



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
Planning the Future – Respecting the Past

STAFF REPORT

To: The Planning Commission

From: Subhashi Karunaratne, Planner – Development Services

Date: July 14, 2026

Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Josh Yellin for RM Savannah Investment Properties

Address: 10602, 10612 and 10620 White Bluff Road

PIN: 20587 01003, 20587 01004, and 20587 01005

Site Area: 0.9 acres

Alderman District: 4 – Nick Palumbo

Chatham County Commission District: 1 – Anthony Wayne Noha

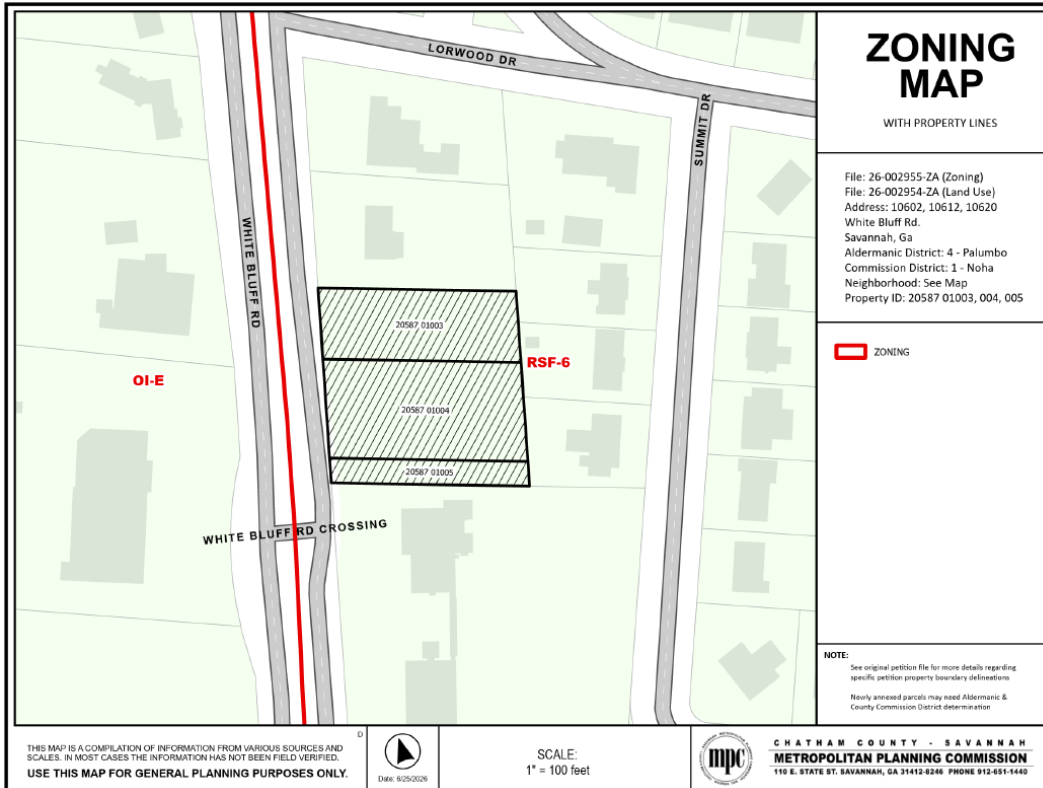
File Number: 26-002954-ZA-FLUM

Request: The Petitioner requests amendment of the Future Land Use Map from Residential–Suburban Single Family to Commercial–Neighborhood.

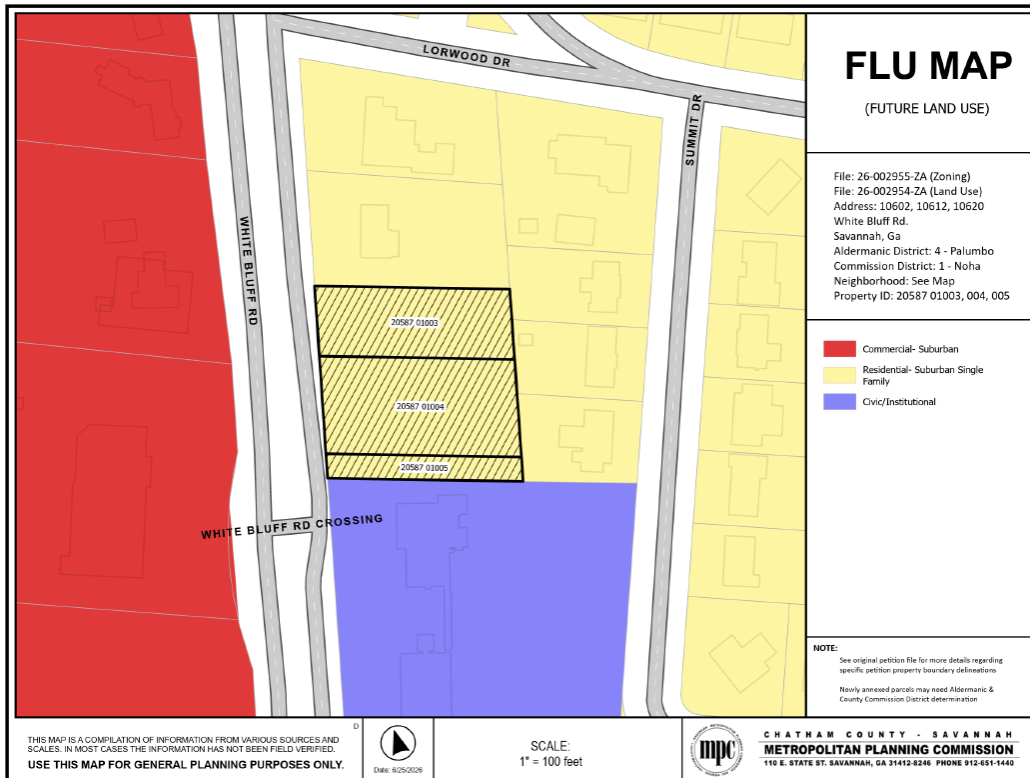
This petition is filed concurrently with a request for an amendment to the Zoning Map from RSF-6 (Residential Single Family - 6) to BN (Neighborhood - Business). The proposed use is a neighborhood-oriented retail center with commercial spaces.

Existing zoning: The subject parcel is currently zoned RSF-6 (Residential Single Family - 6). The RSF- districts are established to preserve and create areas of single-family detached development.

Location	Land Use	Existing Zoning
North	Residential	RSF-6
South	Residential and Religious institution	RSF-6
East	Residential	RSF-6
West	Office, Fire Station	OI-E



Current Zoning Map



Current FLUM Map

Existing FLUM: The existing FLUM designation is '*Residential Suburban Single-Family*.' These are areas identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.

Requested FLUM: The requested FLUM designation is '*Commercial–Neighborhood*'. Nodal and multi-tenant retail areas that are within predominately residential areas and are developed at a scale and intensity compatible with adjacent residential uses. These neighborhoods are typically auto-dependent.

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

The proposed Commercial–Neighborhood designation would recognize the commercial character along White Bluff Road. However, the subject properties also directly abut an established single-family residential neighborhood to the rear. Staff finds that the existing Residential–Suburban Single Family designation better reflects the long-term relationship between the subject properties and the surrounding residential development.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

The Comprehensive Plan encourages neighborhood-serving commercial development along major corridors and strategic infill. However, it also emphasizes compatibility between commercial and residential land uses. Staff finds that the proposed amendment does not adequately balance these objectives due to the close relationship between the subject properties and the adjoining residential neighborhood.

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

While the subject properties front White Bluff Road, an appropriate location for commercial activity, the requested amendment would expand commercial land use directly adjacent to an established residential neighborhood. Staff find that preserving the existing Future Land Use designation provides a more appropriate transition between the commercial corridor and the surrounding residential area.

4. Written comments, evidence, and testimony of the public.

As of the date of this report, no written comments or public testimony have been received regarding the proposed Future Land Use Map amendment.

Evaluation

The Comprehensive Plan encourages neighborhood-serving commercial development along major corridors while emphasizing compatibility with adjacent residential neighborhoods. Although the subject properties front White Bluff Road, the concept submitted by the applicant illustrates a level of commercial development that would place parking, loading, and stormwater

infrastructure immediately adjacent to the residential neighborhood. While the concept plan is not binding and would be subject to future engineering and site development review, Staff finds that it demonstrates the difficulty of accommodating commercial development on these parcels while maintaining an appropriate transition to the adjoining residential neighborhood.

MPC Staff Recommendation

MPC Staff recommends denial of the requested FLUM amendment from Residential–Suburban Single Family to Commercial–Neighborhood.