



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

STAFF REPORT

To: The Planning Commission
Through: Melanie Wilson, Executive Director and CEO
From: MPC Staff, Subhashi Karunaratne
Date: May 12, 2026
Subject: Amendment to a Development Plan
Owner: 1201 Abercorn LLC
Agent: Joshua Yellin, Hunter Maclean
Address: 1201 Abercorn
PIN(s): 20053 03001
Alderman District: 2 – Detric Leggett
Chatham County Commission District: 2 – Malinda Scott Hodge
File Number: 24-006011-PLAN, 24-13196-SITE, 24-07404-SITE, 24-002007-ZA

Request

The petitioner is requesting MPC approval of an amendment to a General Development Plan (GDP) previously approved in association with a rezoning request to Traditional Commercial (TC-1), which was approved with the following conditions:

1. A recombination plat for the two subject parcels shall be submitted upon approval by Council.
2. Development shall be consistent with the GDP reviewed and approved in association with the rezoning petition. Any future redevelopment of the site shall require MPC approval of a new GDP.

The current request seeks approval of amendments to the GDP to which the rezoning approval was originally tied. The current proposal is to use the building for a co-working and office space instead of the previous proposal where the uses were a restaurant and an event venue.

Facts and Findings

Site

The existing building is a church identified as a contributing resource within the Victorian Historic District. Redevelopment of the site previously received approval for a variance to the off-street parking requirements in association with a restaurant and event venue proposal. The current co-working space proposal is less intensive and does not exceed the parking requirement associated with the previously approved variance. Currently, seven off-street parking spaces are provided on the property.

The applicant has also received approval of an amended Certificate of Appropriateness (COA), File No. 24-002994-COA, for additional improvements to the building. The approved changes include replacement of the existing ADA entry door at the rear of the building and installation of new handrails at the main front steps to address life-safety requirements. These improvements were not included as part of the original COA approval.

Existing Zoning and Development Pattern

The subject parcel is currently zoned TC-1 (Traditional Commercial-1). The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-2 the most intense.

The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

Location	Land Use	Existing Zoning
North	Dwellings/Convenience Store	TN-1/TC-1
South	Dwellings	TC-1
East	Dwellings/Restaurant	TN-1/TC-1
West	Dwellings	TN-1

Staff Recommendation

The amendment to the GDP is limited to a change in use to a less intensive office and co-working space and will primarily involve interior modifications to the existing building.

Accordingly, MPC Staff recommends **approval** of the amended GDP for the office and co-working space at 1201 Abercorn Street.

