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: **October 6, 2026**

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

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **Zoning Map Amendment**

PETITION REFERENCED:

Petitioner: Stop N Stor 11 LLC

Agent: Harold Yellin

Address: 0 E. 49th St.

Alderman District: 3 – Linda Wilder-Bryan

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20099 02009

Petition File Number: 26-003970-ZA

MPC ACTION:

The Planning Commission recommends **Approval with Conditions** to rezone 2.49 acres from RSF-6 to district B-N (Neighborhood – Business).

1. Only the 2.49 acre portion of the property as delineated in the attachment "An Exhibit of the Northern Portion of the Burch Tract" dated 9/29/2026 shall be rezoned.
2. The property shall be subdivided in general conformance with "An Exhibit of the Northern Portion of the Burch Tract" dated 9/29/2026.
3. Recommends the property owner and City of Savannah discuss deeding Conservation.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **Approval with Conditions** to rezone 2.49 acres from RSF-6 to district B-N (Neighborhood – Business).

1. Only the 2.49 acre portion of the property as delineated in the attachment "An Exhibit of the Northern Portion of the Burch Tract" dated 9/29/2026 shall be rezoned.
2. The property shall be subdivided in general conformance with "An Exhibit of the Northern Portion of the Burch Tract" dated 9/29/2026.

MEMBERS PRESENT: 12

Traci Amick
Laureen Boles
Travis Coles – Chairman
Jamal Barrow
Jay Melder
Jeff Notrica
Stephen Plunk
Patricia Richardson
Dwayne Stephens
Joseph Welch
Amanda Wilson
Tom Woiwode – Vice Chair

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (12-0)

APPROVAL Votes: 12	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Barrow Melder Notrica Plunk Richardson Stephens Welch Wilson Woiwode		Ervin Kaigler		

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

Date:	October 6, 2026
To:	The Mayor and Alderman of the City of Savannah
From:	The Planning Commission
File No.	26-004970-ZA-MAP
Subject:	Zoning Map Amendment
Applicant/Agent:	Harold Yellin for Stop N Stor 11 LLC
Address:	0 E 49th St
Parcel ID:	20099 02009
Site Area:	2.5 acres of 12.3 acres
Alderman District:	2 – Detric Leggett
Chatham County Commission District:	2 – Malinda Scott Hodge

Request

The Petitioner is requesting an amendment to the Zoning Map from RSF-6 (Residential Single Family - 6) to B-C (Community - Business). The proposed use is a self-service storage facility.

The Petitioner is also requesting a concurrent Future Land Use Map (FLUM) amendment from Conservation to Commercial Suburban.

Facts and Findings

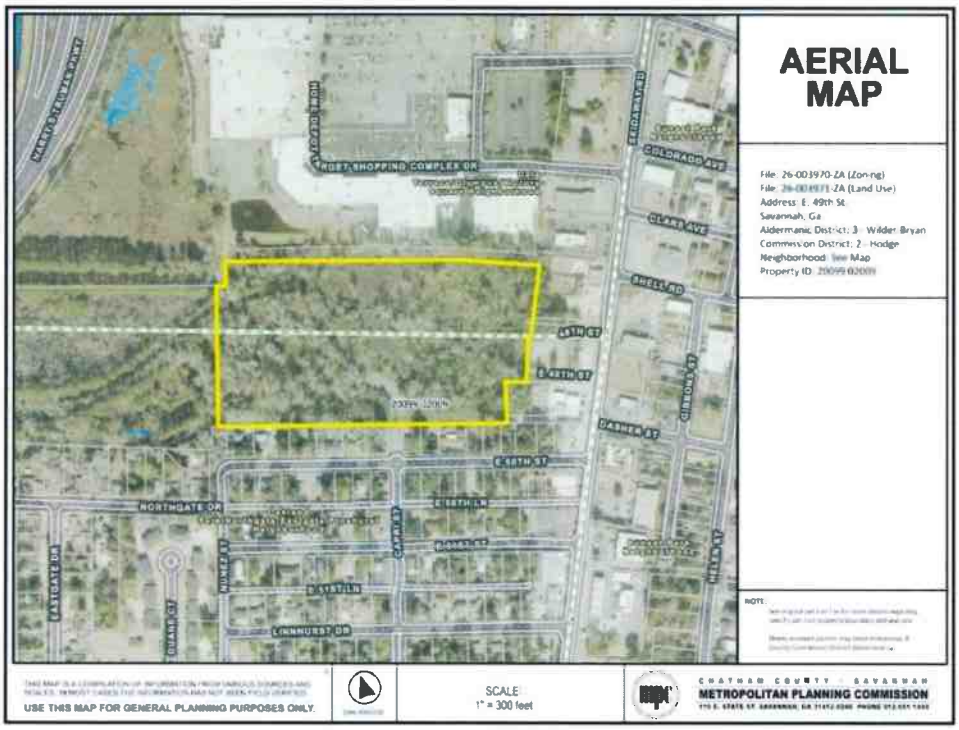
Zoning History

The subject parcel is vacant, was originally zoned B-C (Business Community) prior to NewZo (New Zoning Ordinance in 2019).

Site

The subject properties are located off Skidaway Road, between 50th Street and the Victory Square shopping center. This parcel is split between the Oakland Park/Northgate/Eastgate/Pinehurst and Dale Terrace/Olympus/Victory Square

neighborhoods, neither of which have active neighborhood associations. Across Skidaway Road lies the Sunset Park neighborhood. Much of the parcel is encumbered by the AE special flood hazard area, as well as wetlands.

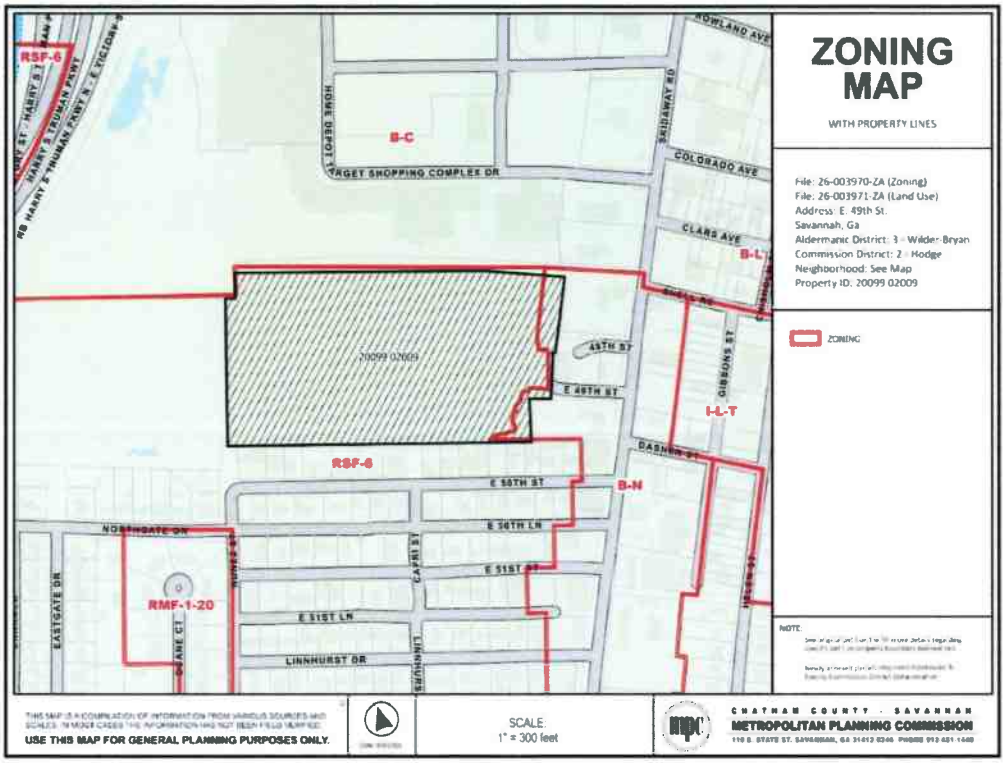


Aerial view of Subject Pacel

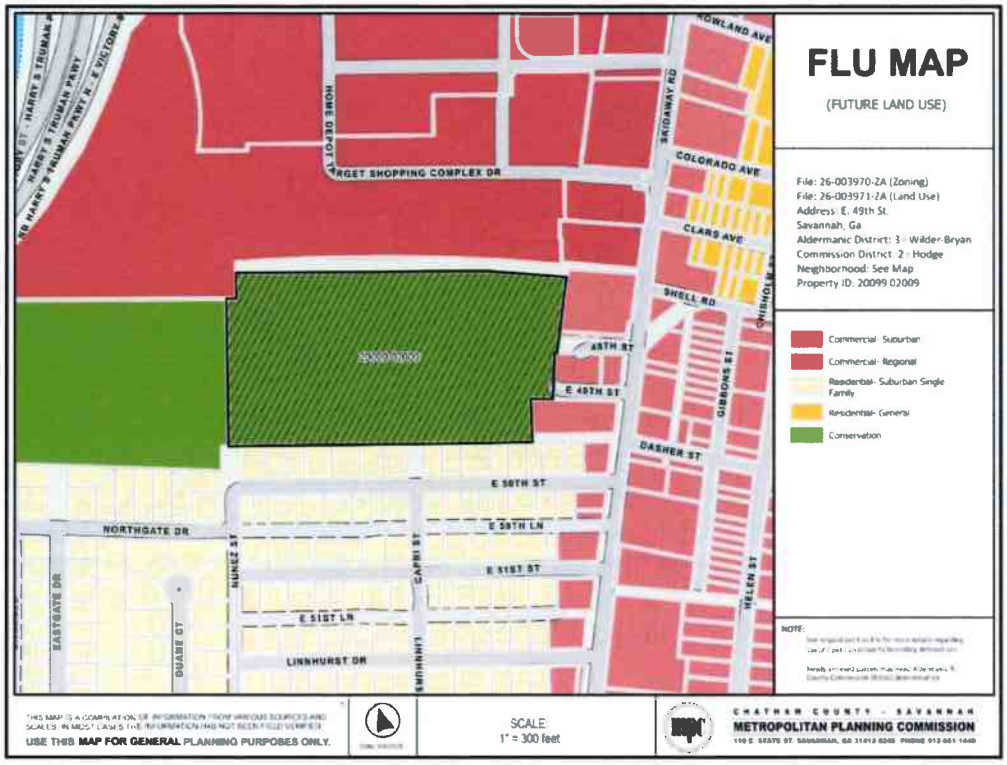
Existing Zoning and Development Pattern

The subject parcel is currently zoned RSF-6 (Residential Single Family - 6). The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

Location	Land Use	Existing Zoning
North	Shopping Center	B-C
South	Residential	RSF-6/RMF-1-20
East	Commercial	B-N
West	Residential	RSF-6



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 two neighborhoods this parcel is split between do not have active neighborhood associations.

Impact and Suitability

Public Servies and Facilities

The site is adjacent to 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 subject properties are located within the Urban Transitional Character Area, which are areas identified by more auto-oriented, suburban style residential areas that still provide access to urban amenities and public transit. Most of these neighborhoods are also pedestrian oriented with well-used sidewalks, parks, and open spaces. Redevelopment and infill development opportunities are prevalent in this character area, and special attention should be paid to corridors suited for TOD.

The existing Future Land Use designation is Conservation. These are areas that are publicly or privately held and designated for preservation in a natural state or for use for passive recreation. This category also includes all back barrier island consisting of less than two acres of contiguous uplands.

Existing Zoning District

- Intent of the RSF-6 Zoning District:

  The RSF- districts are established to preserve and create areas of single-family detached development.

- Allowed Uses: The uses allowed in the RSF-6 zoning district appear in a chart appended to the end of this report.

- Development Standards: The development standards of the RSF-6 zoning district appear in a chart appended to the end of this report.

Proposed Zoning District

- Intent of the B-C Zoning District:

  The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.

- Allowed Uses: The uses allowed in the B-C zoning districts appear in a chart appended to the end of this report.

- Development Standards: The development standards of the B-C 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 B-C district would allow a much broader range of commercial uses that are generally consistent with development along Skidaway Road near the intersection at Victory Dr and the shopping center directly to the North, however this district is more intensive than the B-N district as much of the other commercial properties fronting on Skidaway away from the Victory Drive intersection. The applicant has taken some measures to mitigate potential impact by changing the proposal to only the upland area of the parcel, but has now requested B-C instead of B-N.*

- Whether the proposed zoning district addresses a specific need in the County or City.

  MPC Comment: *The proposed B-C district supports the City's goal of encouraging commercial uses along existing transportation corridors. The request for a storage facility is not the typical use that is considered for meeting those goals. The property is also currently designated as RSF-6, resulting in this proposal potentially removing a large residential area, if approved, which goes against several City priorities. The Petitioner has provided a wetland delineation and exhibits to show the practical amount of residential that could be currently developed which is shown to be minimal compared to the original property as a whole.*

Compatibility

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

  MPC Comment: *The proposed B-C district would expand the range and intensity of uses permitted on the subject properties. While commercial uses are generally appropriate along Skidaway Road, some permitted uses could generate increased traffic, noise, lighting, and operational activity that may adversely affect the usability and residential character of the adjacent RSF-6-zoned properties to the south. The adjustments to only rezone this portion of the site further away from the residences would mitigate some of these issues.*

- 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: *Partially. The proposed B-C district is compatible with the commercial corridor along Skidaway Rd and Victory Dr. However, because the subject property directly abuts an established RSF-6 residential neighborhood and because this property does not directly front on Skidaway Road, the full range of uses permitted in the B-C district may not be compatible with the existing zoning pattern and residential character of the surrounding area. The proposal does present the development completely to be in the North-East Corner, to be as close to the existing, more intensive commercial development. That more intensive development does access further away form the residential areas.*

- 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: *Most of the site is encumbered by Wetlands and by Special Flood Hazard Areas. The proposed development is being pushed to the highest elevated area of the site, closest to the existing commercial, and further from the existing residential. However, as just noted, the adjacent RSF-6 residential neighborhood is an existing condition that warrants careful consideration of the compatibility and intensity of the proposed B-C zoning district. As the application has been amended for only the portion of the site intended to be developed this is not as much of a concern as the original proposal.*

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: *Only if the concurrent Future Land Use Map amendment is approved. The Petitioner is requesting a concurrent amendment to change the Future Land Use designation from Conservation to Commercial Suburban. If approved, the proposed B-C zoning district would be consistent with the Comprehensive Plan and the amended Future Land Use designation.*

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.*

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 Airport Airfield Overlay.*

Analysis Summary

The proposed B-C zoning district is consistent with some planning objectives, including encouraging commercial uses and promoting strategic infill along existing transportation corridors. The location of the subject properties adjacent to Skidaway Road may make commercial redevelopment appropriate in principle, and the concurrent Future Land Use Map amendment would bring the proposal into conformity with the Comprehensive Plan.

However, the subject properties also directly abuts an established RSF-6 residential neighborhood. The Petitioner has proposed a self-service storage facility which is not a use that would be considered appropriate for a neighborhood context and rezoning to the B-C district would permit a very broad range of commercial uses. The Petitioner has amended the proposed development to only rezoned a portion of the original site which would occur as far from the residential area as possible while also remaining outside of Special Flood Hazard areas. Although future development would be subject to site plan review and applicable buffering and development standards, those requirements would not limit the full range of uses permitted by right within the B-C district.

On balance Staff finds that the amended proposal has taken neighborhood impact, and environmental attributes into consideration and shown the appropriate exhibits to support those considerations. The expanded range of permitted uses creates compatibility concerns with the nearby residential neighborhood and more neighborhood scale commercial district (B-N) further away from the major intersection.

Recommendation

The Planning Commission recommends **Approval with Conditions** to rezone 2.49 acres from RSF-6 to district B-N (Neighborhood – Business).

1. Only the 2.49 acre portion of the property as delineated in the attachment "An Exhibit of the Northern Portion of the Burch Tract" dated 9/29/2026 shall be rezoned.
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