



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

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**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:** June 24, 2025

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

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** Zoning Map Amendment

**PETITION REFERENCED:**

**Owner:** Stateswold Group LLC

**Agent:** Josh Yellin

**Address:** 312 East 38th Street

**Alderman District:** 2 - Detric Leggett

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

**Property Identification Number:** 20065 33001

**Petition File Number:** 25-002528-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone the subject property to TC-1.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the request to rezone the subject property to TC-1.

**MEMBERS PRESENT:** 13

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Joseph Ervin  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jay Melder  
Jeff Notrica  
Stephen Plunk  
Coren Ross  
Dwayne Stephens  
Joseph Welch  
Amanda Wilson

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (13-0)

<b>APPROVAL Votes: 13</b>	<b>DENIAL Votes:</b>	<b>ABSENT</b>	<b>Abstain</b>	<b>Recused</b>
Amick Boles Coles Ervin Jarrett Kaigler Melder Notrica Plunk Ross Stephens Welch Wilson		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

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*"Planning the Future, Respecting the Past"*

### **Council Report**

**To:** City Council

**From:** Planning Commission

**Date:** June 24, 2025

**Subject:** Zoning Map Amendment

**Applicant/Agent:** Josh Yellin for Stateswold Group LLC

**Address:** 312 East 38<sup>th</sup> Street

**PIN:** 20065 33001

**Site Area:** 0.15 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:** 25-002528-ZA-MAP

### **Request**

The Petitioner requests amendment of the Zoning Map from Rezone TN-2 (Traditional Neighborhood – 2) to TC-1 (Traditional Commercial – 1) in association with a proposal to construct a three-story building with a ground floor restaurant with five upper story residential units. The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect 'Traditional Commercial' use on the subject parcels (24-002529-ZA-FLUM). At the time of the request, the parcel was designated part of the Urban Core Character Area.

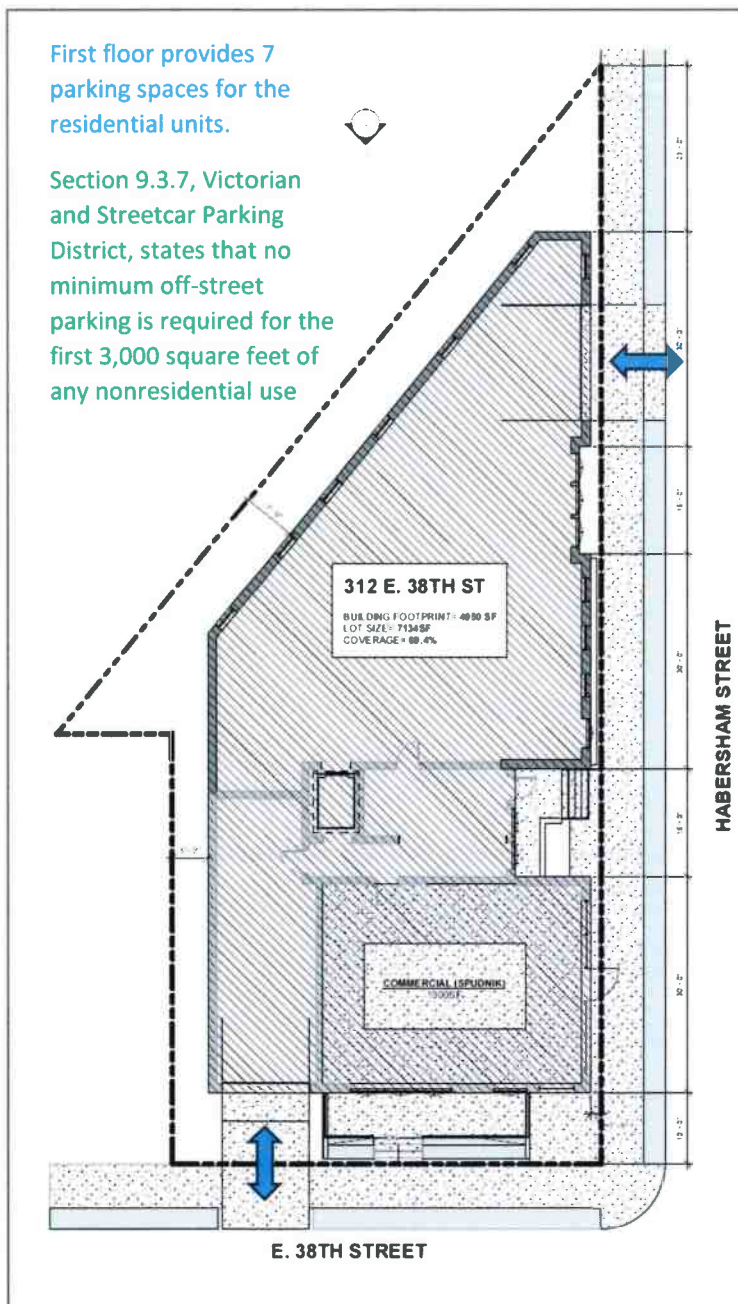
### **Facts and Findings**

#### **Zoning History**

The subject parcel, located within the Streetcar Local Historic District, previously contained a contributing multi-family residential structure (apartments) built in 1900 ([Sanborn Maps](#)). The structure was demolished in late 2020 due to its severely dilapidated condition. The parcel is currently vacant and zoned TN-2.

## Site

The subject property encompasses approximately 0.15 acres, with 60 feet of frontage along East 38th Street to the south and approximately 150 feet of frontage along the eastern boundary (per SAGIS). The rear of the property, which is triangular in shape, adjoins the Seaboard Coastline Railroad Right-of-Way. Based on the development standards of the proposed TC-1 zoning district, the submitted plan complies with all requirements except for the 5-foot eastern side yard setback and the 20-foot rear yard setback (based on the conceptual plan provided by the applicant below). Variances, however, may only be considered following approval of the zoning by City Council.

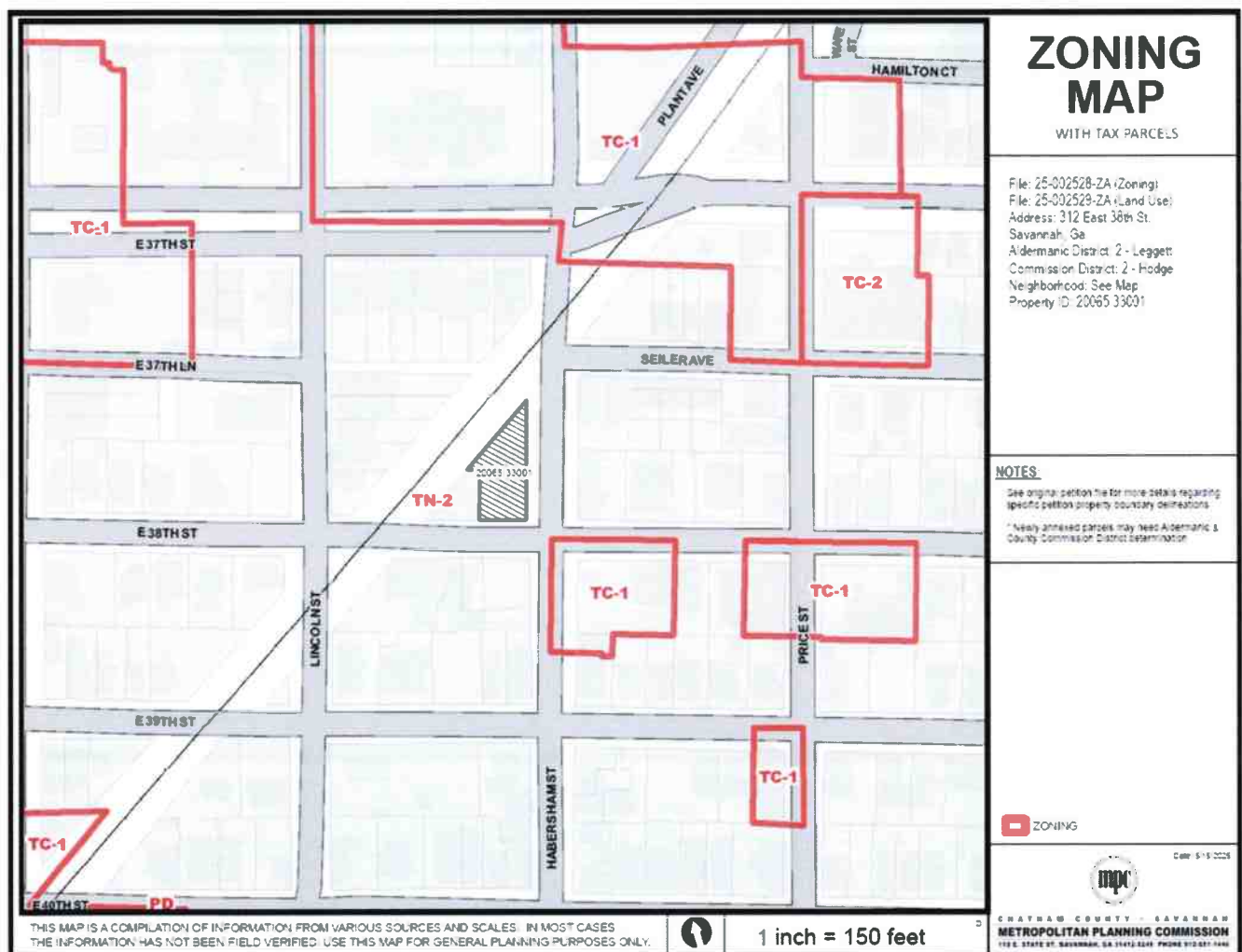


*Proposed conceptual plan*

## Existing Zoning and Development Pattern

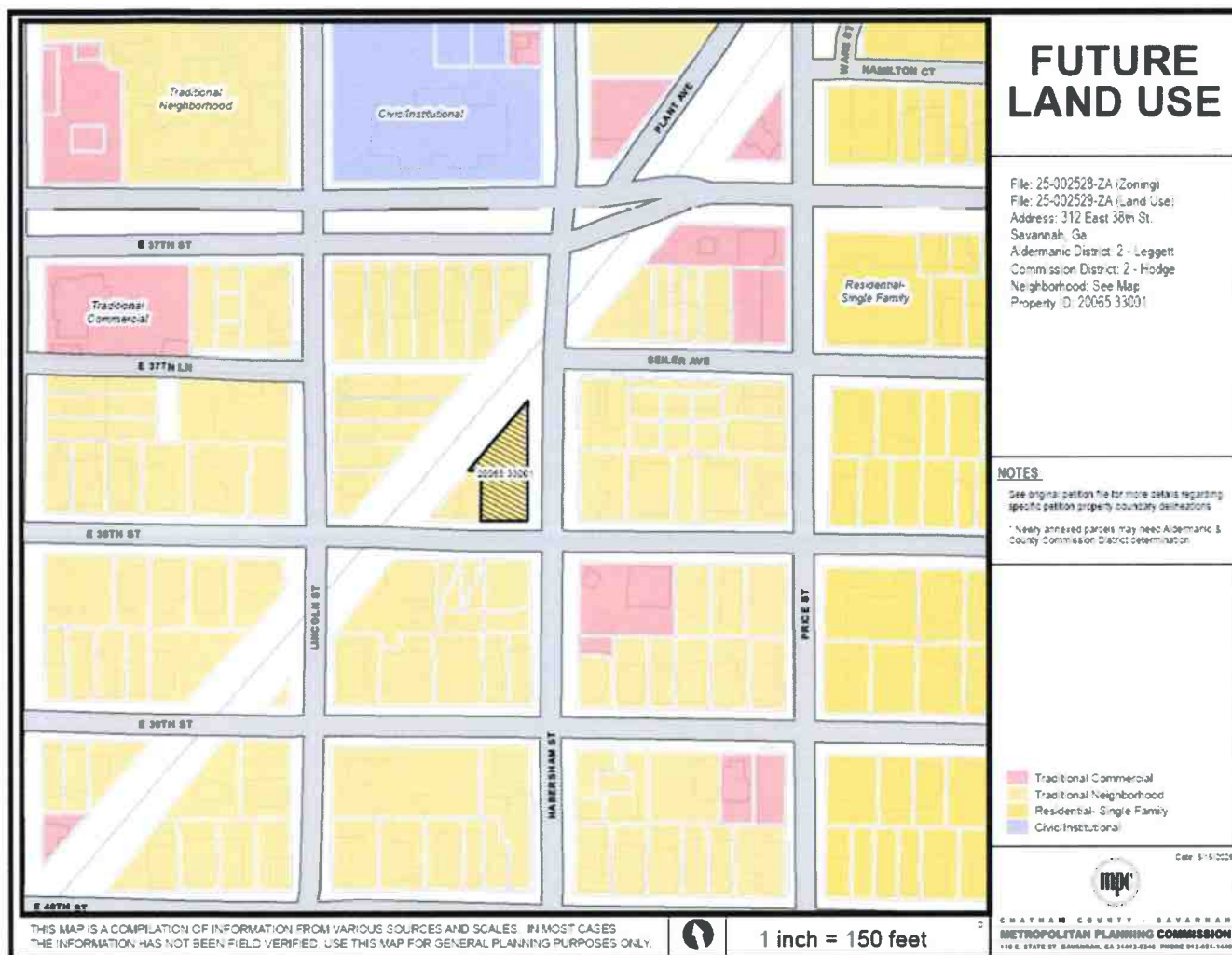
The subject parcel is currently zoned TN-2 (Traditional Neighborhood – 2).

Location	Land Use	Existing Zoning
North	Traditional Neighborhood	TN-2 and TC-1
South	Traditional Neighborhood and Traditional Commercial	TN-2 and TC-1
East	Traditional Neighborhood	TN-2
West	Traditional Neighborhood	TN-2



Current Zoning Map





*Current FLUM Map*

## Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and 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

The Petitioner has met (on 06/03/2025) the Thomas Square Neighborhood Association and the proposed use was presented at a regular neighborhood meeting. According to the applicant the neighbors had a positive response for the project proposal.

## **Impact and Suitability**

### **Public Services and Facilities**

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.

### **Comprehensive Land Use Plan Element**

The rezoning request was filed concurrently with a request to amend the Future Land Use Map from Traditional Neighborhood to Traditional Commercial to reflect mixed use on the subject parcel. This existing future land use designation would not support the rezoning to a Traditional Commercial zoning district.

Traditional Neighborhood FLUM designations identify commercial areas located near Downtown Savannah or within historically established neighborhoods. These areas are intended to support neighborhood-scale commercial uses that complement the character and scale of surrounding residential communities. Typically situated along collector and arterial roads, they are defined by walkable environments, on-street or limited parking, and multi-tenant retail buildings that serve local needs.

The requested FLUM amendment and uses are consistent with the *Plan 2040* Character Area designation.

At the time of the request, the parcel was designated for Urban Core Character Area with a future land use of 'Traditional Neighborhood'. Urban Core Residential character areas include the Victorian and Streetcar Historic Districts and Eastside neighborhoods. This is a walkable area with a connected street grid. It features a mix of single-family homes, mid-size multifamily buildings, and small-scale commercial uses. Compared to the Urban Downtown, it has larger lots and shorter buildings (2–4 stories). The area offers more infill and redevelopment opportunities, and future growth should preserve its walkable character and support a variety of housing types for diverse residents, including workers, students, families, and seniors.

### **Existing Zoning District**

- **Intent of the TN-2 Zoning District:**

The TN-2 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 end of this report.
- Development Standards: The development standards of the TN-2 zoning district appear in a chart appended to the end of this report.

## **Proposed Zoning District**

- Intent of the TC-1 Zoning District:

The TC-1 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 TC-1 zoning districts appear in a chart appended to the end of this report.
- Development Standards: The development standards of the TC-1 zoning districts appear in charts appended to the end of this report.

## **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:** *The proposed use is appropriate under the requested TC-1 zoning designation, which is oriented toward commercial and mixed-use development and provides more flexible dimensional standards than the current TN-2 zoning. The applicant is seeking this rezoning to accommodate a larger building footprint than what TN-2 allows. Specifically, the proposed 4,950 sq ft building on a 7,134 sq ft lot exceeds the TN-2 lot coverage limit of 4,280 sq ft (60%). In contrast, TC-1 permits up to 5,500 sq ft of ground-floor area and maintains the same 60% coverage cap, making it suitable for the proposed development. Therefore, rezoning to TC-1 is more suitable for the applicant's intended mixed-use project and ensure compliance with development standards.*

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



**MPC Comment:** *The proposed TC-1 rezoning supports a mixed-use development that addresses the city's need for expanded housing options and pedestrian-friendly commercial nodes. The site's location along Habersham Street, a corridor identified for bike and pedestrian improvements in Plan 2040 and makes it well-suited for the scale and form allowed in TC-1. This zoning enables a development pattern that aligns with the City's goals for infill growth, improved connectivity, and context-sensitive urban design.*

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

**MPC Comment:** *The requested zoning district is appropriate for the site given its context and configuration.*

- 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:** *The requested TC-1 zoning is compatible with the surrounding zoning pattern and land uses. The subject property is a corner lot, with nearby parcels along Habersham Street and at the 33rd Street junction already zoned TC-1 and supporting commercial activity. The rezoning represents a logical extension of this pattern and allows for mixed-use development consistent with the area's evolving character.*

- 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:** *The requested zoning is appropriate given the site's proximity to existing infrastructure and the surrounding mix of residential and commercial development.*

## **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:** *The requested TC-1 zoning is consistent with the intent and policies of the Comprehensive Plan, particularly if the concurrently requested Future Land Use Map (FLUM) amendment designates the site as Traditional Commercial. The Traditional Commercial category is intended for vibrant, walkable, mixed-use neighborhoods and directly aligns with the applicant's proposal for a mixed-use development at a key intersection along Habersham Street.*

### **Reasonable Use**

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

**MPC Comment:** *The subject parcel has reasonable use as presently zoned and developed.*

### **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 will be available to serve the 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 subject parcel is not within an installation AICUZ or APZ, nor is it in proximity to an airport.*

### **Recommendation**

The Planning Commission recommends **approval** of the request to rezone the subject property to TC-1.

5.12.5 Development Standards for Permitted Uses			
Standards	TN-1	TN-2	TN-3
<b>Upper Story Residential</b>			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
<b>Nonresidential</b>			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
<b>Building</b>			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500
<b>Building Setbacks (ft)</b>			
<b>For blocks without contributing structures*</b>			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
<b>For blocks with contributing structures*</b>			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
<b>Building separation</b>			
	See Fire Code	See Fire Code	See Fire Code
<b>Height (max)</b>	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
<b>Accessory Structure Setbacks</b>			
	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
* Refer to Contributing Resources Map in Sec. 7.11.4			
[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.			
[2] For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to five (5) feet.			

TN-2 Corner Lot	√= Permitted Use L=Limited Use S=Special Use	Use Standards
Stacked townhouse	√	
Apartment	√	
Upper story residential	√	
Restaurant	√	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Bed and breakfast	L	Sec. 8.4.34

5.13.5 Development Standards for Permitted Uses		
Standards	TC-1	TC-2
<b>Townhomes</b>		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
<b>Upper Story Residential</b>		
Lot area per unit (sq ft)	No min.	No min.