



Chatham County - Savannah Metropolitan Planning Commission

June 24, 2025 MPC MEETING

Title

312 East 38th St | FLUM Amendment | from Traditional Neighborhood to Traditional Commercial | 25-002529-ZA

Description

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).

Recommendation

MPC Staff recommends **approval** of the request to amend the FLUM from a designation of Commercial-Regional to Residential General.

Contact

ksubhashi@thempc.org

Financial Impact

Review Comments

Attachments

- 📎 [ATTACHMENTS TO THE APPLICATION.pdf](#)
- 📎 [312 E 38 ST_25-002529-ZA-FLUM_APPLICATION.pdf](#)
- 📎 [public comment V. Mobley.pdf](#)
- 📎 [public comment J. Combs.pdf](#)
- 📎 [Staff Report_.pdf](#)