicability

This Final Master Plan submittal applies to Parcels 3A, 4A, 4B, and 6A within the original Savannah Harbor Planned Development. The subject parcels are currently zoned PD (Savannah Harbor), and the proposed zoning remains PD (Savannah Harbor). This submittal is intended to document the proposed final master plan, permitted land use areas, development standards, and administrative procedures for these parcels within the existing Savannah Harbor PD.

This document does not establish a separate planned development district. References to the "PD" in this document mean the original Savannah Harbor Planned Development as it applies to this Final Master Plan Area, unless the context clearly requires otherwise. References to Sections or Sec. are to the City of Savannah Zoning Ordinance.

2.0 Project Information

Item	Information
Project	Parcel 3A, 4A, 4B & 6A of the Savannah Harbor PD
Location	Hutchinson Island, Savannah, Georgia
Applicant	1776 Savannah Associates
Applicant Address	2001 Market Street, Suite 3600, Philadelphia, PA 19103
Engineer / Planning Consultant	Thomas & Hutton, 50 Park of Commerce Way, Savannah, GA 31405
Parcel Identification Numbers	2-0436-01-015; 2-0436-01-039; 2-0436-01-040; 2-0436-01-041
Current Zoning	PD (Savannah Harbor)
Proposed Zoning	PD (Savannah Harbor)
Water / Sewer	To be provided by the City of Savannah

3.0 Final Master Plan Summary

The Final Master Plan Area contains approximately 100.4 acres and is organized into two primary land use areas: MU-RO and MU-RES. The plan also identifies salt marsh, wetland, easement, access, and utility constraints to be coordinated through future site development plans and applicable local, state, and federal permitting processes.

Area	Acreage	Density	Maximum Units
Mixed Use – Resort Oriented (MU-RO)	+/- 55.3 AC	20 units/acre	1100
Mixed Use – Residential Oriented (MU-RES)	+/- 45.1 AC	4 units/acre	180
Total	100.4 AC	12.8 units/acre	1280

The number of dwelling units shall not exceed the maximum number of units shown in the land use summary unless the Final Master Plan is amended in accordance with the procedures applicable to the Savannah Harbor PD and the City of Savannah Zoning Ordinance. Density and unit counts are intended to establish the maximums for the overall planning areas. There is not a cap on individual parcels or phases as they are developed, provided the applicable development standards are met and the overall planning area maximums are not exceeded.

4.0 Administration and Control

4.1 Master Developer

The applicant, or its successor or assignee, shall serve as master developer for the Final Master Plan Area within this portion of the Savannah Harbor PD. The master developer role may be transferred or assigned to another entity. If the master developer transfers or assigns its role, the successor master developer shall provide notice to the City of Savannah and the Metropolitan Planning Commission, and evidence of the transfer may be recorded in the land records for Chatham County, Georgia, as applicable.

4.2 Conflicts

If a specific regulation in this Final Master Plan submittal conflicts with any regulation elsewhere in the City of Savannah Code, the specific regulation in this submittal shall apply to the Final Master Plan Area unless expressly prohibited.

4.3 References

References to Code Sections or Articles in this submittal refer to the City of Savannah Zoning Ordinance in existence as of the effective date of approval of this Final Master Plan, unless otherwise required by the City of Savannah.

4.4 Site Development Plans

For each proposed phase, parcel, or development within the Final Master Plan Area, a site development plan consistent with the approved Final Master Plan shall be required. The submittal criteria shall follow the applicable Planned Development procedures in Sec. 6.1 of the City of Savannah Zoning Ordinance. Any site development plan submitted to the Metropolitan Planning Commission shall be accompanied by written approval from the master developer or its authorized representative.

5.0 Measurements

All measurements shall follow the standards required by Article 4.0 of the City of Savannah Zoning Ordinance unless otherwise specified below.

Residential Density. Density shall be measured as the number of residential units divided by the total acreage within the applicable land use area. Density shall not exceed the maximum density shown on the Final Master Plan. The acreage within each land use area is subject to change based on final jurisdictional determinations, permitting, boundary surveys, easements, and site development plan review; therefore, the total yield may vary, provided the approved maximum unit count is not exceeded without an approved amendment.

Building Setbacks. Unless specified elsewhere by this submittal, the setback for any principal-use building shall be measured from the property line. Accessory buildings shall comply with Sec. 8.7.3.c.

Height. Building height shall be measured per Sec. 4.1.8. Permitted height shall follow the referenced development standards applicable to the land use area, unless otherwise shown on the approved Final Master Plan or approved through the applicable Savannah Harbor PD procedures. The exceptions allowed within Sec. 4.3 shall apply.

3

6.0 Land Use Areas

Each land use area in the Final Master Plan has a designation corresponding to the permitted uses in that area. The designations include Mixed-Use Resort Oriented (MU-RO) and Mixed-Use Residential MU-RES. The mixed-use designation allows and encourages a mix of compatible uses but does not require that every parcel or phase contain a mix of uses.

Areas identified as amenities, open space, salt marsh, wetland, buffers, or similar areas are intended to support recreation, leisure, environmental preservation, stormwater management, access, and project amenities. Improvements such as clubhouses, leasing offices, pools, cabanas, boardwalks, docks, passive recreation, active recreation, trails, access drives, utility crossings, and similar improvements shall be allowed, subject to applicable permitting and development review.

7.0 Permitted and Prohibited Uses

7.1 Permitted Uses

The land use designation determines the uses permitted within each land use area of the Final Master Plan.

- (1) 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. If a use is permitted only as a limited or special use in any referenced district, the use shall be considered a limited or special use and shall follow the applicable use conditions.

The following table lists the principal uses in the City of Savannah Principal Use Table and indicates how each use is treated within the MU-RO and MU-RES land use areas. Where use standards are included, they shall be as set forth in the applicable use standard in the City of Savannah Zoning Ordinance.

TABLE 1 | Allowed Principal Uses by Final Master Plan Land Use Area

Key to Types of Use: P = use permitted by right and - = use not permitted.

Principal Use	MU-RO	MU-RES	Use Standards
RESIDENTIAL			
Single-family:			
Single-family detached	P	P	
Single-family attached	P	P	Sec. 8.1.8
Two-family:			
Two-family	P	P	Sec. 8.1.8
Multi-family:			
Three-family / Four-family	P	P	Sec. 8.1.1 and Sec. 8.1.8
Townhouse	P	P	
Stacked townhouse	P	P	
Apartment	P	-	
Build to Rent Community	P	-	
Continuing care retirement community	P	-	Sec. 8.1.2
Cluster Development	P	-	Sec. 8.10
Manufactured Residential:			
Manufactured home	-	-	Sec. 8.1.3
Manufactured home park	-	-	
Mixed-use Residential:			
Upper-story residential	P	P	
Group Living:			
Child care institution	-	-	Sec. 8.1.5
Dormitory/student housing	-	-	
Fraternity/sorority house	-	-	
Monastery/convent	-	-	
Rooming house	-	-	Sec. 8.1.6
Single room occupancy	-	-	Sec. 8.1.7
AGRICULTURAL & RESOURCE EXTRACTION			
Agricultural:			
Agriculture, general	-	-	
Agriculture, personal	-	-	
Agriculture, restricted	-	-	
Agricultural produce stand/Seafood stand (not including farmer's market)	-	-	
Livestock sales/auction	-	-	Sec. 8.2.1
Tree farming/forestry	-	-	
Resource Extraction:			
Surface mine/borrow pit	-	-	Sec. 8.2.2
CIVIC			
Park / Open Area:			
Botanical garden/arboretum	-	-	
Cemetery (Mausoleum, Columbarium, Memorial Park)	-	-	Sec. 8.3.1
Cemetery, private family	-	-	Sec. 8.3.2
Cemetery, pet	-	-	Sec. 8.3.3
Community Garden	P	P	
Park, general	P	P	

Principal Use	MU-RO	MU-RES	Use Standards
Wildlife Refuge	-	-	Sec. 8.3.4
Community Services:			
Library/community center	-	-	
Museum	-	-	Sec. 8.7.24
Post office	-	-	
Police/fire station or substation	P	-	
Emergency Medical Services (EMS) substation / Ambulance Service	P	-	Sec. 8.3.5
Shelter, emergency	-	-	Sec. 8.3.6
Shelter, transitional	-	-	Sec. 8.3.7
Soup kitchen	-	-	Sec. 8.3.8
Day Care Services:			
Child/adult day care home	-	-	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	P	-	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care home, 24 hour	-	-	Sec. 8.3.11 or Sec. 8.7.11
Child/adult care center, 24 hour	P	-	Sec. 8.3.12 or Sec. 8.7.11
Educational:			
College, university, seminary	-	-	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	P	-	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	P	-	Sec. 8.3.14 and Sec. 8.7.14
School, trade, vocational or business	P	-	
Places of Worship:			
All places of worship	P	-	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Club or Lodge:			
Private club/Lodge	P	P	Sec. 8.3.16
Detention and Correctional Facilities:			
All detention and correctional facilities except as listed below:	-	-	Sec. 8.3.17
Correctional transition facility	-	-	Sec. 8.3.18
Health Care Facilities:			
Hospice	-	-	
Hospital	-	-	
Intermediate care facility	P	-	
Nursing home	-	-	
Assisted living facility	P	-	
Personal care home, registered	P	-	Sec. 8.3.19
Personal care home, family	P	-	Sec. 8.3.19
Personal care home, group	P	-	Sec. 8.3.19
Personal care home, congregate	P	-	Sec. 8.3.19
Community living arrangement	P	-	
Substance recovery facility	-	-	Sec. 8.3.20
COMMERCIAL			
Office:			
Office, general	P	-	Sec. 8.4.1
Call center	-	-	
Day labor employment center	-	-	Sec. 8.4.2
Office, medical	-	-	Sec. 8.4.3
Office, utility/contractor	-	-	Sec. 8.4.4
Studio/multimedia production facility	-	-	Sec. 8.4.5
Indoor Recreation:			

Principal Use	MU-RO	MU-RES	Use Standards
Arena; convention center	-	-	
Indoor amusement	P	-	Sec. 8.4.52
Indoor firearm range	-	-	Sec. 8.4.6
Indoor sports facility	P	-	Sec. 8.4.53
Indoor archery range/paintball facility	-	-	
Teen Club	-	-	Sec. 8.4.7
Theater/cinema/performing arts	-	-	Sec. 8.4.54
Outdoor Recreation:			
Campground; recreational vehicle park	P	P	Sec. 8.4.8
Drive-in theater	-	-	Sec. 8.4.9
Fairgrounds	-	-	
Golf course	P	P	
Outdoor amusement	P	-	Sec. 8.4.10
Outdoor firearm range	-	-	Sec. 8.4.11
Racetrack/Drag Strip/Motocross facility	-	-	Sec. 8.4.12
Riding academy; Equestrian center; Horse stable, commercial	-	-	
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex	-	-	Sec. 8.4.13
Retail Sales:			
Retail, general	P	-	
Art/photo studio; gallery	P	-	
Consumer Fireworks Retail Sales Facility	-	-	Sec. 8.4.49 and Sec. 8.8.3(a)
Convenience store	-	-	Sec. 8.4.14
Fuel/gas station	-	-	Sec. 8.4.14
Flea market; Farmer's market; Open air market	-	-	Sec. 8.4.15
Food-oriented retail	-	-	Sec. 8.4.16
Garden center	-	-	Sec. 8.4.22
Manufactured/modular home sales	-	-	Sec. 8.4.17
Outdoor sales	-	-	Sec. 8.4.18
Pawnshop	-	-	Sec. 8.4.20
Pharmacy	-	-	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	-	-	Sec. 8.4.51
Plant nursery	-	-	
Truck Stop	-	-	
Warehouse or Office Showroom / Flex Space	-	-	Sec. 8.4.23
Services:			
Services, general	-	-	
Animal services, indoor	-	-	Sec. 8.4.24
Animal services, outdoor	-	-	Sec. 8.4.25
Bank	-	-	
Body art services	-	-	
Business support services	-	-	
Catering establishment	P	-	
Check Cashing; Title Pawn;	-	-	Sec. 8.4.26
Crematorium	-	-	Sec. 8.4.27
Funeral home; mortuary (not including crematorium)	-	-	
Hall, banquet or reception	P	-	
Event Venue	P	-	
Instructional studio or classroom	P	-	

Principal Use	MU-RO	MU-RES	Use Standards
Laundromat; Dry cleaning/Laundry/drop-off facility	-	-	
Dry Cleaner/Laundry, Neighborhood	-	-	
Personal service shop	-	-	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	-	-	
Repair-oriented services	-	-	
Self-service storage facility	-	-	Sec. 8.4.29
Tour company terminal	-	-	
Eating and Drinking Establishments:			
Distillery, craft	P	P	Sec. 7.14
Bar; tavern	P	-	Sec. 8.4.30 and Sec. 7.14
Nightclub	-	-	Sec. 8.4.31 and Sec. 7.14
Restaurant	P	-	Sec. 8.4.32, Sec. 8.7.24, and Sec. 7.14
Food Truck Park	P	-	Sec. 8.4.50
Retail consumption dealer (on premise consumption of alcohol)	-	-	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	-	-	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	-	-	Sec. 7.14
Wine Specialty Shop (not including package stores)	-	-	Sec. 7.14
Winery; Meadery; Cidery	-	-	Sec. 7.14
Brewery, Micro	P	P	Sec. 7.14
Lodging:			
Bed and Breakfast Homestay	-	-	Sec. 8.4.33
Bed and breakfast	-	-	Sec. 8.4.34
Inn	-	-	Sec. 8.4.35 and Sec. 8.7.24
Hotel/motel, 16-74 rooms	P	-	Sec. 7.13 and Sec. 8.4.36
Hotel/motel, 75 or more rooms	P	-	Sec. 7.13
Short-term vacation rental	P	-	Sec. 8.4.37 and Sec. 7.5
Vehicle, Watercraft and Heavy Equipment Sales and Services:			
Heavy equipment/Heavy vehicle sales, rentals and leasing	-	-	Sec. 8.4.38
Vehicle sales, rentals and leasing	-	-	Sec. 8.4.39 and Sec. 8.7.21
Moped/motor scooter sales, rentals and leasing	-	-	Sec. 8.4.40
Vehicle Service, Heavy equipment/Heavy vehicle	-	-	Sec. 8.4.41
Vehicle service, minor	-	-	Sec. 8.4.42
Vehicle service, major	-	-	Sec. 8.4.43
Vehicle towing and impound facility	-	-	Sec. 8.4.44
Vehicle wash, full or self-service	-	-	Sec. 8.4.45
Watercraft sales, repair and service	-	-	Sec. 8.4.46
Adult-Oriented Businesses:			
All adult-oriented businesses	-	-	Sec. 8.4.47
Water-Oriented:			
Dock, Commercial	-	P	
Dock, private	-	P	
Dock, Residential Community	-	P	
Marina, Commercial	-	P	
Marina, Private Membership	-	P	
Marina, Residential	-	P	
Boat Yard	P	P	Sec. 8.4.48
Watercraft Launch/Ramp	-	P	
INDUSTRIAL			

Principal Use	MU-RO	MU-RES	Use Standards
Warehousing and Storage:			
Container Storage Yard	-	-	Sec. 8.5.1
Outdoor Storage Yard	-	-	Sec. 8.5.2
Warehousing	-	-	
Industry, Manufacturing and Processing			
Dry cleaning/Laundry plant	-	-	
Salvage yard/Recycling facility	-	-	Sec. 8.5.3
Industry, manufacturing and processing as follows:			
Artisan/Craft	P	-	Sec. 8.5.4
Limited/Light	-	-	Sec. 8.5.5
General	-	-	Sec. 8.5.6
Intensive	-	-	Sec. 8.5.7
Research, testing and development laboratory	-	-	Sec. 8.5.8
Waste Related:			
Solid waste and industrial landfill facility	-	-	Sec. 8.5.9
Mulch or compost processing facility as follows:			
Class 2	-	-	Sec. 8.5.10
Class 3, 4 or 5	-	-	Sec. 8.5.10
Class 6	-	-	Sec. 8.5.10
Recycling collection facility	-	-	Sec. 8.5.11
Waste incinerator	-	-	Sec. 8.5.12
Solid waste transfer station	-	-	Sec. 8.5.13
TRANSPORTATION, COMMUNICATIONS, UTILITIES			
Transportation:			
Airport, airfield; Heliport	-	-	Sec. 8.6.1, Sec. 8.7.10, and Sec. 7.2
Intermodal freight yard	-	-	
Parking facility	-	-	Sec. 8.6.2
Passenger terminal	-	-	
Railyard	-	-	
Transportation dispatch and storage	-	-	Sec. 8.6.3
Vehicle and freight terminal	-	-	
Communications:			
Broadcast transmission tower	-	-	
Wireless communications facility - See Section 8.9	-	-	Sec. 8.9
Utilities:			
Utilities, major	-	P	
Utilities, minor	P	P	

7.2 Prohibited Uses and Activities; Use Conditions

Any use or activity not specifically identified as a permitted use in this submittal shall be deemed prohibited unless the City of Savannah Zoning Administrator determines that the proposed use is similar to a permitted use.

7.3 Temporary Uses

Temporary uses are subject to the temporary use requirements of Sec. 8.8.

8.0 General Development Standards

The following general development standards apply to the Final Master Plan Area and are in addition to those provided elsewhere in the City of Savannah Code. Where two standards regulate the same item, the specific standard in this submittal shall apply unless expressly prohibited.

8.1 Open Space

A minimum of 20% open space shall be provided and may apply to the Final Master Plan Area in its entirety rather than to each individual development or phase. Open space may include areas identified as open space, salt marsh, wetland, aquatic resources, buffers, amenity areas, parks, plazas, playgrounds, courtyards, boardwalks, trails, and other similar hardscape or green space areas within development areas.

8.2 Density

The number of dwelling units shall not exceed the maximum number of units shown on the approved Final Master Plan land use summary.

8.3 Residential and Non-Residential Development Standards

The following referenced development standards shall apply.

TABLE 2 | Development Standards for Permitted Housing Types

Standards	MU-RO	MU-RES
Site (min)		
Lot area per unit (sq ft) [1] [2]	Street / Lane Access	Street / Lane Access
Single-family detached	5000/4000	6000/5000
Single-family attached	2500/2000	3000/2500
Two-family	5000/4000	6000/5000
Townhouse/Stacked Townhouse	No min.	No min.
Three-Four Family/Apartment/Build to Rent	No min.	No min.
Lot Dimensions [1]		
Lot width per unit (min ft)	Street / Lane Access	Street / Lane Access
Single-family detached	50 Street/ 40 Lane	50 Street/ 40 Lane
Single-family attached	25 Street/ 20 Lane	25 Street/ 20 Lane
Two-family	36	33
Townhouse unit width	50 Street/ 40 Lane	50 Street/ 40 Lane
Lot width (min ft)		
Three-Four Family	50	50
Apartment/Build to Rent	55	--
Building Setbacks [2]		
Street Access		
Front Yard		
Single-family detached	20	20
Single-family attached	20	20
Two-family	20	20
Townhouse/Stacked Townhouse	20	20
Three-Four Family	20	20
Apartment/Build to Rent	25	--
Side (interior) Yard		
Single-family detached	5	5
Single-family attached	5	5
Two-family	5	5
Townhouse inc. Stacked (end unit)	5	5
Three-Four Family	7	7
Apartment/Build to Rent	10	--
Side (street) Yard		

Standards	MU-RO	MU-RES
Apartment/Build to Rent	15	--
All other housing types	10	10
Rear Yard		
All housing types	20	20
From access easement	5	5
Lane Access		
Front Yard		
All housing types	10	10
Side (interior) Yard		
All housing types	5	5
Side (street) Yard		
All housing types	5	5
From lane or access easement (Rear Yard)		
All housing types	5	5
Building separation		
All housing types (Street or Lane Access)	See Fire Code	See Fire Code
Building Coverage (Max)		
Street Access		
Single-family detached	50%	45%
All other housing types	60%	60%
Lane Access		
Single-family detached	60%	50%
All other housing types	70%	60%
Height (stories)		
Single-family detached	3	3
All other housing types	6	6
Accessory Structure Setback		
All housing types	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft) (Applies to surface parking lots only, not individual or shared driveways for units.)		
From street rights-of-way, lanes or access easements	10	15
(--) = not applicable		

[1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the district's maximum density. The common area and the proposed right-of-way area may be used in calculating density.

[2] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

TABLE 3 | Development Standards for Permitted Nonresidential Uses

Standards	MU-RO	MU-RES
Lot area (min sq ft)	No min.	No min.
Lot width (min ft)	No min.	No min.
Front Yard	No min.	No min.
Side (interior) Yard	No min.	No min.
Side (street) Yard	No min.	No min.
Rear Yard	No min.	No min.
From access easement	No min.	No min.
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	70%	60%
Height (stories)	6	6
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft) (Applies to surface parking lots only, not individual or shared driveways for units.)		
From street rights-of-way, lanes, or access easements	10	15

8.4 Screening and Buffers

No external or internal buffering shall be required between use types or to existing street/roads unless required by site-specific approval conditions. However, the following standards shall apply where applicable:

- Where surface off-street parking is visible from public or private streets or adjacent properties, an off-street parking lot buffer per Sec. 9.5.4 shall be required.
- Screening shall be provided per Sec. 9.5.3 (Screening of Service Areas).

8.5 Off-Street Parking and Service Requirements

Off-street parking and service requirements shall be provided as required by Sec. 9.3 (Off-street Parking and Loading) with the following exceptions.

- The Maximum Impervious Parking Area standards of Section 9.3.5.c.iii shall not apply.
- In situations where on-street parking is created, those spaces may be counted towards the required off-street parking ratios of Sec. 9.3.4.d (Parking Ratios).
- Applicants may provide parking below the sum of the minimum requirements for all uses based on shared parking when combinations of uses have different levels of parking demand at different times of the day. To reduce the minimum requirements based on shared parking, applicants shall submit an independent shared parking calculation prepared by a licensed professional engineer or an AICP-certified transportation planner.

8.6 Signage

The master developer may submit a master signage plan to control signage within the Final Master Plan Area. Until such a master signage plan is approved, the standards of Sec. 9.9 (Signs) shall apply. For purposes of number, size, height, and similar dimensional requirements, residential uses shall follow the standards of the RMF districts, and non-residential or mixed uses shall follow the standards of the BC district, unless otherwise approved through a master signage plan.

8.7 Wetlands and Marsh Buffers

The Savannah Harbor PD master plan created a vision for development patterns that embrace and celebrate the unique aspects of the site related to views, access, and enjoyment of the wetlands, marsh, and waterways that surround the site. The additional buffering requirements of Sec. 10.5 (Wetland and Marsh Buffers) conflict with that vision. Therefore, the only wetland or marsh buffers shall be those required by the United States Army Corps of Engineers and/or the State of Georgia.

9.0 Modifications and Amendments

Modifications to standards specific to this Final Master Plan submittal are classified as major or minor. The classification determines the type of review required. Amendments or modifications not addressed below shall follow the applicable Savannah Harbor PD and City of Savannah Zoning Ordinance procedures.

9.1 Major Modifications

Major modifications require review and approval by the Metropolitan Planning Commission board and are limited to the following:

- a. **Development Standards.** Any development standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by more than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by more than 10 percent.
- b. **Parking.** A reduction in the number of required parking spaces not otherwise supported by an approved shared parking calculation or applicable City procedure.
- c. **Land Use Area Relocation.** Any substantial relocation of a land use area as shown on the approved Final Master Plan that requires an amendment under Sec. 6.1.10 or other applicable City procedure.

9.2 Minor Modifications

Minor modifications require review and approval by Metropolitan Planning Commission staff. If staff denies a minor modification, the matter may be reviewed as a major modification by the Metropolitan Planning Commission, as applicable. Minor modifications include the following:

- a. **Development Standards.** Any development standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by 10 percent or less or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or less.
- b. **Buffers.** Any buffer standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by less than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.
- c. **Street or Access Relocation.** Any relocation of a street, road, lane, driveway, or access point shown on the approved Final Master Plan, or any addition of a street, road, lane, driveway, or access point not shown on the approved Final Master Plan, provided the modification meets applicable access standards of the permitting authority.

9.3 Variances

A denial of a decision by the Metropolitan Planning Commission concerning matters described above may be appealed to the Board of Appeals. The variance process shall follow the procedure established in Sec. 2.4 (Zoning Board of Appeals).

10.0 Definitions

The following definition is specific to this Final Master Plan submittal and is in addition to the definitions provided in Sec. 13.2 (Defined Terms). If there are two definitions for the same word or phrase, the definition in this section shall apply to the Final Master Plan Area.

Build to Rent. A rental development of multiple buildings with single or multiple dwelling units in each building, all located on a single parcel of land. For purposes of allowed uses, this use shall be considered an allowed use in all areas where multifamily uses are allowed.

EXHIBIT A | Final Master Plan



FINAL MASTER PLAN

PARCEL 3A, 4A, 4B & 6A OF THE SAVANNAH HARBOR PD
SAVANNAH | GEORGIA

JUNE 2026

1776 SAVANNAH ASSOCIATES, LLC

