



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: Ely Zarka, Senior Planner - Development Services

Date: May 12, 2026

Subject: Rezoning Conditions

Applicant/Agent: Coleman Company

Address: 302 Bush Road, 420 Bush Road

PIN: 11026 01002C

Area: 144 acres

Alderman District: Unassigned (Likely 5 – Dr. Estella Shabazz)

Chatham County Commission District: 7 – Dean Kicklighter

Request: Conditions required by approval of rezoning

File Number: 26-02926-SITE

Request

The Mayor and Alderman of the City of Savannah previously approved application 25-001709-ZA for the rezoning of properties at 420 & 302 Bush Rd from PD (county) to PD (city) with the following conditions:

1. The Petitioner shall provide a "Wetland Plan" identifying wetlands present on the site and identifying areas proposed to be filled and preserved
2. Specific Development Plans for pods within the parcel presently identified as 302 Bush Road shall be forwarded by MPC Staff to the Planning Commission for review and approval.

Background

Public Notice

As this item is being submitted back to the Planning Commission to satisfy the requirements of the previous approval, no advertisements were made.

Zoning History

The Planned Development and associated master plan were approved by City Council on July 10th, 2025 following a recommendation for approval by the Planning Commission. The subject Site Plan item with attached plans is being submitted to the Planning Commission to satisfy the conditions contained with that approval.

Site plan 26-02926-SITE is currently under review by staff and requires satisfaction of the condition set by City Council's approval of 25-001709-ZA.

