



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:** Map Amendment

### **PETITION REFERENCED:**

**Petitioner:** Josh Yellin Agent for Multiple Property Owners

**Address:** 18, 19, 20, 23, 25, and 101 E. 40<sup>th</sup> Street and 2309 Drayton Street

**Alderman District:** 2 – Detric Leggett

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

**Property Identification Number:** 20065 39010, 20074 01005, 20065 39009, 20074 01006, 20074 01007, 20074 02001, and 20065 39008

**Petition File Number:** 26-003123-ZA

### **MPC ACTION:**

The Planning Commission recommends **APPROVAL** of the request to rezone the properties from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1) based on the Petitioner's consistency with the Traditional Commercial Future Land Use designation and its compatibility with the broader development pattern of the area.

### **MPC STAFF RECOMMENDATION:**

MPC Staff recommends **APPROVAL** of the request to rezone the properties from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1) based on the Petitioner's consistency with the Traditional Commercial Future Land Use designation and its compatibility with the broader development pattern of the area.

**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<br>Votes: 10                                                                                     | DENIAL<br>Votes: | ABSENT                    | Abstain |
|-----------------------------------------------------------------------------------------------------------|------------------|---------------------------|---------|
| Amick<br>Boles<br>Coles<br>Jarrett<br>Kaigler<br>Melder<br>Notrica<br>Plunk<br>Welch<br>Wilson<br>Woiwode |                  | Ervin<br>Ross<br>Stephens |         |

Respectfully submitted,

*Melanie Wilson/ps*

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

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*“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:** Zoning Map Amendment

**Applicant:** Joshua Yellin (Hunter Maclean)

**Addresses:** 18, 19, 20, 23, 25, and 101 E. 40<sup>th</sup> Street and 2309 Drayton Street

**PIN:** 20065 39010; 20074 01005; 20065 39009; 20074 01006; 20074 01007;  
20074 02001; and 20065 39008

**Site Area:** 0.61 acres

**Alderman District:** 2 – Detric Leggett

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

**Request:** Rezone from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1)

**File Number:** 26-003123-ZA-MAP

#### **Request**

The Petitioner is requesting an amendment to the Official Zoning Map to rezone for multiple properties.

The Petitioner is requesting the zoning amendment on the referenced properties from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1).

## **Background**

### **Sites**

The properties combined contain 0.61 acres with frontage along E. 40<sup>th</sup> Street and Drayton Street. There are existing single-family residential dwelling units currently on the properties.

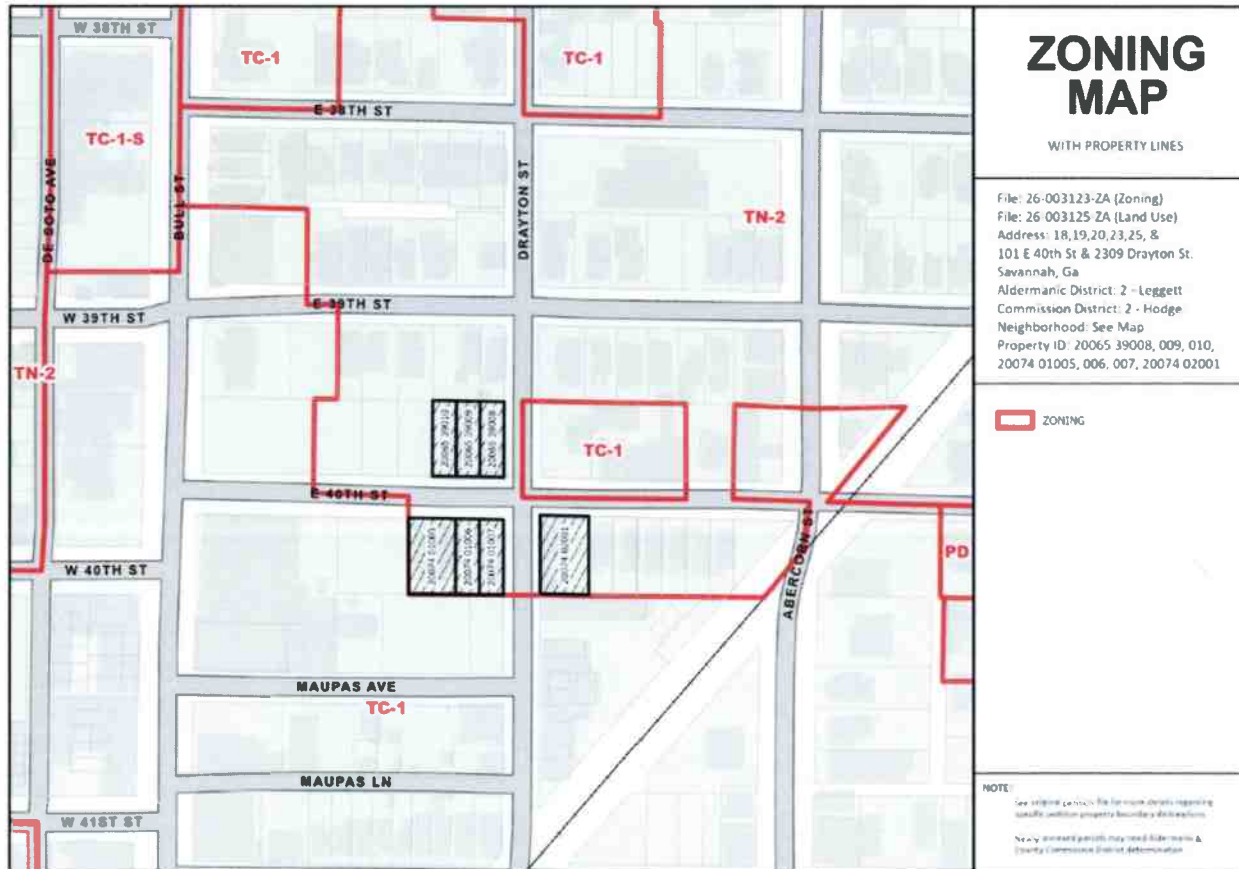


*Aerial Map showing the Petitioner's Requested Properties for the Rezoning*

### **Existing Zoning and Development Pattern**

The properties are currently zoned TN-2 (Traditional Neighborhood-2). The surrounding area is predominantly single-family residential and includes a mix of a few small commercial buildings and vacant residential lots. There's a major commercial corridor along Bull Street that's located west of the Petitioner's properties. There's also an active railroad train track that runs along the E. 41<sup>st</sup> Street and Drayton Street and E. 40<sup>th</sup> Street and Abercorn Street intersections. The properties are within the Streetcar Historic Overlay District.

| Location | Land Use                                        | Existing Zoning                                                       |
|----------|-------------------------------------------------|-----------------------------------------------------------------------|
| North    | Single-family residential                       | TN-2 (Traditional Neighborhood-2)                                     |
| South    | Single-family residential and vacant commercial | TN-2 (Traditional Neighborhood-2) and TC-1 (Traditional Commercial-1) |
| East     | Single-family residential                       | TN-2 (Traditional Neighborhood-2) and TC-1 (Traditional Commercial-1) |
| West     | Single-family residential                       | TN-2 (Traditional Neighborhood-2) and TC-1 (Traditional Commercial-1) |



*Zoning map of Petitioner's Requested Properties for Rezoning*

## Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the properties, signs were posted on site and the required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

## Neighborhood Meetings

On May 26, 2026, the Petitioner hosted a neighborhood meeting with the Thomas Square Neighborhood Association to discuss the Petitioner's rezoning request for the properties. During the community meeting, there was no opposition from the public regarding the Petitioner's rezoning request.

## Impact and Suitability

### Public Services and Facilities

The properties are served by City water, sewer, and stormwater systems. The properties are readily accessible to be served by CAT. Routes No. 11 and 14 are located due west of the properties one street block away.

## **Comprehensive Land Use Plan Element**

The Petitioner's properties for the rezoning are within the Traditional Commercial and Traditional Neighborhood Future Land Use categories within the current Comprehensive Plan.

The Traditional Commercial Future Land Use category is for business areas in close proximity to Downtown Savannah 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 Traditional Neighborhood Future Land Use category is for 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 Petitioner is requesting a Future Land Use Map (FLUM) Amendment in a separate application that's being processed concurrently with this rezoning request, the Petitioner has requested a Future Land Use Map amendment from the Traditional Neighborhood Future Land Use category to Traditional Commercial Future Land Use category. The proposed rezoning district of TC-1 (Traditional Commercial-1) is consistent with the proposed Traditional Commercial Future Land Use Map (FLUM) designation.

### **Existing Zoning District**

- Intent of the TN-2 (Traditional Neighborhood-2) Zoning District:

The TN-2 Zoning District is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

- Allowed Uses: The uses allowed in the zoning district appear in a chart appended to the agenda.
- Development Standards: The development standards of the zoning district appear in a chart appended to the agenda.

### **Proposed Zoning District**

- Intent of the TC-1 (Traditional Commercial-1) Zoning District:

The TC-1 Zoning District is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

- Allowed Uses: The uses allowed in the zoning districts appear in a chart appended to the agenda.
- Development Standards: The development standards of the B-C zoning districts appear in charts appended to the agenda.

### **Zoning Ordinance Review**

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

#### **Suitability and Community Need**

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

**MPC Comment:** Yes. *Per the Petitioner's Statement of Justification, the TC-1(Traditional Commercial-1) Zoning designation offers a more suitable range of commercial and mixed uses than the existing TN-2 (Traditional Neighborhood-2) Zoning designation. There's a large percentage of properties that are currently zoned Traditional Commercial-1 that surround the Petitioner's properties. Therefore, the Petitioner's rezoning request to TC-1 matches the zoning to the commercial pattern that already dominates the surrounding area. The rezoning enables adaptive reuse opportunities of the existing structures and it expands the uses available to the property owners.*

- Whether the proposed zoning district addresses a specific need in the county or city.

**MPC Comment:** Yes. *The proposed TC-1 (Traditional Commercial-1) Zoning District addresses the City's identified need to establish growth policies for the City of Savannah to guide development and redevelopment in a responsible manner, encouraging compact/mixed-use development, walkable neighborhoods, increased connectivity, and open space preservation. The proposed zoning district would support these goals by allowing a diversity of residential and commercial uses on the properties that are consistent with the proposed Traditional Commercial Future Land Use designation.*

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**MPC Comment:** No. *While the proposed TC-1 (Traditional Commercial-1) Zoning District would permit a broader range of residential and commercial uses and a greater development intensity than the existing TN-2 (Traditional Neighborhood-2) Zoning District, the rezoning itself is not anticipated to adversely affect the existing use or usability of adjacent properties. Potential impacts related to traffic and pedestrian circulation, stormwater management, tree preservation, and site design will be evaluated during the site development plan review process and through review by the applicable City departments.*

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

**MPC Comment:** *Yes. The proposed TC-1 (Traditional Commercial-1) Zoning District is generally compatible with the surrounding zoning pattern and residential and commercial character of the area.*

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

**MPC Comment:** *Yes. The properties are surrounded by other properties that are zoned TC-1 (Traditional Commercial-1) and commercial and single-family residential dwelling units currently exist in close proximity to the properties. These conditions support the proposed rezoning to TC-1.*

### **Consistency**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

**MPC Comment:** *Yes. The proposed TC-1 (Traditional Commercial-1) Zoning District is more consistent with the Traditional Commercial Future Land Use designation than the existing TN-2 (Traditional Neighborhood-2) Zoning District.*

### **Reasonable Use**

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

**MPC Comment:** *The properties have reasonable use as presently zoned and the existing property owners could still incorporate the permitted uses for TN-2 (Traditional Neighborhood-2) Zoning District on the properties.*

### **Adequate Public Services**

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

**MPC Comment:** *Adequate City services are readily available to serve the Petitioner's proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.*



## Proximity to a Military Base, Installation or Airport

**MPC Comment:** *The properties are located outside of the Airport/Airfield Overlay District.*

### Analysis

The Petitioner's property will be served by adequate public facilities, including police and fire protection. The existing onsite single-family residential dwelling units on the Petitioner's property is a use that's compatible with the Traditional Commercial Future Land Use designation. Single-family residential is a use that's permitted by right within the Traditional Neighborhood-1 (TN-1) Zoning District. The Petitioner's request to amend the zoning on the property to Traditional Commercial-1 (TC-1) provides opportunities for the property owners to benefit from the commercial component of the TC-1 Zoning through mixed uses. The Petitioner's request to amend the zoning on the property is consistent with and compatible to the City's adopted Zoning regulations.

The permitted uses that are allowed by right within the Traditional Commercial-1 (TC-1) Zoning District that differ from the existing Traditional Neighborhood-1 (TN-1) Zoning include the following:

- |                                                      |                                                                  |                                     |
|------------------------------------------------------|------------------------------------------------------------------|-------------------------------------|
| • Dormitory student housing                          | • Emergency Medical Services (EMS) substation/ Ambulance Service | • Shelter, emergency                |
| • Shelter, transitional                              | • Soup kitchen                                                   | • Child/adult care home, 24 hour    |
| • Child/adult care center, 24 hour                   | • Correctional transition facility                               | • Private club/Lodge                |
| • Correctional transition facility                   | • Call center                                                    | • Day labor employment center       |
| • Office, utility/contractor                         | • Studio/multimedia production facility                          | • Indoor amusement                  |
| • Indoor sports facility                             | • Teen Club                                                      | • Theater/cinema/ performing arts   |
| • Fuel/gas station                                   | • Pawnshop                                                       | • Garden center                     |
| • Warehouse or Office Showroom / Flex Space          | • Services, general                                              | • Animal services, indoor           |
| • Bank                                               | • Body Art Services                                              | • Business Support Services         |
| • Catering establishment                             | • Check Cashing; Title Pawn                                      | • Crematorium                       |
| • Funeral home; mortuary (not including crematorium) | • Hall, banquet or reception                                     | • Instructional studio or classroom |
| • Laundromat                                         | • Hotel/motel, 16-74 rooms                                       | • Dry Cleaner/Laundry, Neighborhood |

- |                                                  |                                                      |                                                      |
|--------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| • Psychic; palmist; medium; fortune teller       | • Repair-oriented services                           | • Tour company terminal                              |
| • Distillery, craft,                             | • Bar; tavern                                        | • Nightclub                                          |
| • Restaurant                                     | • Package store (not including wine specialty shops) | • Wine Specialty Shop (not including package stores) |
| • Winery; Meadery; Cidery                        | • Brewery, Micro                                     | • Vehicle sales, rentals and leasing                 |
| • Moped/motor scooter sales, rentals and leasing | • Vehicle service, minor                             | • Vehicle service, major                             |
| • Vehicle wash, full or self-service             | • Manufacturing, Artisan/Craft                       | • Manufacturing, Limited/Light                       |
| • Transportation dispatch and storage            |                                                      |                                                      |

### **Recommendation**

The Planning Commission recommends **APPROVAL** of the request to rezone the properties from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1) based on the Petitioner's consistency with the Traditional Commercial Future Land Use designation and its compatibility with the broader development pattern of the area.