



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: June 2, 2026

Subject: Zoning Map Amendment

Applicant/Agent: Josh Yellin for Orchard Group

Address: 912 Drayton St

PIN: 20044 20008

Site Area: 0.32 acres

Alderman District: 2 – Detric Leggett

Chatham County Commission District: 2 – Commissioner Malinda Scott Hodge

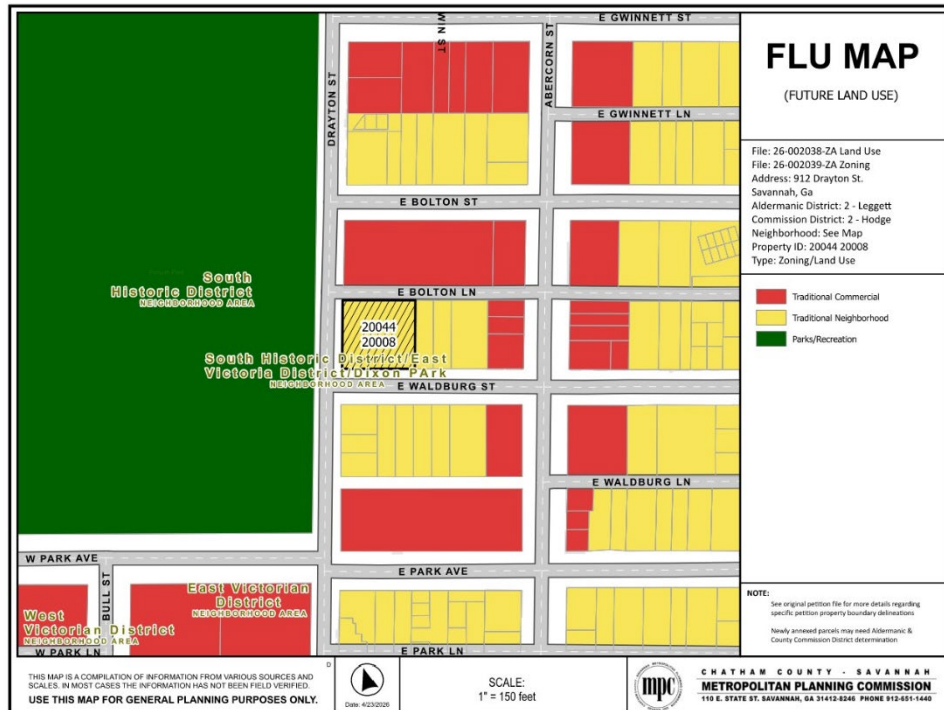
Request: Rezone from TN-1 (Traditional Neighborhood-1) to TC-2 (Traditional Commercial-2)

File Number: 26-002038-ZA-FLUM

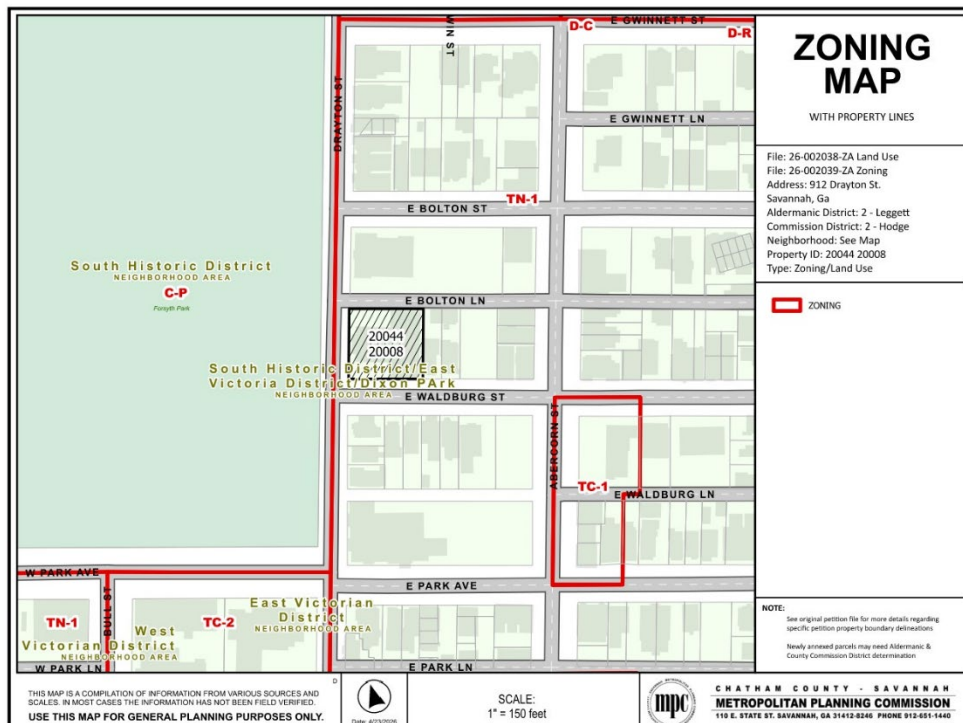
Request

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-2) for the reuse of an existing structure for a banquet hall. The site was previously used as a private club/lodge. The site is located within the Urban Core Character Area.

This request is submitted in conjunction with application 26-002039-ZA-MAP for a Zoning Map amendment from Traditional Neighborhood-1 (TN-1) to Traditional Commercial-1 (TC-2).



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 not align with the surrounding land uses and 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. While much of the areas surrounding Forsyth Park have become more commercial in nature, the Southeastern side has remained more residential in nature, with much of the nonresidential uses being of a bed and breakfast or inn character.*

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 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 adaptive reuse of the existing structure is seen as a positive, as compared to a potential redevelopment, even if the structure is not a contributing one to the Victorian Historic District. While the proposed use does not require additional parking, and the Urban Core does support a pedestrian and walkable character, the associated use proposed is a potential high-traffic generator.*

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

MPC Comment: *As of the writing of this report, MPC Staff has received several questions specifically addressing the concurrent Zoning Map amendment. The concerns are largely focused on hours of operation, noise, and parking.*

MPC Staff Recommendation

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