

26-001109-ZA



SAVANNAH

savannahga.gov

Planning & Urban Design

20 Interchange Drive, Administration Bldg.

Savannah, GA, 31415

Phone: 912.525.2783 / Fax: 912.525.1562

www.savannahga.gov/planning

Zoning Text
Amendment Application

MAR 04 2025



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 and City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Text Amendment Information

- A. Identify the specific section(s) number(s) of the Zoning Ordinance sought to be amended. _____
15.17.5 Development Standards for Permitted Uses and 9.5.4 Buffers
- B. What is the existing text requested to be repealed, if any? Please provide attachment if more space is needed.
See attached

- C. What is the proposed text, if any? Please provide attachment if more space is needed. _____
See attached

- D. State the reason(s) for the text amendment. Please provide attachment if more space is needed. _____
To strengthen buffer standards for industrial uses when adjacent to Residentially zoned properties

II. Text Amendment Review Criteria

Describe how the requested text amendment satisfies one or more of the following criteria.

- A. **Consistency:** The extent to which the proposed text amendment is consistent with the remainder of the Zoning Ordinance, including any purpose and intent statements. _____

- B. **New or Changing Circumstances:** The extent to which the proposed text amendment represents a new idea not considered in the existing Zoning Ordinance, or represents a revision necessitated by changing circumstances over time. _____

- C. **Error or Inappropriate Standard:** Whether or not the proposed text amendment corrects an error in the Zoning Ordinance, or otherwise improves upon existing requirements or standards. _____

- D. **Compliance with Higher Law:** Whether or not the proposed text amendment revises the Zoning Ordinance to comply with state or federal statutes. _____

III. Application History

Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

☐ Yes ☒ No If yes, please provide the Plan/Permit File Number(s): _____

IV. Petitioner Information (If the petitioner(s) will have an agent serve on his or her behalf, the petitioner(s) must complete Section V. Agent, if different from Petitioner of the application.)

Name(s): The Mayor and Aldermen of the City of Savannah, Georgia

Registered Agent: Bridget Lidy

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

Address: P. O. Box 1027

City, State, Zip: Savannah, Georgia 31402

Telephone: [REDACTED]

Fax: _____

E-mail address: [REDACTED]

V. Agent, if different from Petitioner

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VI. 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 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, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, Vice Chairman	

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

VII. Items Required to be Submitted with this Application

A. Application 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. Fee is subject to change.

- Text Amendment: \$3,000.00

B. Meeting with MPC staff. Prior to the submittal of an application for a Text Amendment to the Zoning Ordinance, the applicant shall participate in a pre-application conference with the MPC staff.

- MPC Meeting date: _____

VIII. 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. Text Amendment Information
- ☐ Part II. Text Amendment Review Criteria
- ☐ Part III. Application History
- ☐ Part IV. Petitioner Information
- ☐ ☐ Part V. Agent Information
- ☐ Part VI. Disclosure of Campaign Contribution Form.
- ☐ Part VII. Items Required to be Submitted with this Application (Fee)
- ☐ Part VIII. Application Checklist
- ☐ Part IX. Certification of Application (Signed application)

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

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

Bridget Lidy

Printed Name

3/4/2026

Date

Contacts:

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

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Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) and City of Savannah Planning and Urban Design Office (City) prior to submitting an application.
2. The application form must be completed according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing.
3. **All applications must be submitted electronically to planning@savananhga.gov**. If the document size is larger than 20 MB, please contact 912.525.2783.
4. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
5. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Zoning Text Amendment Process (After the Application is Submitted)

1. All text amendment applications will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date and time. They will also publish a public notification in the newspaper.
4. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
5. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the public hearing. The Petitioner shall provide a sufficient number for the Board and Board Secretary.
6. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. Their recommendation may be to approve, approve with modifications, deny or continue the petition.
7. Once the Planning Commission has made a recommendation, the petition will be forwarded to the Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper.
8. The City Council meeting will be held in the Council Chambers on the 2nd Floor of City Hall, 2 E Bay Street.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and the Planning Commission's recommendation; a zoning hearing and then the first and second readings of the ordinance amendment. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a decision to approve, approve with modifications, deny, continue the petition to the next meeting or a date certain, or return the proposed text amendment to the Planning Commission for further study and recommendation.
11. If the Mayor and Aldermen deny an application for a zoning text amendment, the applicant will not be able to resubmit a zoning text amendment application for the same item for a period of 12 months from the date of the written decision by the Mayor and Aldermen.
12. Notification of the Mayor and Aldermen's final decision will be sent to the petitioner by the City.
13. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

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2026 Application Submittal Deadlines for Planning Commission Meetings & City Council Meetings

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: planning@savananhga.gov	Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i> Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room	City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i> Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
	Pre-meeting: 12:30 p.m. Meeting Time: 1:30 p.m.	Meeting Time: 2:00 p.m.	
DEC 13, 2025	JAN 6	JAN 8	JAN 22
JAN 2	JAN 27	FEB 12	FEB 26
JAN 23	FEB 17	MAR 12	MAR 26
FEB 13	MAR 10	APR 9	APR 23
MAR 6	MAR 31	MAY 14	MAY 28
MAR 27	APR 21	JUN 11	JUN 25
APR 17	MAY 12	JUL 9	--
MAY 8	JUN 2	AUG 13	AUG 27
MAY 29	JUN 23	SEP 10	SEP 24
JUN 18	JUL 14	OCT 8	OCT 22
JUL 10	AUG 4	NOV 12	TUES, NOV 24*
JUL 31	AUG 25	DEC 10	--
AUG 21	SEP 15		
SEP 11	OCT 6		
OCT 2	OCT 27		
OCT 23	NOV 17		
NOV 20	DEC 15		
DEC 11	JAN 5, 2027		

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

PROPOSED DRAFT

DIVISION II
PART 8- PLANNING AND REGULATION OF DEVELOPMENT
CHAPTER 3. - ZONING

5.17.5 Development Standards for Permitted Uses

Development in any I- district shall meet the development standards as set forth below.

5.17.5 Development Standards for Permitted Uses				
Standards	IL-R	IL-T	IL	IH
Lot Dimensions (min)				
Lot area (sq ft)	--	--	--	--
Lot width (ft)	--	--	--	--
Building (max)				
Building Coverage	70%	80%	80%	80%
Height (ft) ^[1]	50	60	--	--
Ground floor area (sq ft)	20,000	--	--	--
Building Setback (min ft)				
Front	25	25	25	25
Side (street) yard	25	25	30	40
Side (interior) yard	25	15	20	25
Rear yard	15	15	20	25
From lane	5	5	5	5
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
From lane, property line or access easement	5	5	5	5
^[1] Buildings proposed within 50 100 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 105 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 41 feet in height.				

9.5.4 Buffers

c. Exemptions

- i. Properties located within any Downtown zoning district shall be exempt from the buffer provisions of this Section with the exception of the Off-Street Parking Lot Buffer.
- ii. Properties located within any TN- or TC- zoning district shall be exempt from the Street Yard Buffer. Such properties shall also be exempt from the Use Buffer provisions of this Section only when the adjacent properties are within any TN-, TC- or D- zoning district. This exemption shall not apply to the Off-Street Parking Lot Buffer.
- iii. The requirements of this Section shall not apply to the portion of a property that abuts marshland or wetlands.

e. Use Buffers

The purpose of a Use Buffer is generally to provide a vegetative screen that serves to either obscure the view of adjacent buildings or uses or to achieve a degree of opacity that prevents clear recognition of the use being buffered. The width and opacity of the required Use Buffer increases with the degree of incompatibility between uses.

i. Land Use Classes

There are six (6) classes of land uses and zoning districts for the purpose of determining the type of Use Buffer that is required. Within each land use class are land use categories, specific land uses and zoning districts, as listed in Sec. 5.4, Principal Use Table. The zoning district shall be used to determine the land use class of vacant property. Wireless Communications Facilities shall provide a buffer in accordance with Sec. 8.9.

The following uses shall not be required to provide or be provided a use buffer: Dock, private; Community garden; and Minor utility.

Commentary: *The six (6) classes of land uses shown below include both individual uses and land uses categories.*

1. Class 1

- a. Single-family residential; Two-family residential;
- b. Manufactured homes (excluding those in a manufactured home park);
- c. Monastery, convent;
- d. Personal care home, registered and family;
- e. Agriculture, restricted;
- f. Park, General;
- g. Golf course;
- h. Child/adult day care homes;

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- i. Dock, Residential Community;
 - j. Watercraft launch/Ramp;
 - k. Class 1 Composting Facility; and
 - l. Vacant land within the following zoning districts: C-, RSF-, TR-, RTF-.
- 2. **Class 2**
 - a. Three-Four Family, Townhomes; attached residential under 5 units per building;
 - b. Children's home;
 - c. Personal care home, group;
 - d. Rooming house;
 - e. Residential Amenity Area, Clubhouse (accessory to a residential use);
 - f. Bed & Breakfast, Inn; Short-term Vacation Rental Unit; and
 - g. Vacant land within the following zoning districts: RMHP, RMF-1, D-R, D-N.
- 3. **Class 3**
 - a. Attached residential 5 units or more per building and apartments;
 - b. Group Living Uses (unless specifically listed in another Land Use Class);
 - c. Campground, Recreational Vehicle Park;
 - d. Agricultural Uses (Agriculture, general shall not be required to buffer against Agriculture, restricted); See Sec. 8.2.2 for Surface Mine/Borrow Pit buffer standards;
 - e. All Civic Uses (unless specifically listed in another Land Use Class);
 - f. Riding academy; equestrian center; horse stable, commercial;
 - g. Uses as permitted (meeting the conditions of) in the OI-T zoning district;
 - h. Class 1(a) Composting Facility; and
 - i. Vacant land within the following zoning districts: RMF-2, RMF-3, A-1, OI-T, TN-, TC-, D-C, D-CBD, D-W, D-X.
- 4. **Class 4**
 - a. Parking facility;
 - b. Library/Community Center (public);
 - c. Post office;
 - d. Shelter, emergency and transitional;
 - e. Soup kitchen;
 - f. Child/adult day care center;
 - g. Child/adult care center, 24 hour;
 - h. All Educational uses;
 - i. Places of worship (301 seats or more);
 - j. All Club or Lodge uses;

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- k. All Office uses;
- l. Restaurants; bar; tavern; nightclub;
- m. Lodging (unless specifically listed in another Land Use Class);
- n. Indoor Recreation (unless specifically listed in another Land Use Class);
- o. Commercial Services (unless specifically listed in another Land Use Class);
- p. Retail Sales less than 100,000 square feet (unless specifically listed in another Land Use Class);
- q. Shopping Centers less than 100,000 square feet;
- r. Vehicle sales, rentals and leasing; Vehicle service, minor; Moped/scooter sales, rentals and leasing; Watercraft sales, rentals and service;
- s. Self-service storage;
- t. Taxi dispatch; Limousine service and other;
- u. Artisan/Craft - Industry/Manufacturing;
- v. Broadcast Transmission Tower; and
- w. Vacant land within the following zoning districts: OI, OI-E, B-L, B-N, B-C.

5. Class 5

- a. Hospitals;
- b. Arena; convention center;
- c. Outdoor Recreation (unless specifically listed in another Land Use Class);
- d. Animal services; outdoor;
- e. Vehicle, Watercraft and Heavy Equipment sales and service (unless specifically listed in another Land Use Class);
- f. Adult-oriented businesses;
- g. Water-oriented uses (unless specifically listed in another Land Use Class); Water-oriented uses shall not be required to buffer against another water-oriented use, regardless of land use class;
- h. Retail Sales 100,000 sq ft or larger (unless specifically listed in another Land Use Class);
- i. Shopping Centers 100,000 sq ft or larger;
- j. Research, Testing and Development Laboratory;
- k. Truck stop; Passenger Terminal;
- l. Outdoor Sales; and
- m. Vacant land within the following zoning districts: B-M, I-L-R.

6. Class 6

- a. ~~Outdoor storage yard (principal use);~~

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- b. Transportation/Communication/Utility uses (unless specifically listed in another Land Use Class);
- c. Industrial Uses (unless specifically listed in another Land Use Class);
- d. Detention & Correctional Facilities;
- e. ~~Waste-related uses (unless specifically listed in another Land Use Class); and~~
- f. Vacant land within the following zoning districts: I-L-T, I-L, I-H.

7. Class 7

- a. Container Storage Yard;
- b. Outdoor Storage Yard;
- c. Warehousing;
- d. Industry, Manufacturing and Processing (excluding Artisan/Craft);
- e. Waste related uses;
- f. Mulch or Compost Processing;
- g. Intermodal Freight Yard;
- h. Railyard;
- i. Vehicle and Freight Terminal; and
- j. Data Center

ii. Determination of Buffer Type

Table 9.5-1 identifies the buffer type required for a given development based on its land use class and the land use class of the adjacent property. A Use Buffer is not required between nonresidential uses in a development with outparcels or a combined development.

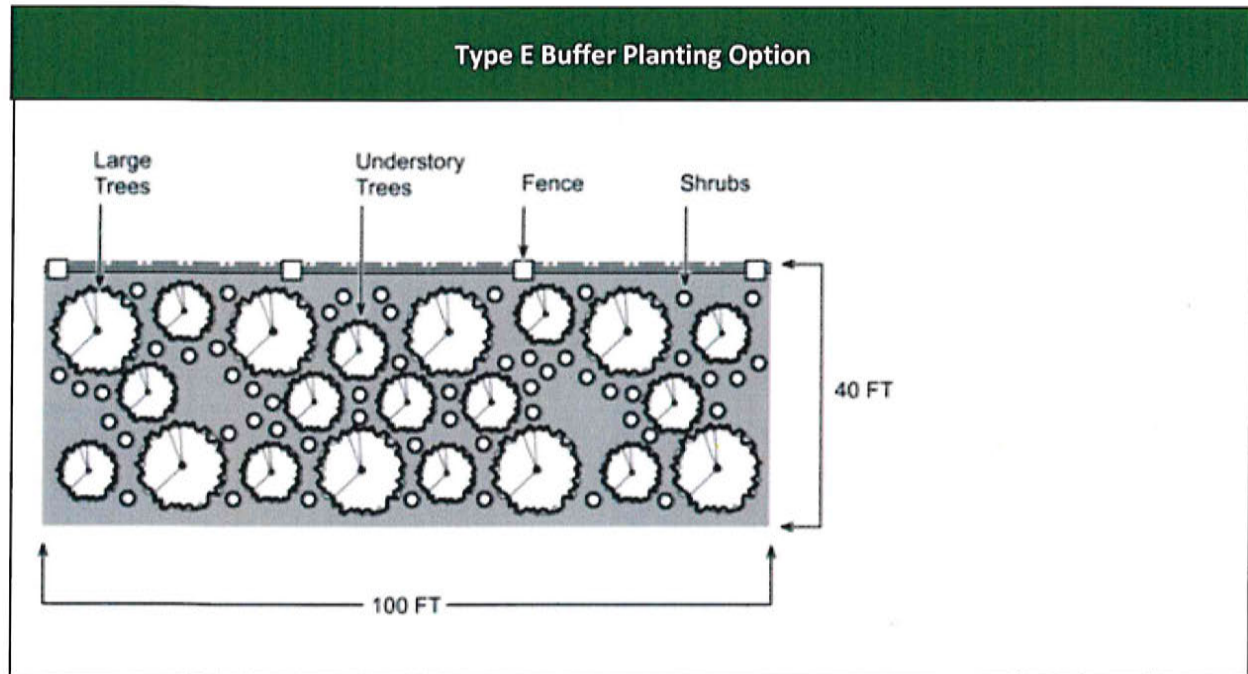
Table 9.5-1 Determination of Buffer Type							
Existing (Adjacent) Land Use Class							
		1	2	3	4	5	6
Proposed Land Use Class	1	N/A	N/A	N/A	N/A	N/A	N/A
	2	A	N/A	N/A	N/A	N/A	N/A
	3	B	B	N/A	N/A	N/A	N/A
	4	C	C	B ^[1]	N/A	N/A	N/A
	5	D	D	C ^[1]	N/A	N/A	N/A
	6	E	E	D	C	B	N/A
	<u>7</u>	<u>F</u>	<u>F</u>	<u>E</u>	<u>C</u>	<u>B</u>	<u>N/A</u>
[1] This buffer is only required when the proposed use is adjacent to a residential use.							

iii. Use Buffer Types and Options

5. Type E Buffer Planting Standards

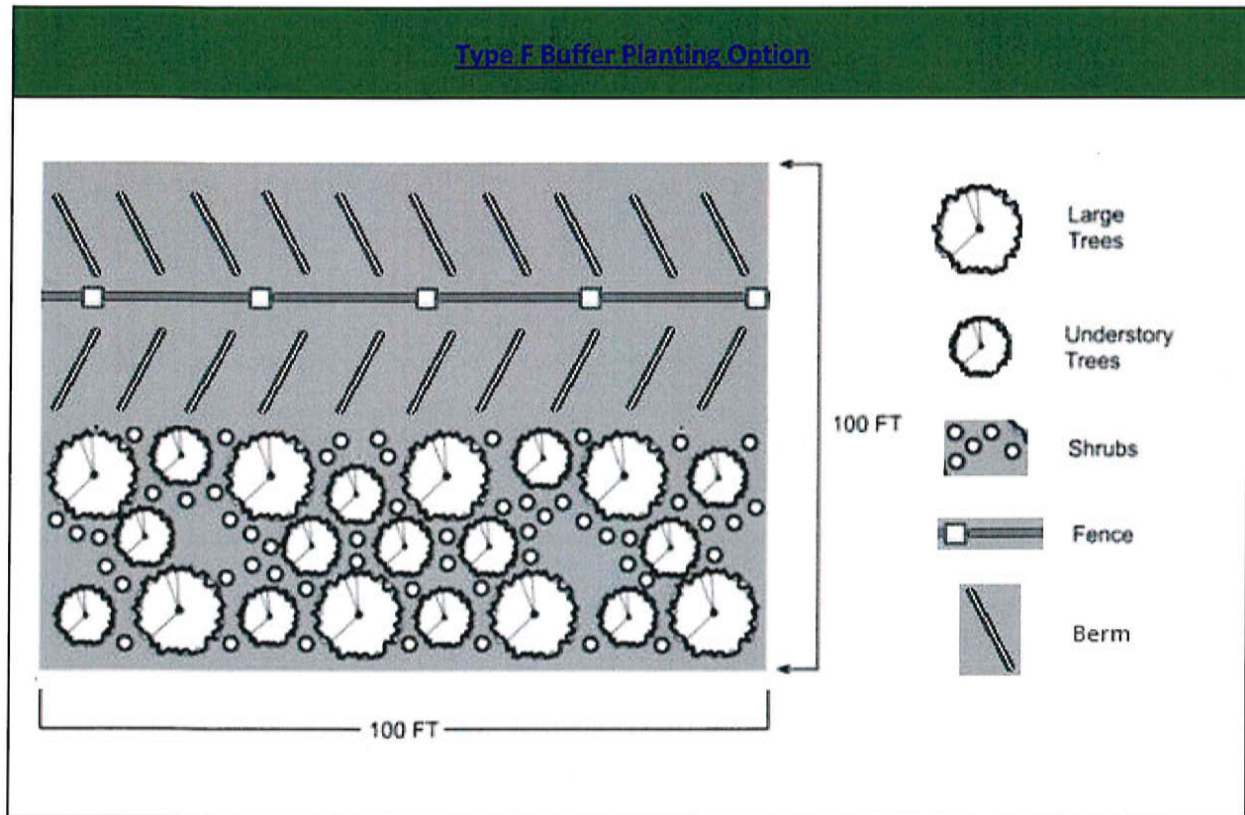
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Type E Buffer Planting Option	
	40 ft buffer width 8 ft fence/wall
Plantings (per 100 linear feet)	• 8 large trees • 13 understory trees • 55 shrubs



6. Type F Buffer Planting Standards

Type F Buffer Planting Option	
	<u>100 ft buffer width;</u> <u>8 ft tall berm;</u> <u>8 ft fence/wall along peak of berm</u> OR <u>12 ft fence/wall parallel to berm;</u> <u>Minimum 30 ft planting area on exterior side of berm;</u> <u>Minimum of 20% of understory tree and shrub plantings on berm</u>
<u>Plantings (per 100 linear feet)</u>	• <u>10 large trees</u> • <u>15 understory trees</u> • <u>70 shrubs</u>



- a. The average width of the Type F buffer may be reduced by up to 40% on sites of 10 acres or less. The minimum width of the reduced buffer shall not be less than 50% of the typical required width. Planting requirements may be reduced proportionately to a permitted width reduction. This provision may not be combined with Sec. 9.5.4.d.vii Design Variations for Use and Street Yard Buffers.
- b. For sites with disturbed area larger than 25 acres or any site that is part of a development requiring a DRI, the height of the berm shall be increased to 20 feet. A fence or wall shall not be required.
- c. A fence on top of a berm is not required to include pilasters or columns as described in Sec. 9.5.4.e.v.1.c.
- d. Berms shall be subjected to the following:
 - i. The slope shall not exceed 33%.
 - ii. A horizontal crown shall be provided at the top of the slope with a width not less than 4 feet.
 - iii. In addition to any plantings used to meet requirements shown in the table above, a berm shall be covered with grass or other ground cover to prevent erosion.
 - iv. Berms shall not drain onto neighboring yards or cause pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.
 - v. Berms shall not contain non-earth fill materials such as concrete, asphalt, wood, garbage, metal, etc.
 - vi. Openings may be provided in berms as described by Sec. 9.5.4.e.iv Permitted Improvements within Use Buffers.
 - vii. Berms may be modified to allow for the preservation of existing trees in accordance with Chapter 12 Landscape and Tree Ordinance.

Sec. 9.5.4.e.v. Design Standards for Use Buffers

1. Fences and Walls

In addition to the requirements of Sec. 9.6, Fences and Walls, the following standards shall apply to all fences and walls required to be located within a buffer. Where standards conflict, the provisions of this Section shall apply.

- a. Any fence or wall shall be opaque as specified in Sec. 9.6, Fences and Walls and shall be constructed of textured or split-faced block, brick, stone, stucco over concrete block, architectural tile, decay-resistant wood or similar opaque materials. Wood fences shall be a board on board, shadowbox, or similar style.
- b. The height of a fence or wall shall not exceed eight (8) feet, except as required by other sections of this Ordinance.
- c. Fences and walls shall be interrupted at intervals not exceeding 30 feet by architectural features such as pilasters or columns.
- d. ~~The fence or wall shall be located within one (1) foot of the property line or shall be set back at least 20 feet from the property line. In any case, the~~ The fence or wall shall be located within the required buffer.
- e. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the fence or wall at the time of site development plan review.
- f. When a required fence or wall would be located parallel to an opaque fence or wall at least six (6) feet in height on an adjacent property, the fence or wall shall not be required.
- g. Pedestrian connections through fences, walls or hedges that connect to adjacent neighborhoods or other uses are encouraged.

Industrial Buffers

Chatham County - Savannah Metropolitan Planning Commission
February 17, 2026



Process

- Citizens concerned about need for revising industrial buffering standards when adjacent to residentially zoned properties
- Meetings convened by MPC
- Finalized revisions with agreement between County and City
- Provides continuity between both Jurisdictions

Proposed Revision: Updated Height Transition Requirement

- Applies to buildings within 100 feet of a Residential district (*previously 50 feet*)
- Base height refers to the Residential district height limit
- Additional height permitted: 1 foot of height for every 1 foot of additional setback beyond 100 feet
- Current Ordinance: Building 65' from Residential zone with a 36' height limit cannot exceed 51'
- Proposed Revision: Building 105' from Residential zone with a 36' height limit cannot exceed 41'

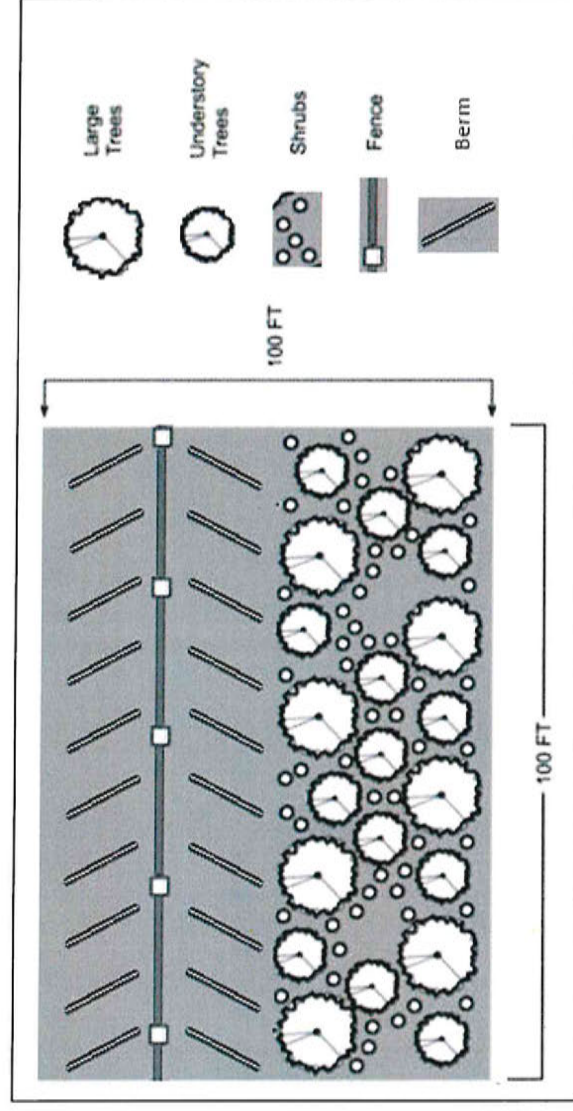
Proposed Revision: Two New Buffer Planting Options

• Option A:

- 100 foot buffer width
- 8 foot tall berm
- 8 foot fence/wall along peak of berm

• Option B:

- 12 foot fence/wall parallel to berm
- Minimum 30 foot planting area on exterior side of berm
- Minimum of 20% of understory tree and shrub plantings on berm



Proposed Revisions: New General Berm Requirements

- Fence on top of berm does not require pilasters or columns
- 33% maximum slope
- Minimum 4-foot horizontal crown
- Ground cover required
- Runoff directed to appropriate drainage easements or facilities
- No non-earth fill
- Openings permitted in the berms
- Tree preservation allowed

Proposed Revisions: New Berm Standards

≤ 10 acres	> 25 acres or DRI
Up to 40% width reduction (min. 50% of standard)	20-foot berm required
Proportional plantings	No fence/wall required
No design variations	

Next Steps

- Receive comments from Planning Commission
 - Submit by Tuesday, March 3 to tomorrow@thempc.org and helms@thempc.org
- Prepare text amendment for consideration
 - Submit City amendment
 - Draft and submit County amendment
- Proceed to respective Jurisdictions for adoption