



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: July 14, 2026

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: FLUM Amendment

PETITION REFERENCED:

Petitioner: Cemil Emre Yavas

Address: 1108 Abercorn Street

Alderman District: 2 – Detric Leggett

County Commission District: 2- Malinda Scott Hodge

Property Identification Number: 20044 34011

Petition File Number: 26-002038-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the requested FLUM amendment from Traditional Neighborhood to Traditional Commercial.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the requested FLUM amendment from Traditional Neighborhood to Traditional Commercial.

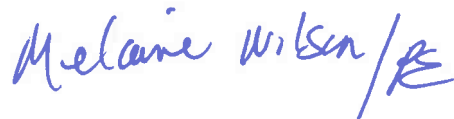
MEMBERS PRESENT: 10

Traci Amick
Laureen Boles
Travis Coles – Chairman
Patricia Richardson
Michael Kaigler
Jay Melder
Jeff Notrica
Joseph Welch
Amanda Wilson
Tom Woiwode – Vice Chair

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

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

Respectfully submitted,

Handwritten signature of Melanie Wilson in blue ink, followed by a stylized 'E' or 'L' mark.

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"

MPC RECOMMENDATION

To: The Mayor and Alderman of the City of Savannah

From: The Planning Commission

Date: July 14, 2026

Subject: Future Land Use Map Amendment

Applicant/Agent: Cemil Emre Yavas

Address: 1108 Abercorn St

PIN: 20044 34011

Site Area: 0.04 acres

Alderman District: 2 – Detric Leggett

Chatham County Commission District: 2 – Commissioner Malinda Scott Hodge

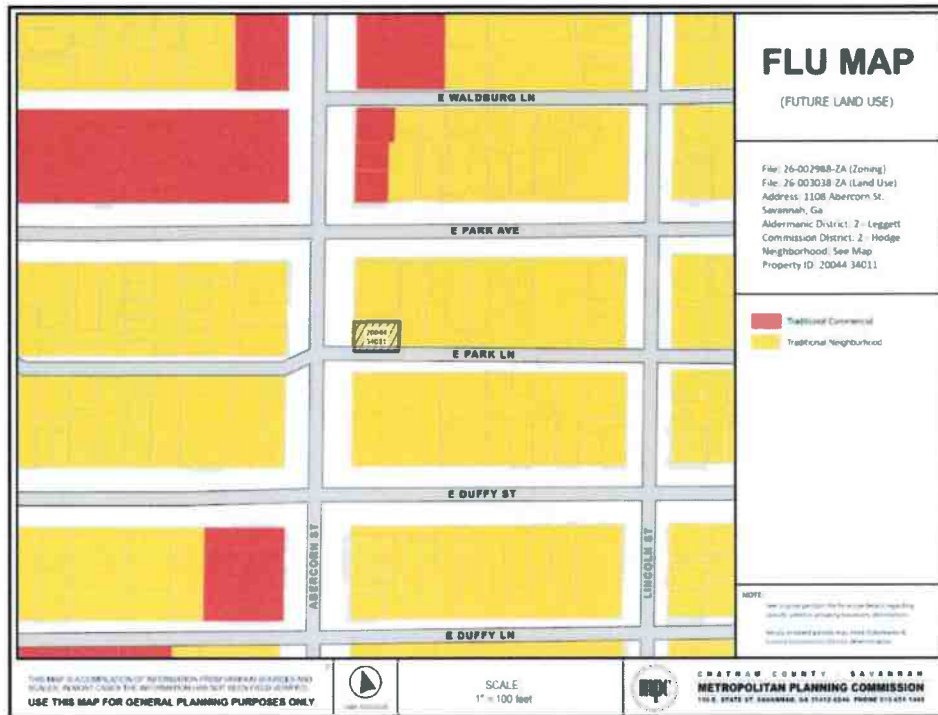
Request: Future Land Use Map Amendment Traditional Neighborhood) to
Traditional Commercial

File Number: 26-002038-ZA-FLUM

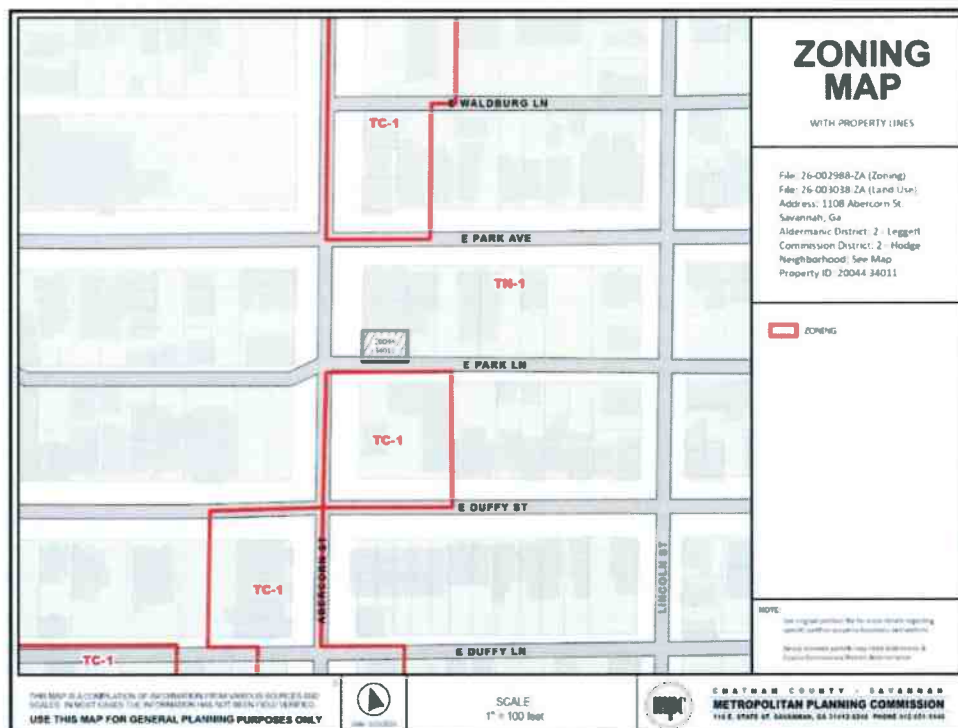
Request

The Petitioner is requesting an amendment to the Future Land Use Map from "Traditional Neighborhood to Traditional Commercial to support the proposed map amendment to Traditional Commercial-1 (TC-1) to allow for the development of a mixed-use building containing a retail gift shop and upper floor dwelling unit. The site is currently vacant.

This request is submitted in conjunction with application 26-002988-ZA-MAP for a Zoning Map amendment from Traditional Neighborhood-1 (TN-1) to Traditional Commercial-1 (TC-1).



Current FLUM Map



Current Zoning Map

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 the property to be rezoned to a Traditional Commercial 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 proposed amendment does align with the surrounding land uses and but may not align entirely with the character of the area. The Future Land Use Map designates the site as Traditional Neighborhood, serving as a transition from more intensive commercial character to a mix of residential and appropriate nonresidential character. This area does show a discrepancy where several parcels designated as Traditional Commercial, are designated as Traditional Neighborhood on the Future Land Use Map.*

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

MPC Comment: *The proposed amendment directly supports several goals of the Comprehensive Plan, particularly those encouraging reinvestment in established corridors and pedestrian oriented developments with a mix of housing styles. The subject property lies within the Urban Core Character Area, which is designed for a mix of residential and smaller-scale, neighborhood commercial.*

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

MPC Comment: *The infill development for a mix of residential and neighborhood appropriate commercial is seen as a positive. The proposed use does not require additional parking for the nonresidential element, and the Urban Core Character Area does support a pedestrian and walkable character,*

4. Written comments, evidence, and testimony of the public.

MPC Comment: *As of the writing of this report, MPC Staff has received two public comments questions specifically addressing the concurrent Zoning Map amendment. The concerns are focused on the mix of commercial into the neighborhood as well as the effect to neighboring residents and their use of the lane.*

Recommendation

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