



Chatham County - Savannah Metropolitan Planning Commission

June 11, 2024 MPC MEETING

Title

Map Amendment request to rezone portion of B-C property to RMF-2-18 | 0 Fort Argyle Rd | 24-002471-ZA

Description

The Petitioner seeks to establish multi-family residential use (RMF-2) within a 33.8-acre portion of a previously approved master planned development where Community Business use was originally intended. The request also includes minor amendments to portions of the previously adopted master plan designated for Light Industrial use.

With the proposed update, the existing B-C portion of the development will be revised to reflect 1) a north commercial pod consisting of approximately 23.2 upland acres with 360 apartments and future commercial/retail uses, and 2) a south commercial pod consisting of approximately 14.3 upland acres.

Recommendation

Based upon findings and evaluation MPC Staff recommends **approval** of the request to amend the master plan to include RMF-2 use contingent upon the following conditions.

1. The GDP submitted and reviewed in association with this petition shall supersede all previous submissions as the current approved master plan for the totality of the Hill-Durrence Tract.
2. Buffer encroachment remediation shall be installed as indicated on the revised master plan for Lots 1, 2, and 3.
3. Where land is disturbed, a Type D Buffer shall be installed along the portion of the property line of the norther commercial pod that adjoins I-L zoning.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [0 FORT ARGYLE RD_PIN 21034 01008_24-002471-ZA_APPLICATION original submission.pdf](#)
- 📎 [Master Plan 2-27-2023 Exhibit 1.pdf](#)
- 📎 [Master Plan Amendment Proposal Exhibit 2.pdf](#)
- 📎 [Staff Report \(EM\).pdf](#)
- 📎 [K Bieber - WCCCW Neighborhood Meeting Comments.pdf](#)
- 📎 [Cowan - 0 Fort Argyle.pdf](#)