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: **FLUM 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: 26-003971-ZA

MPC ACTION:

The Planning Commission recommends **Approval** of the requested FLUM amendment for 2.49 acres from Conservation to Commercial–Suburban.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **Approval** of the requested FLUM amendment for 2.49 acres from Conservation to Commercial–Suburban.

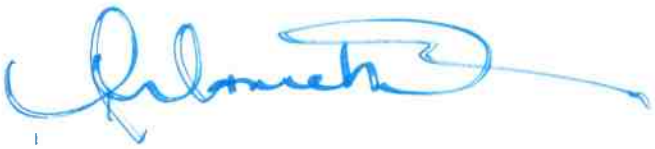
MEMBERS PRESENT: 12

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. (11-1)

APPROVAL Votes: 11	DENIAL Votes: 1	ABSENT	Abstain	Recused
Amick Boles Coles Barrow Melder Notrica Plunk Richardson Stephens Welch Woiwode	Wilson	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

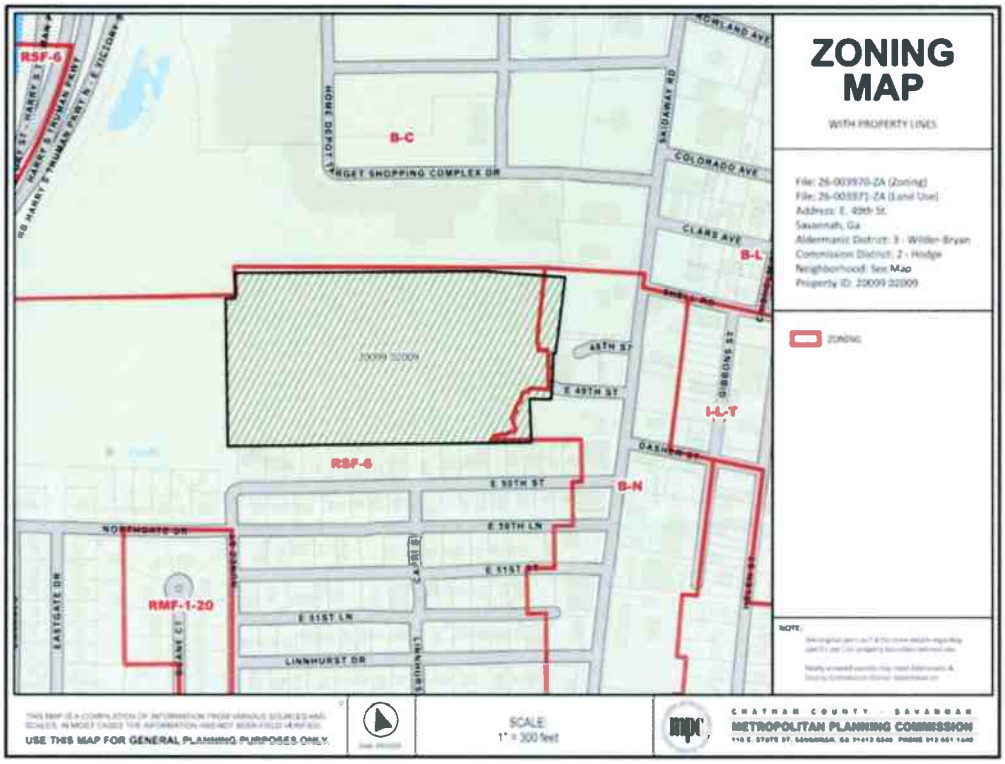
Date:	October 6, 2026
To:	The Mayor and Alderman of the City of Savannah
From:	The Planning Commission
File No.	26-004954-ZA-FLUM
Subject:	Zoning Map Amendment
Applicant/Agent:	Harold Yellin for Stop N Stor 11 LLC
Address:	0 E 49th St
Parcel ID:	20099 02009
Site Area:	2.5 acres of 12.3 acres
Alderman District:	3 – Linda Wilder-Bryan
Chatham County Commission District:	2 – Malinda Scott Hodge

Request: The Petitioner requests amendment of the Future Land Use Map from Conservation to Commercial–Suburban.

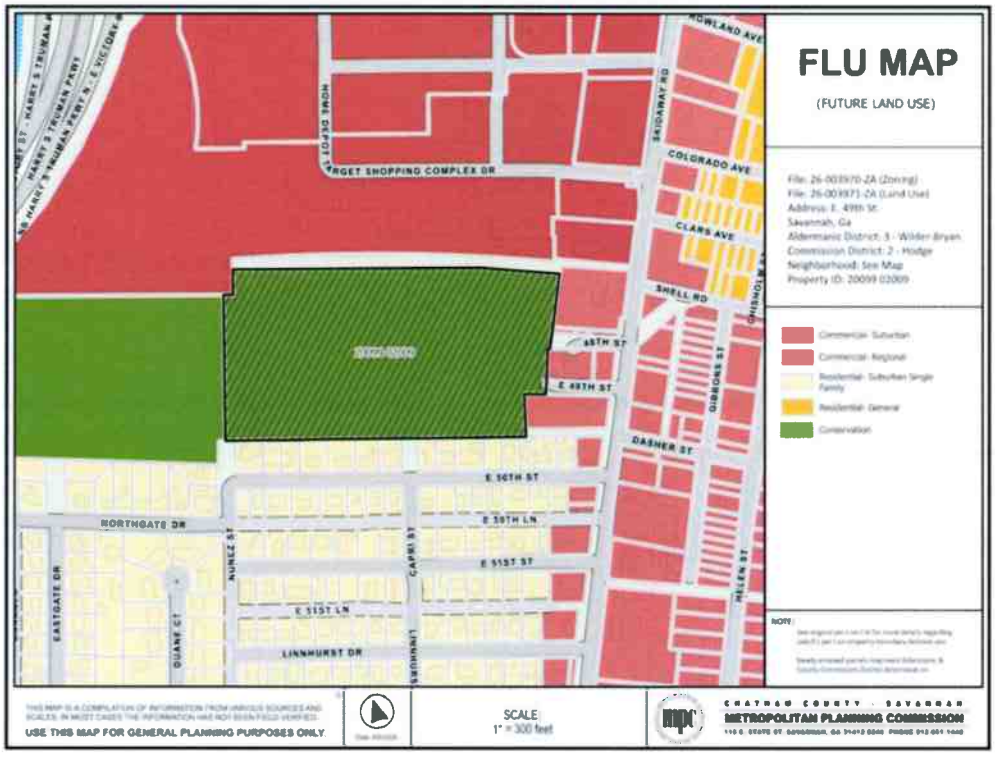
This petition is filed concurrently with a request for an amendment to the Zoning Map from RSF-6 (Residential Single Family - 6) to B-C (Community - Business). The proposed use is a self-service storage facility.

Existing zoning: 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.

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

Existing FLUM: The existing FLUM designation is '*Conservation.*' These are lands that are public or privately held and designated for preservation in a natural state or for use for passive recreation. This category also includes all back barrier islands consisting of less than two acres of contiguous uplands.

Requested FLUM: The requested FLUM designation is *'Commercial–Suburban*. Business areas supporting shopping centers and corridor commercial uses.

1. **The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.**

   The proposed Commercial–Suburban designation would recognize the commercial character along Skidaway Rd and near the intersection with E. Victory Drive, however, the subject property also directly abuts an established single-family residential neighborhood to the south. Staff finds that the existing Conservation designation better reflects the buffer between the neighborhood and existing commercial development as well as the existing environmental factors that exist on site.

2. **The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.**

   The Comprehensive Plan encourages neighborhood-serving commercial development along major corridors and strategic infill. However, it also emphasizes compatibility between commercial and residential land uses. The Petitioner has taken steps to address environmental and residential proximity concerns with the amended application proposing only a change for a portion of the site, staff finds that the proposed use does not balance these all objectives due to the close relationship between the subject properties and the adjoining residential neighborhood and neighborhood scale commercial.

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

   While the subject properties front Skidaway Road, an appropriate location for commercial activity, the requested amendment would expand commercial land use directly adjacent to an established residential neighborhood. Staff finds preserving the existing Future Land Use designation appropriate given the existing environmental factors. The proposal limiting the proposed changes to a portion of the site would address many of these concerns.

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

   As of the date of this report, written comment or public testimony has been received regarding the proposed Future Land Use Map amendment. This testimony has largely been against the specific use of Self-Services Storage and for concerns with the adjacent residential.

Evaluation

The Comprehensive Plan encourages neighborhood-serving commercial development along major corridors while emphasizing compatibility with adjacent residential neighborhoods. The subject property does not directly front Skidaway Road, as most of the existing commercial parcels do. The concept submitted by the Petitioner illustrates a level of commercial development that would place the storage facility in the upland portion of the property, also placing it furthest from the residential neighborhood to the south with the intent to subdivide the property leaving the remaining part of the current site with the existing designations. While the Concept Plan would still be subject to future engineering and site development review, Staff finds that it demonstrates the difficulty of accommodating commercial development on the environmentally sensitive parcel while maintaining an appropriate transition to the adjoining residential neighborhood.

The Planning Commission Recommendation

The Planning Commission recommends **APPROVAL** of the requested FLUM amendment for 2.49 acres from Conservation to Commercial–Suburban.