



Chatham County - Savannah Metropolitan Planning Commission

June 24, 2025 MPC MEETING

Title

312 East 38th St. | MAP Amendment | rezone from TN-2 to TC-1 | 25-002528-ZA

Description

The Petitioner requests amendment of the Zoning Map from Rezone TN-2 (Traditional Neighborhood – 2) to TC-1 (Traditional Commercial – 1) in association with a proposal to construct a three-story building with a ground floor restaurant with five upper story residential units. The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect 'Traditional Commercial' use on the subject parcels (24-002529-ZA-FLUM). At the time of the request, the parcel was designated part of the Urban Core Character Area.

Recommendation

MPC Staff recommends **approval** of the request to rezone the subject property to TC-1.

Contact

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Financial Impact

Review Comments

Attachments

- 📎 [312 E 38 ST_25-002528-ZA-MAP_APPLICATION.pdf](#)
- 📎 [ATTACHMENTS TO THE APPLICATION.pdf](#)
- 📎 [Staff Report_.pdf](#)
- 📎 [public comment V. Mobley.pdf](#)
- 📎 [public comment J. Combs.pdf](#)