

CHATHAM COUNTY-SAVANNAH

UZO

UNIFIED ZONING ORDINANCE

Chatham County-Savannah Comprehensive Plan

Proposed UZO Related Updates to the Future Land Use Map & Text



Future Land Use Map (amendments to text and map)

What is the Future Land Use Map?

- Part of the Comprehensive Plan
- Provides Guidance for future Zoning Map Amendments
- Amendments must be approved by the Governing Body



Future Land Use Map Amendments: Updates to reflect development since 2006

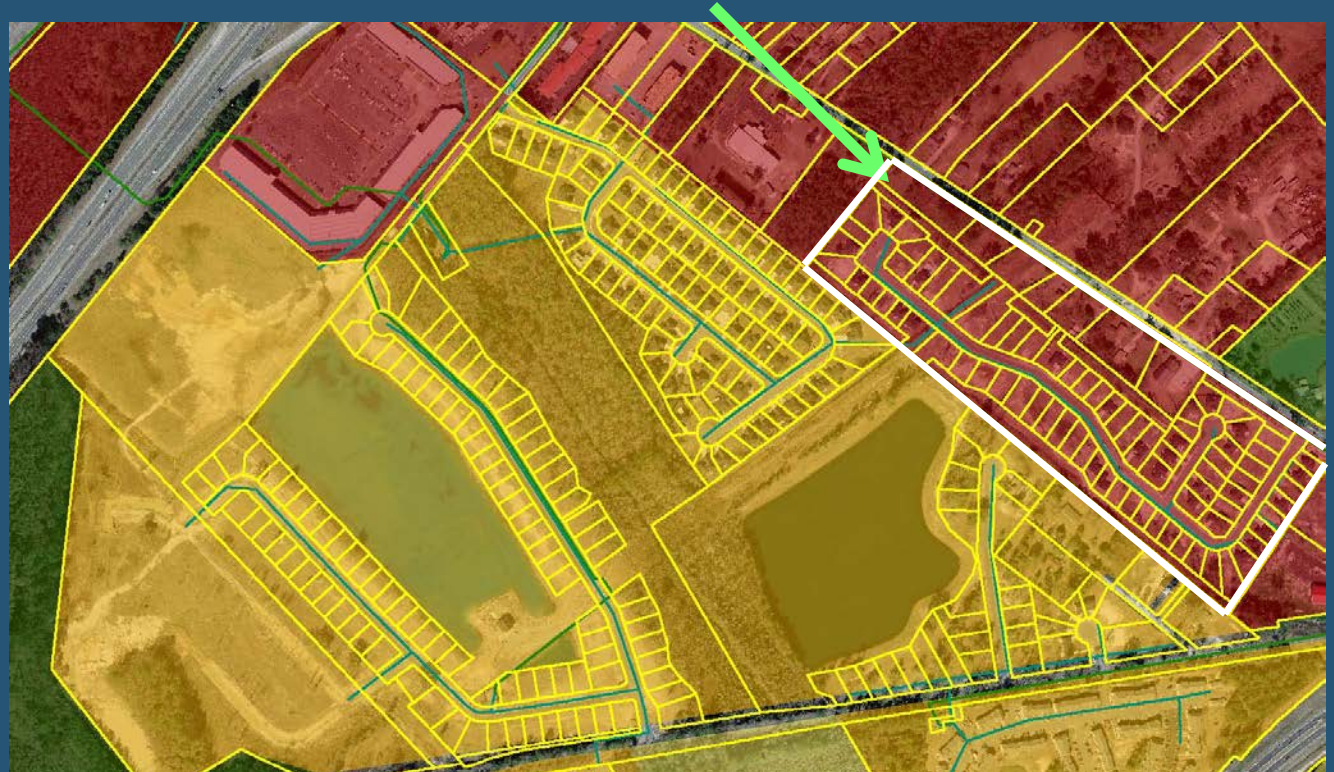
Changes in
Development Patterns
(see map)

Amendments
approved with Zoning
Map Amendments
(ensure all changes
have been made)

Edits to correct parcel
errors

The Future Land Use Map (FLUM) category for this property was approved as Commercial-Suburban in 2006. However, the zoning of this property permitted the subsequent development of a residential subdivision.

The proposed FLUM category is Residential Single-Family to reflect the built character of the area.



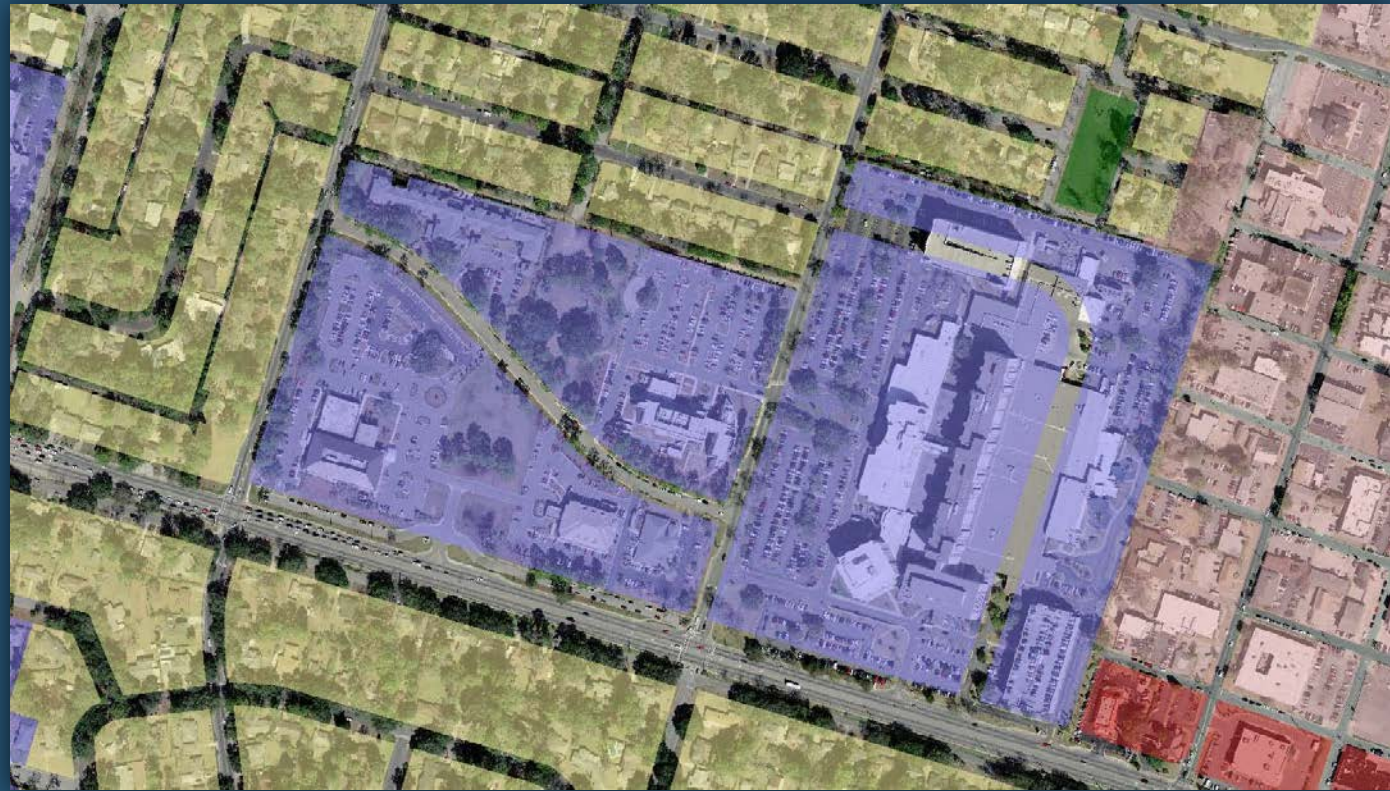
Future Land Use Map Amendments: Civic/Institutional to Office/Institutional

Civic/Institutional is defined as public uses, but is applied to non-public uses

Does not guide future rezoning. Confusion on which zoning district applies.

Civic is not needed since "Public Uses" are permitted in most districts

Office designation is needed



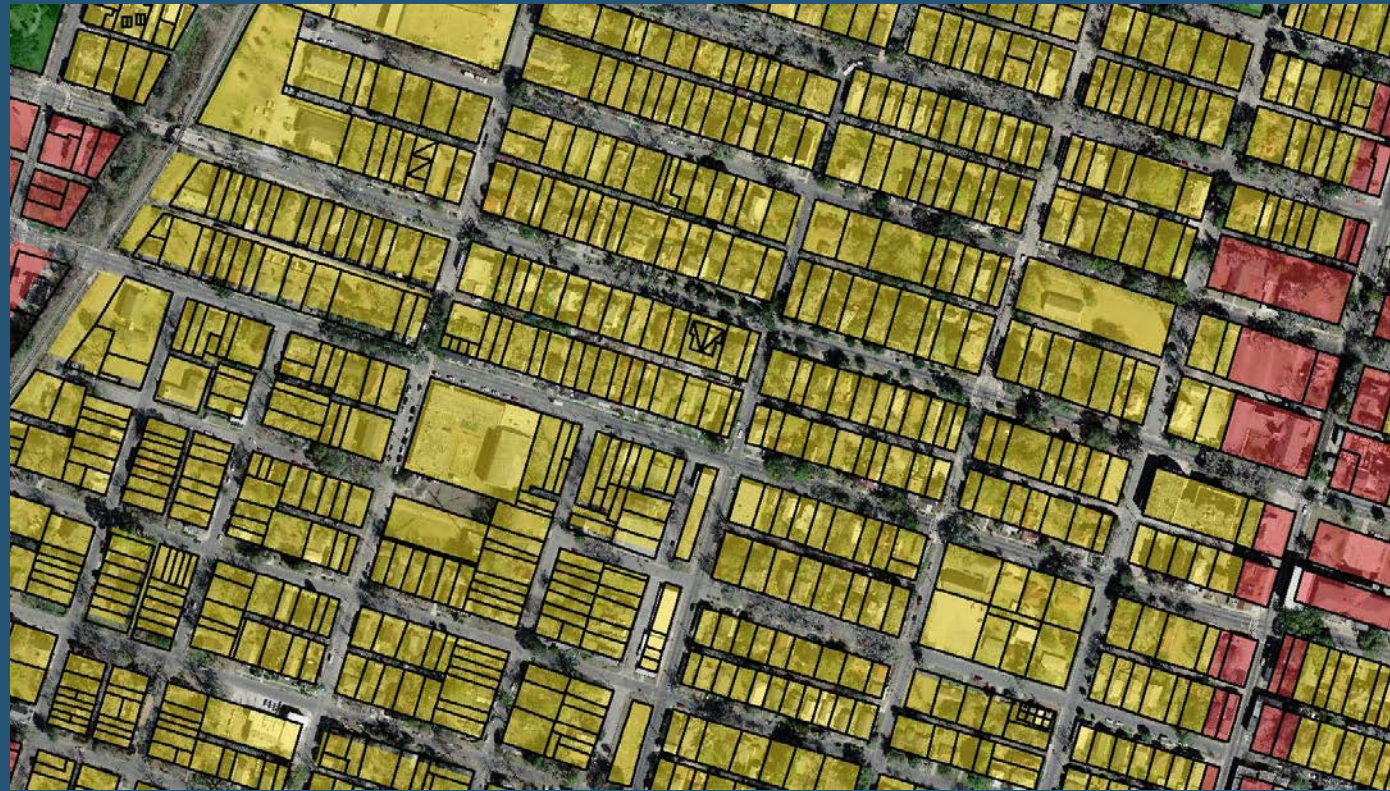
Future Land Use Map Amendments: Traditional Residential

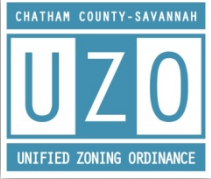
New designation for certain areas identified by Comprehensive Plan

Current designation is Residential- Single Family. Density limitation of 8 d/u acre.

Actual density ranges from 10 - 18 d/u acre

Multifamily uses are appropriate and are prevalent





Future Land Use Map Amendments: Arterial Corridor Transition Overlay

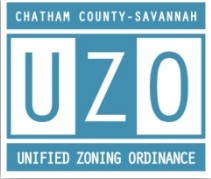
Proposed amendments to the description of this FLUM category accomplish the following:

- Addresses land assemblage for frontage lots along arterial roads
- Removes the ambiguity which currently exists for residential lots adjacent to frontage lots.
- Sets framework for zoning standards. Sec. 7.14 Corridor Overlay in the UZO will include development standards instead of the requirement for site plan submittal concurrent with Zoning Map amendment.

Arterial Corridor Transition Overlay



Properties were assembled to create a parcel large enough to allow the use to meet the required development standards. The excessive number of curb cuts was also eliminated.



Future Land Use Map Amendments: Designations Proposed to be Eliminated

Some designations are proposed to be eliminated because they do not provide guidance for Zoning Map amendments.

The following categories are proposed to be eliminated because they only reflect existing land uses and not what should occur in the future. In most cases, properties with these future land use categories are proposed to have the same category as the surrounding properties.

- Surface Mine
- Landfill
- Communications/Utilities (these uses are allowed in nearly every zoning district)
- Open Water (future land use is not necessary for water)

The following categories do not relate to a specific zoning district in the UZO.

- Commercial – Regional
- Civic/Institutional [some areas proposed to be Office/Institutional]