



C H A T H A M C O U N T Y - S A V A N N A H

## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** June 3, 2025

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** Future Land Use Map Amendment

**PETITION REFERENCED:**

**Owner:** Steve Paschall with 1000 Town Center LLC

**Address:** 101 E 34th St

**Alderman District:** 2 - Detric Leggett

**County Commission District:** 2 - Malinda Scott Hodge

**Property Identification Number:** 20065 01001

**Petition File Number:** 25-001706-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial.

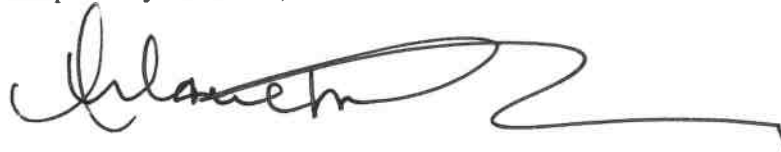
**MEMBERS PRESENT:** 10

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Joseph Ervin  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jeff Notrica  
Stephen Plunk  
Joseph Welch  
Amanda Wilson

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (10-0)

APPROVAL Votes: 10	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Welch Wilson		Melder Ross Stephens Woiwode		

Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Bridget Lidy, Department of Inspections



# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

*"Planning the Future, Respecting the Past"*

## Council Report

**To:** City Council

**From:** Planning Commission

**Date:** June 3, 2025

**Subject:** Comprehensive Plan - Future Land Use Map Amendment

**Applicant/Agent:** 1000 Town Center, LLC – Steve Paschall

**Address:** 101 East 34<sup>th</sup> Street

**PIN's:** 20065 01001

**Site Area:** 0.17 acres (+/- 7,380 sf)

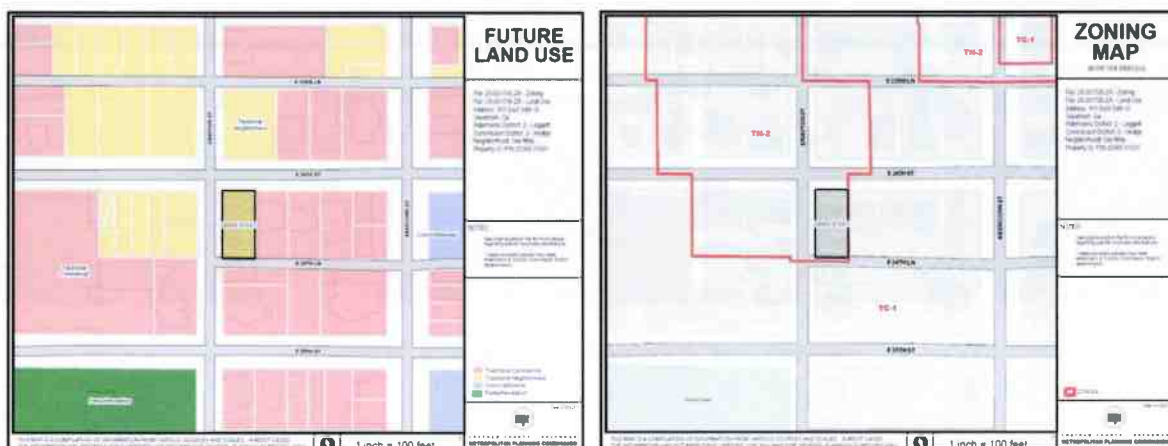
**Aldermanic District:** 2 - Detric Leggett

**Chatham County Commission District:** 2 - Malinda Scott Hodge

**File Number:** 25-001706-ZA-FLUM

### Request:

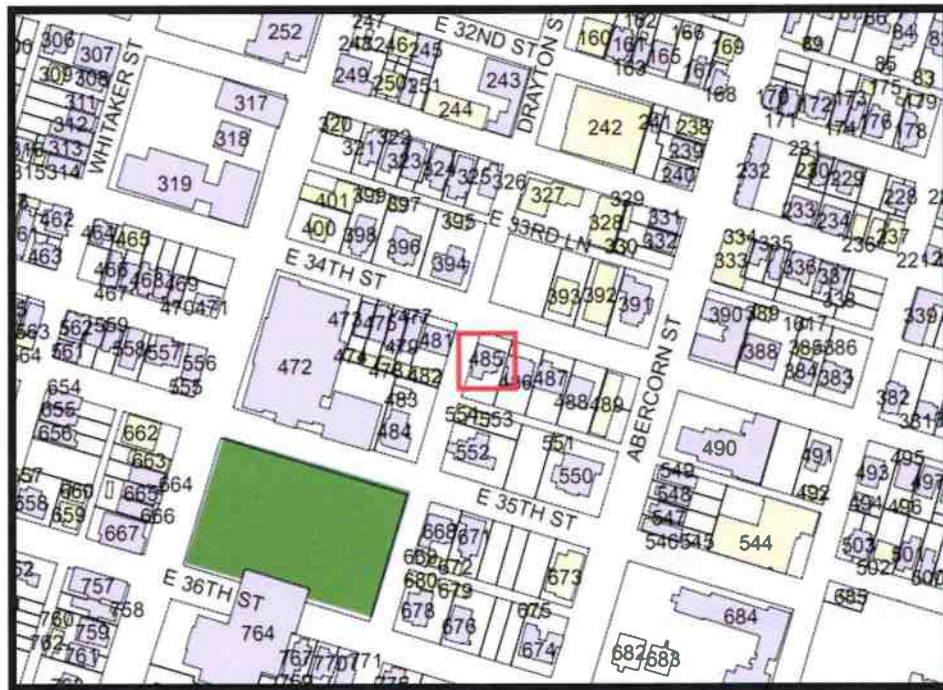
The Petitioner requests amendment of the Future Land Use Map from *Traditional Neighborhood* to *Traditional Commercial* in association with a proposal to utilize a contributing historic residence as a [\(banquet or reception\) hall](#). The request is made concurrently with a request to rezone the subject property from Traditional Neighborhood-2 (TN-2) to Traditional Commercial-2 (TC-2) (25-001705-ZA).



Comprehensive Plan - Future Land Use Map Amendment  
101 East 34<sup>th</sup> Street  
1000 Town Center, LLC – Steve Paschall  
25-001706-ZA-FLUM

The parcel is within the [Streetcar Local Historic District](#) and the *Thomas Square National Historic District*. It is identified as resource number 485 on the District [Contributing Resource Map](#).

Exterior modifications to the structure may trigger the need for a Certificate of Appropriateness from the Historic Preservation Commission. Additionally, demolition or relocation, if desired, would also necessitate approval of a COA.



*District Contributing Resource Map*



*Exterior and Interior of the Subject Property*



## URBAN CORE

The Urban Core character area contains the local and National Register Victorian and Streetcar Historic Districts, as well as the Eastside neighborhoods in the city of Savannah. This area is characterized by a mix of detached and attached single-family homes, mid-size multi-family buildings, and smaller-scale, neighborhood commercial. Urban Core areas are walkable with a well-connected sidewalk network and street grid. Lot sizes are larger and building heights lower (around 2-4 stories) than in the Urban Downtown. Infill and redevelopment opportunities are more widely available in the Urban Core; any future development should maintain the walkable densities and be compatible with the community character. A range of housing options should be encouraged in the Urban Core to accommodate workers, students, small families, seniors, and others.



<b>PRIMARY USES</b>	Attached & detached Residential, Multi-Family
<b>SECONDARY USES</b>	Commercial, mixed-use, civic & institutional, short-term rental
<b>DENSITY</b>	Medium-high, 6-20 units per acre
<b>TRANSPORTATION</b>	Interconnected street grid, multi-modal transportation
<b>ROAD FUNCT. CLASS</b>	Local roads, collector, arterial, expressway
<b>PARKING</b>	On-street, off-street, limited surface, private driveways
<b>UTILITIES</b>	Supported by existing municipal utilities
<b>OPEN SPACE</b>	Municipal parks, squares, cemeteries, waterfront



*'Urban Core' – Plan 2040 Character Area Designation of the Subject Properties*

## Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. NewZO requires a Future Land Use

designation of 'Traditional Commercial' for property to be rezoned to a Traditional Commercial (1 or 2) zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

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

**MPC Comment:** The Future Land Use map presently designates the subject parcels for 'Traditional Neighborhood' use. By definition, these include *"Residential areas in close proximity to downtown or in outlying historically settled areas. This category includes non-residential uses that are compatible with the residential character of neighborhoods."*

The requested 'Traditional Commercial' designation is intended for *"Business areas in close proximity to downtown or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on-street parking, and multi-tenant retail."*

The Petitioner proposes to utilize the historic dwelling as an extension of an existing restaurant for parties and events. Restaurant use is permitted by right in the current zoning district, however, the Zoning Administrator has determined the requested use to be more consistent with a 'hall' within the scope and meaning of the Ordinance. This necessitates rezoning of the property, at a minimum.

The nature of the proposed use will be somewhat limited by the small size of the parcel and its development as a contributing single-family dwelling in the Streetcar Historic District. This will likely serve to ensure greater compatibility with the multifamily residential, STVR and small office uses that surround the property.

This particular portion of the Historic District contains many contributing structures that have likely been adaptively reused throughout their lives, originating as dwellings, but eventually being converted for additional multi-tenant residential, office and other small-scale, low intensity nonresidential uses. The contributing status of these structures increases the likelihood the built form can be expected remain even as properties are upzoned and new uses are introduced.

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

**MPC Comment:** Plan 2040 links historic preservation with sustainability (*Historic and Cultural Resources, Goal 3*), promoting reuse of existing buildings as more sustainable than new construction. The reuse of the subject property's historic dwelling is consistent with both

Savannah's historic preservation and environmental sustainability efforts identified as priorities within the Comprehensive Plan.

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

**MPC Comment:** The TN zoning districts are among the most thoughtful and nuanced within NewZO, reflecting close attention to the unique development patterns and peculiarities of the Victorian and Thomas Square neighborhoods.

The TN-2 district, applicable only within the Streetcar District, features provisions permitting uses within the TC-1 zoning district under specific circumstances. This is likely an affirmation that slightly more intense uses may be compatible under appropriate conditions.

<p><b>c. TN-2 District</b></p> <p>i. A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District. The specific characteristics of the site must include:</p> <ol style="list-style-type: none"><li>1. Located on a corner lot in the TN-2 District over 5,000 square feet in area;</li><li>2. Originally constructed primarily for commercial purposes; and</li><li>3. Located abutting one of the following arterial streets:<ol style="list-style-type: none"><li>a. Barnard Street;</li><li>b. Bull Street;</li><li>c. Abercorn Street; or</li><li>d. Habersham Street.</li></ol></li></ol> <p>ii. Lots of record existing as of November 20, 2007, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of nonresidential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.</p>
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4. Written comments, evidence, and testimony of the public.

**MPC Comment:** As of the writing of this report, MPC Staff has received no public comment regarding the proposal.

Leadership of the Thomas Square Neighborhood Association has confirmed that the Applicant has spoken at one of its regular meetings, but was not yet prepared to offer an official position on the request.

### **Recommendation**

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial.

