



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 24, 2025

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: FLUM 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: 25-002529-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: 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)

APPROVAL Votes: 13	DENIAL Votes:	ABSENT	Abstain	Recused
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

"Planning the Future, Respecting the Past"

Council Report

To: City Council

From: Planning Commission

Date: June 24, 2025

Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Josh Yellin for Stateswold Group LLC

Address: 312 East 38th Street

PIN: 20065 33001

Site Area: 0.15 acres

Alderman District: 2 – Detric Leggett

Chatham County Commission District: 2 – Malinda Scott Hodge

File Number: 25-002529-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map from Traditional Neighborhood to Traditional Commercial in association with a proposed three-story building with a ground floor restaurant with five upper story residential units. The request is made concurrently with a request to rezone the subject property TN-2 (Traditional Neighborhood – 2) to TC-1 (Traditional Commercial – 1) (25-002528-ZA-MAP).

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.

The concurrently requested rezoning to TC-1, supported by this FLUM amendment, allows a maximum building footprint of 5,500 sq ft, which accommodates the applicant's proposed 4,950 sq ft development. In contrast, the current TN-2 zoning limits the building footprint to 4,280 sq ft (60% lot coverage), rendering the existing zoning incompatible with

the proposed design. Therefore, the FLUM amendment is necessary to facilitate the rezoning and ensure alignment between the future land use designation and the proposed zoning district.

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 requested Traditional Commercial FLUM designation is intended for walkable, neighborhood-scale commercial areas located near Downtown Savannah or within historic neighborhoods. These areas typically support upper-story residential, ground-floor retail or restaurant uses, and multi-tenant buildings situated along collector or arterial streets, with limited on-site parking. This land use category is aligned with the proposed project and the Traditional Commercial-1 (TC-1) zoning district.

The subject parcel is a corner lot on Habersham Street, adjacent to properties—including those at the 33rd Street junction—that are already designated as Traditional Commercial and support existing commercial activity. The proposed FLUM amendment represents a compatible extension of this pattern and is necessary to allow the scale and form of the proposed mixed-use development. Therefore, the amendment ensures consistency between land use policy, zoning regulations, and the area's evolving character, in alignment with Plan 2040's goals.

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 zoning amendment directly supports several goals and policies outlined in Plan 2040, particularly those related to housing, land use, and community development. It advances Land Use Goal L.1.1, which calls for

zoning regulations that enable pedestrian-oriented, mixed-use development and encourage a diverse range of housing types.

The requested Traditional Commercial designation complements these objectives by promoting vibrant, walkable neighborhoods that integrate residential and commercial uses. This aligns closely with the applicant's proposal for a mixed-use development at a key intersection along Habersham Street. Overall, the amendment supports the City's long-term goals for smart growth, improved connectivity, and expanded housing options, consistent with the Comprehensive Plan's vision for inclusive and sustainable urban development.

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

MPC Comment: The proposed amendment is supported by broader professional planning principles and recent studies. The 2025 Coastal Regional Housing Report, compiled by the Georgia Institute of Technology, recommends directing residential growth to areas with existing infrastructure and emphasizes downtown revitalization as a key strategy for job creation and economic development.

In addition, the City of Savannah's Strong Corridors strategy and its transit-oriented development (TOD) goals promote reinvestment along key corridors such as Habersham Street, where pedestrian and bicycle infrastructure upgrades are already identified in Plan 2040.

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

MPC Comment: At the time this report was written, MPC staff had received no public comments on the proposal.

Recommendation

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