



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

To: The Planning Commission

Through: **Melanie Wilson, Executive Director/CEO**

From: Ely Zarka, Senior Planner – Development Services

Date: July 14, 2026

Subject: Future Land Use Map Amendment

Applicant/Agent: Cemil Emre Yavas

Address: 1108 Abercorn St

PIN: 20044 34011

Site Area: 0.04 acres

Alderman District: 2 – Detric Leggett

Chatham County Commission District: 2 – Commissioner Malinda Scott Hodge

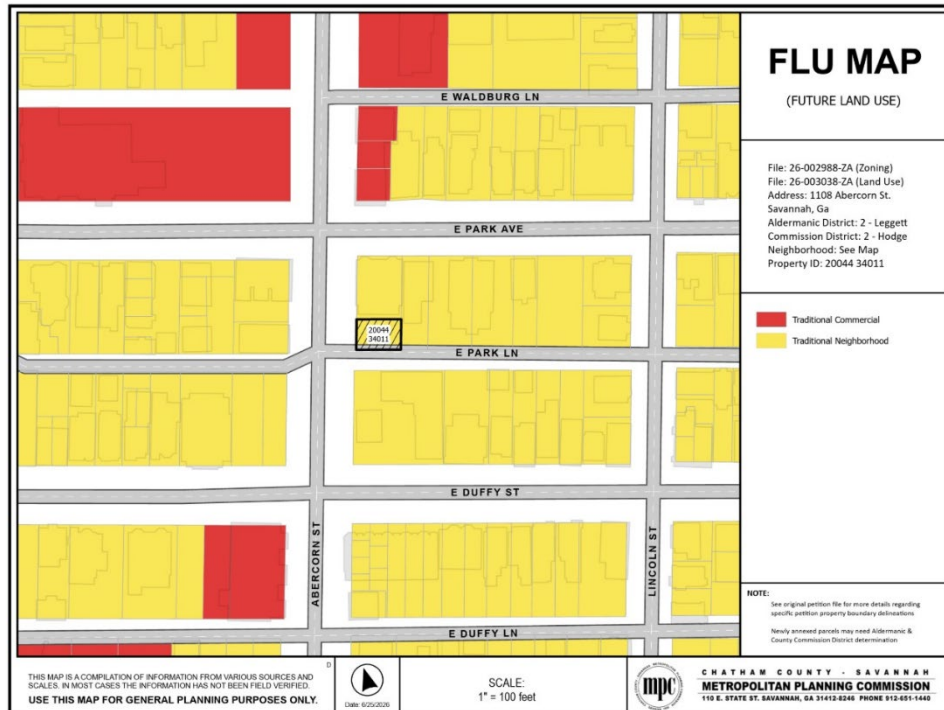
Request: Future Land Use Map Amendment Traditional Neighborhood) to Traditional Commercial

File Number: 26-002038-ZA-FLUM

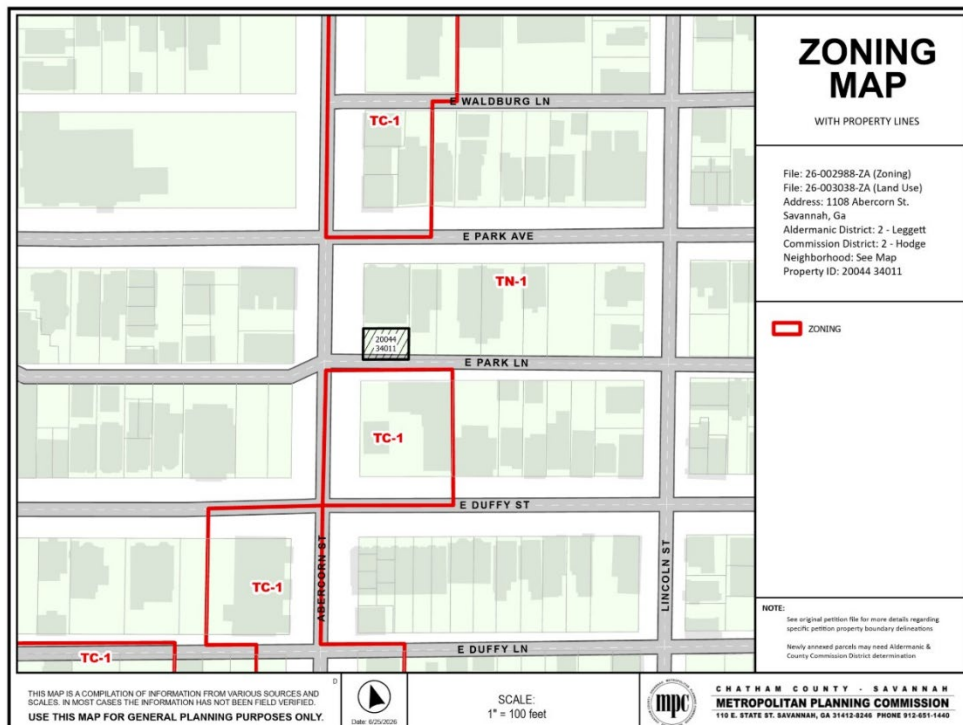
Request

The Petitioner is requesting an amendment to the Future Land Use Map from "Traditional Neighborhood to Traditional Commercial to support the proposed map amendment to Traditional Commercial-1 (TC-1) to allow for the development of a mixed-use building containing a retail gift shop and upper floor dwelling unit. The site is currently vacant.

This request is submitted in conjunction with application 26-002988-ZA-MAP for a Zoning Map amendment from Traditional Neighborhood-1 (TN-1) to Traditional Commercial-1 (TC-1).



Current FLUM Map



Current Zoning Map

Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. NewZO requires a Future Land Use designation of 'Traditional Commercial' for the property to be rezoned to a Traditional Commercial zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

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

MPC Comment: The proposed amendment does align with the surrounding land uses and but may not align entirely with the character of the area. The Future Land Use Map designates the site as Traditional Neighborhood, serving as a transition from more intensive commercial character to a mix of residential and appropriate nonresidential character. This area does show a discrepancy where several parcels designated as Traditional Commercial, are designated as Traditional Neighborhood on the Future Land Use Map.

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 reinvestment in established corridors and pedestrian oriented developments with a mix of housing styles. The subject property lies within the Urban Core Character Area, which is designed for a mix of residential and smaller-scale, neighborhood commercial.

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

MPC Comment: The infill development for a mix of residential and neighborhood appropriate commercial is seen as a positive. The proposed use does not require additional parking for the nonresidential element, and the Urban Core Character Area does support a pedestrian and walkable character,

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

MPC Comment: As of the writing of this report, MPC Staff has received two public comments questions specifically addressing the concurrent Zoning Map amendment. The concerns are focused on the mix of commercial into the neighborhood as well as the effect to neighboring residents and their use of the lane.

MPC Staff Recommendation

MPC Staff recommends APPROVAL of the request to amend the FLUM from a designation of 'Traditional Neighborhood' to 'Traditional Commercial'.