



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: Josh Yellin Agent for Multiple Property Owners

Address: 18, 19, 20, 23, 25, and 101 E. 40th 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: 26-003125-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.

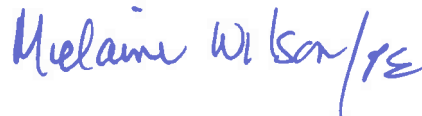
MEMBERS PRESENT: 10

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 Plunk Welch Wilson Woiwode		Ervin Ross Stephens	

Respectfully submitted,

A handwritten signature in blue ink that reads "Melanie Wilson/RE".

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: Joshua Yellin (Hunter Maclean)

Addresses: 18, 19, 20, 23, 25, and 101 E. 40th 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: Future Land Use (FLU) Map Amendment from Traditional Neighborhood to Traditional Commercial

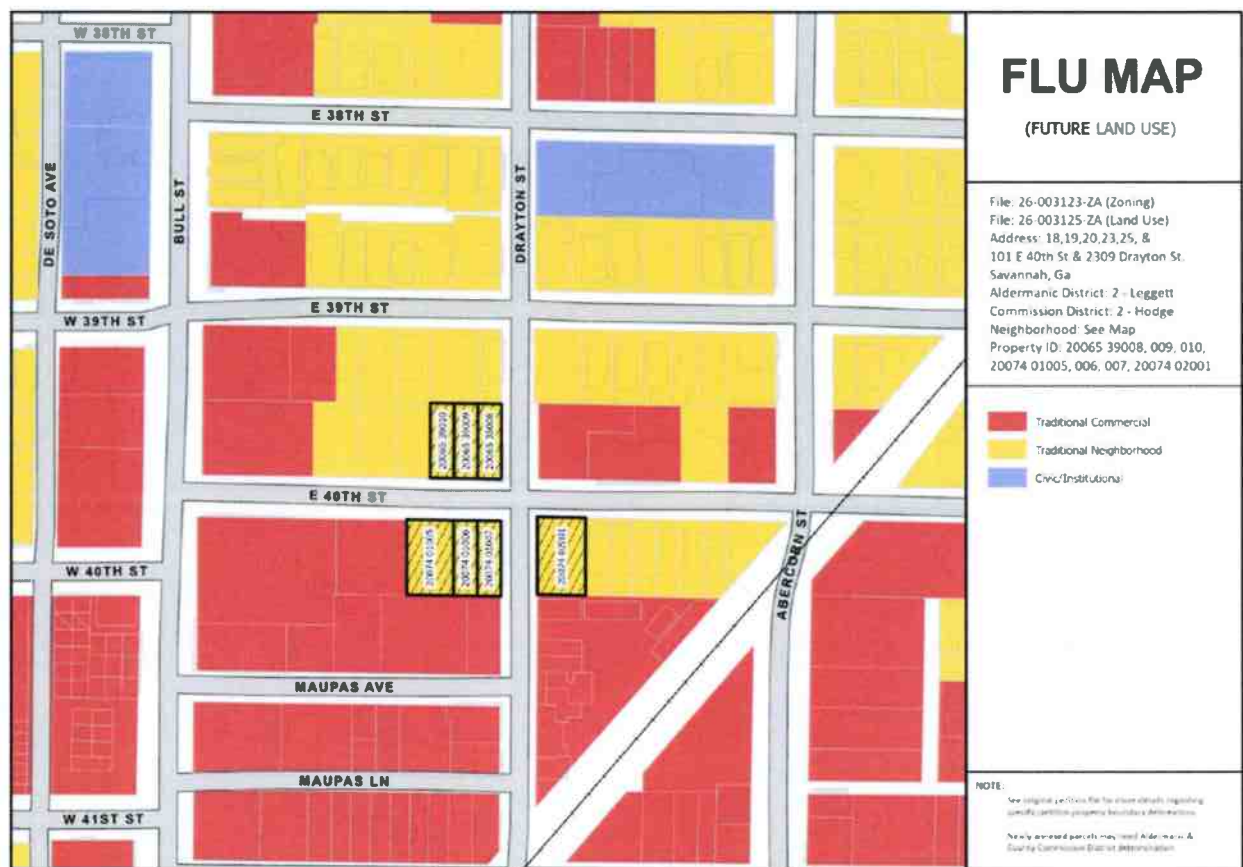
File Number: 26-003125-ZA-FLUM

Request

The Petitioner is requesting an amendment to the Future Land Use Map from Traditional Neighborhood to Traditional Commercial for multiple properties.

The properties are within the Streetcar Historic Overlay District. This request is submitted in conjunction with application no. 26-003123-ZA-MAP for a Zoning Map amendment from Traditional Neighborhood-2 (TN-2) to Traditional Commercial-1 (TC-1).

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 tract that runs along the E. 41st Street and Drayton Street and E. 40th Street and Abercorn Street intersections. The properties are within the Streetcar Historic Overlay District.



Current Future Land Use Map showing the Petitioner's requested properties for the FLU Map Amendment

currently within the Traditional Commercial FLU designation that surrounds the Petitioner's properties. Therefore, the Petitioner's FLUM amendment request to Traditional Commercial matches the FLU designation to the commercial pattern that already dominates the surrounding area. The FLUM amendment enables adaptive reuse opportunities of the existing structures and it expands the uses available to the property owners.

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 adaptive reuse of existing structures and reinvestment in established corridors. The properties are within the Urban Core Character Area that's designed for a mix of residential and smaller-scale, neighborhood commercial uses.*

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

MPC Comment: *The adaptive reuse of the existing structures on the properties is seen as a positive planning principle. While the proposed use does not require additional parking and the Urban Core does support a pedestrian and walkable character, the associated use proposed by the Petitioner appears to be a potential higher traffic generator than the current use of Traditional Neighborhood.*

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

MPC Comment: *MPC Staff has not received any questions, comments, or opposition to the Petitioner's request for the Future Land Use Map amendment for the properties.*

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. The Petitioner's request to amend the Future Land Use Map to Traditional Commercial provides opportunities for the property owners to benefit from the commercial component of the TN-1 Zoning through mixed uses.

Recommendation

The Planning Commission recommends **APPROVAL** of the Petitioner's request to amend the City's adopted Future Land Use Map from a designation of Traditional Neighborhood to Traditional Commercial.