CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future - Respecting the Past"

STAFF REPORT

File No.	26-004357-ZA
Date:	October 27, 2026
To:	The Planning Commission
Through:	Melanie Wilson, Executive Director/CEO
From:	Ashley Catterton, Principal Planner – Development Services
Subject:	Major Amendment to a General Master Plan
Applicant/Agent:	Harley Krinsky on behalf of 38th Street Lofts LLC
Address:	533 E 38th Street
Parcel ID:	20064 43027
Site Area:	0.56 acres
Alderman District:	2 – Detric Leggett
Chatham County Commission District:	2 – Malinda Scott Hodge

REQUEST

The Petitioner requests approval of a Major Amendment to the General Master Plan for the East Broad Market Lofts Planned Development (PD) at 533 E. 38th Street. The requested amendment would reduce the parking requirement for the existing 36-unit multi-family development from 36 parking spaces to 29 parking spaces, consisting of 19 on-site parking spaces and 10 qualifying on-street parking spaces abutting the subject property.

The proposed reduction would eliminate the multifamily development's reliance on the existing remote parking lot at the northeast corner of E. 38th Street and E. Broad Street, allowing the Petitioner to propose allocating the 17 remote parking spaces to a restaurant at 2121 E. Broad Street.

BACKGROUND

The property was originally zoned East Broad Market Lofts Planned Unit Development (PUD) and was redesignated East Broad Market Lofts Planned Development (PD) upon the adoption of the current Zoning Ordinance on September 1, 2019. The property remains subject to the previously approved Master Plan and the applicable development standards of the Planned Development.

The East Broad Market Lofts PD requires a minimum of one (1) parking space per residential unit, resulting in a requirement of 36 parking spaces for the existing 36-unit

multifamily development. The original development approval satisfied this requirement through 18 on-site parking spaces, four (4) on-street spaces along E. Broad Street, and 18 spaces within a remote parking lot at the northeast corner of E. 38th Street and E. Broad Street.

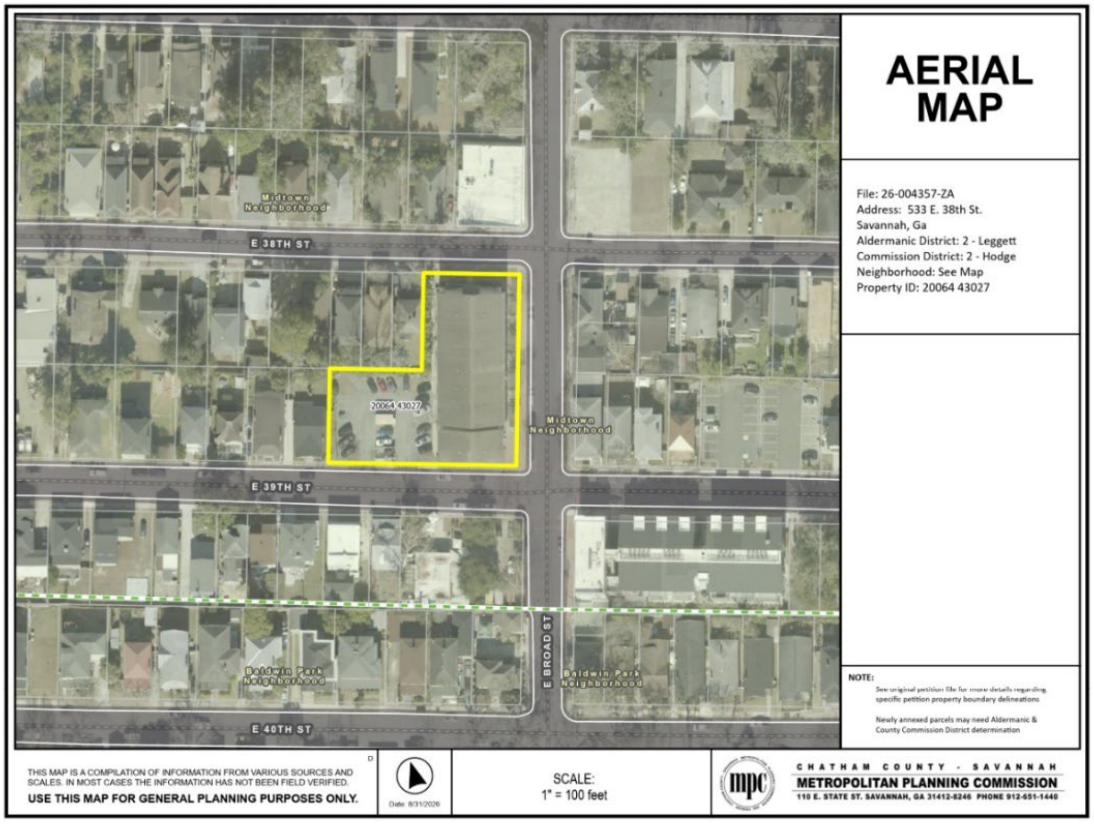
In February 2026, the City of Savannah issued a zoning confirmation determining that 29 spaces may be counted toward the parking requirement without reliance on the remote parking lot. The Petitioner therefore proposes to remove the remote parking lot from the parking calculation and reduce the required parking from 36 spaces to 29 spaces.

Following submission of the request, the Petitioner stated that the remote parking area has historically been necessary for the operation of the building at 2121 E. Broad Street and is now needed to satisfy the parking requirement for a restaurant being developed at that location. The Petitioner is seeking to release the remote parking area from the parking calculation for the multifamily development so that it may instead serve the proposed restaurant.

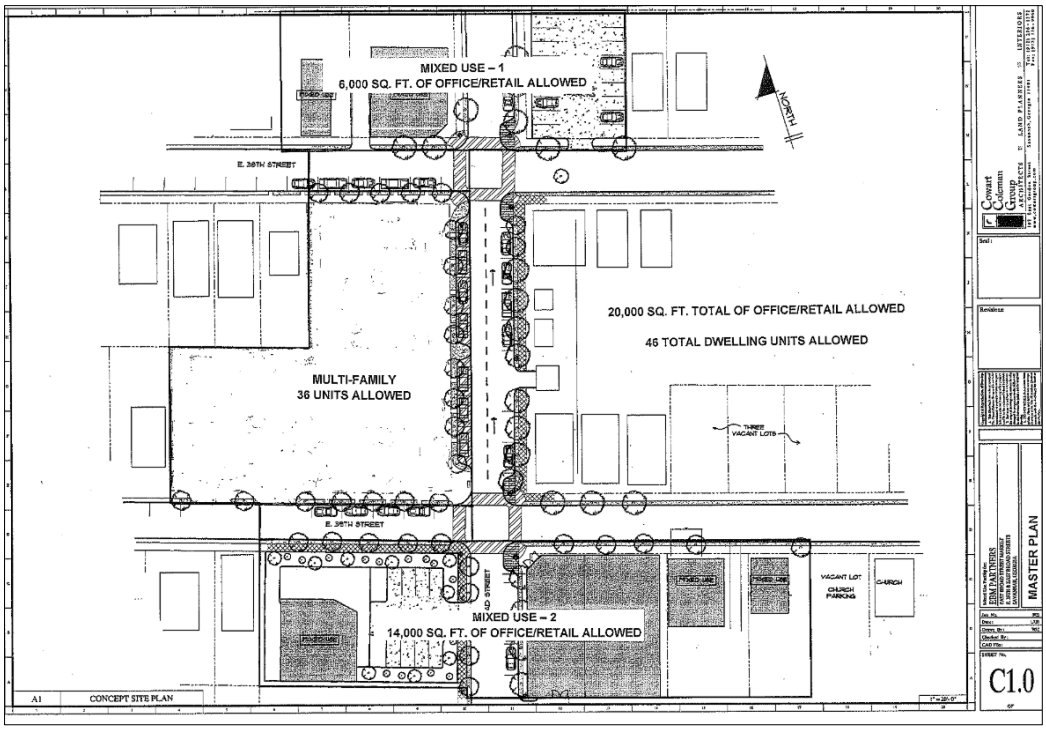
The requested seven-space reduction represents an approximately 19.4% reduction in the required parking. Because the request modifies the required parking standards and exceeds the 10% limitation for Minor Modifications, it is classified as a Major Amendment pursuant to Sections 1.5.1 and 1.5.2 of the East Broad Market Lofts Planned Development.

The petition was previously scheduled for consideration by the Planning Commission on October 6, 2026, and was continued to the October 27, 2026, meeting. On October 8, 2026, the Petitioner submitted additional documentation addressing the proposed parking arrangements, including updated parking plans for the multifamily development and proposed restaurant, a restaurant seating plan, and a Parking Use Agreement dated October 7, 2026.

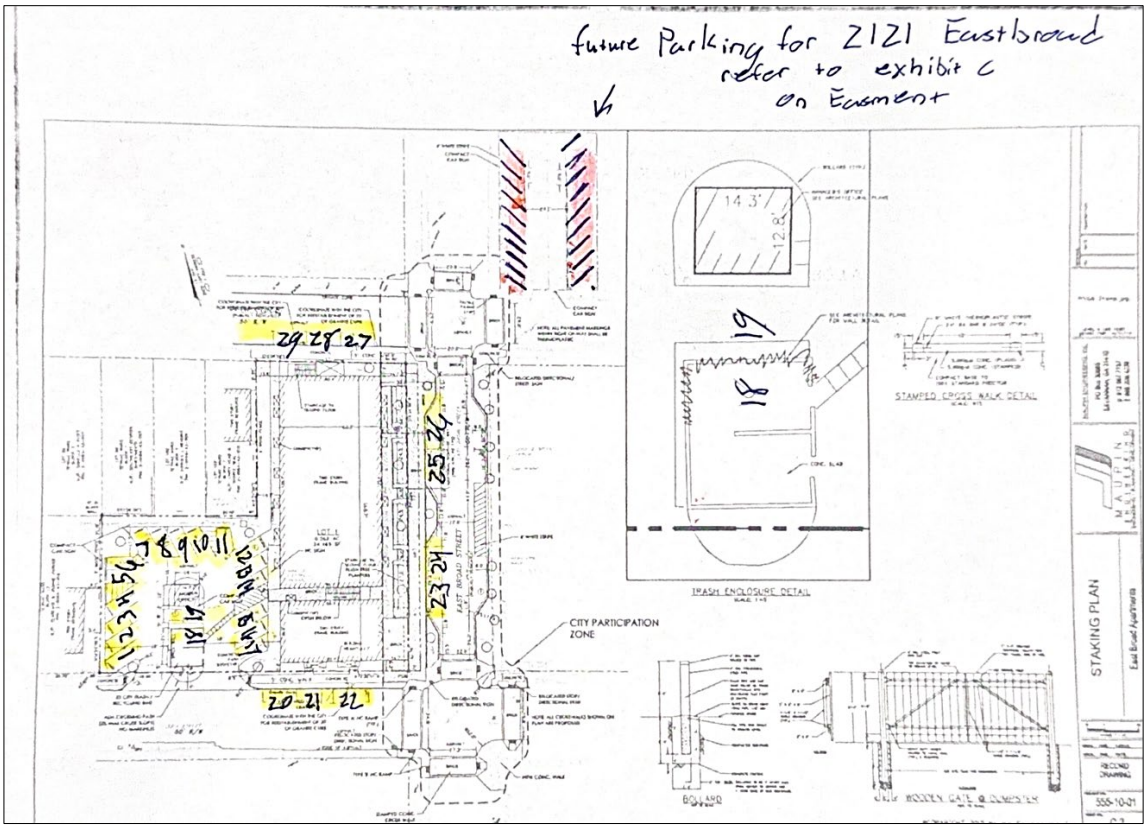
The submitted documents identify 29 parking spaces for the multifamily development and 17 remote parking spaces proposed to serve a 102-seat restaurant at 2121 E. Broad Street. The additional information was provided to address Staff's previously identified concerns regarding parking allocation and the existing Declaration of Parking Easement.



Current Aerial Map for 533 E 38th Street



General Master Plan for the E. Broad Market Lofts PD



Proposed Parking Plan for 533 E. 38th Street – October 8, 2026

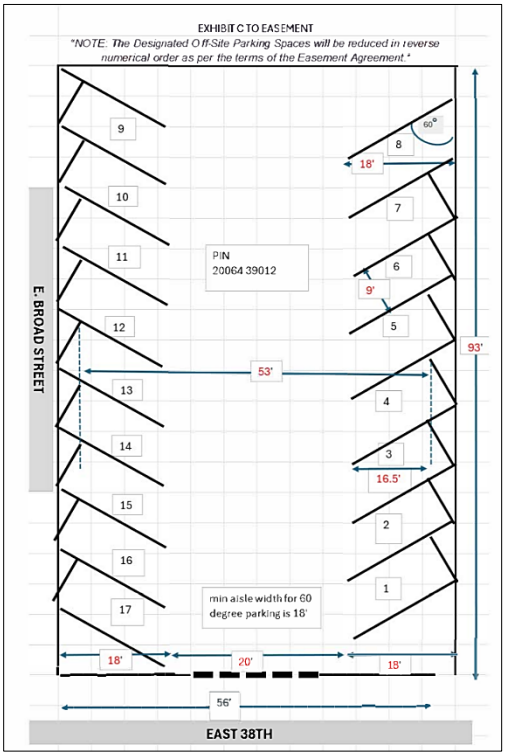
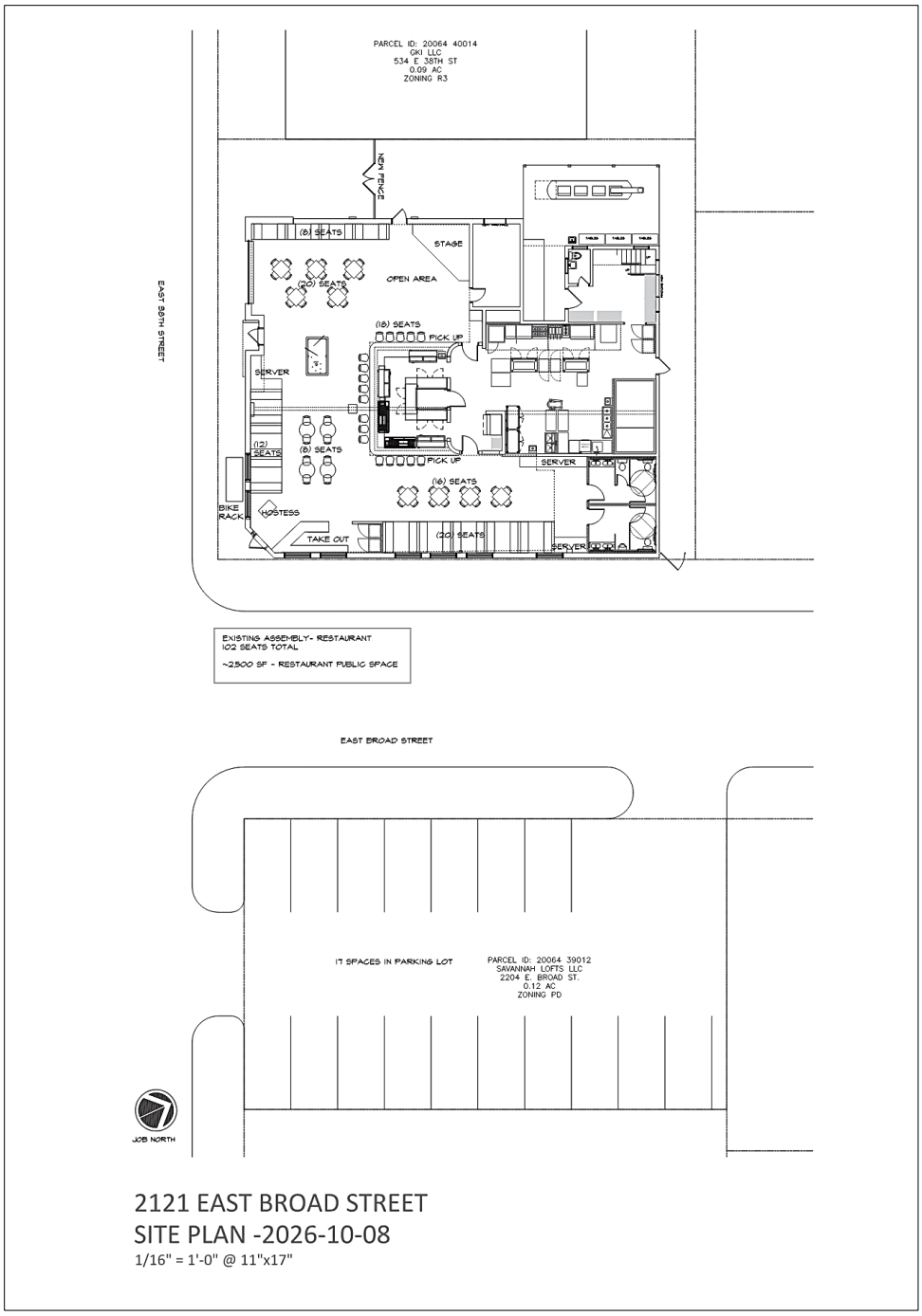


Exhibit C in the Declaration of Parking Easement – February 3, 2026



Proposed Restaurant Site & Parking Plan for 2121 E. Broad St – October 8, 2026

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

EXISTING DEVELOPMENT

- **Access:** The subject property has frontage along E. Broad Street, E. 38th Street, and E. 39th Street. Existing vehicular access to the development is provided from E. 38th Street and E. 39th Street, as shown on the approved site plan.
- **Parking:** The existing 36-unit multifamily development is subject to a requirement of one (1) parking space per residential unit, resulting in 36 required parking spaces. The original approval relied upon a combination of on-site, on-street, and remote parking to satisfy this requirement.

  A February 2026 zoning confirmation issued by the City of Savannah determined that 29 parking spaces may be counted toward the parking requirement without inclusion of the remote parking lot. These spaces consist of 19 on-site spaces and 10 qualifying on-street spaces, including three (3) spaces along E. 38th Street, four (4) spaces along E. Broad Street, and three (3) spaces along E. 39th Street.

  Three (3) additional on-street parking spaces located on the east side of E. Broad Street were determined by the City of Savannah to be ineligible for credit toward the parking requirement because they do not abut the subject property, as required by Section 4.8.4 of the East Broad Market Lofts PD Development Standards.

  A Declaration of Parking Easement dated February 3, 2026, establishes a permanent parking easement for up to 17 remote parking spaces at the northeast corner of E. 38th Street and E. Broad Street for the benefit of the 36-unit multifamily development. The easement provides that the number of remote spaces required is based upon the remaining parking obligation of the multifamily development.

  On October 8, 2026, the Petitioner submitted updated parking plans identifying 19 on-site and 10 qualifying on-street spaces for the multifamily development, along with 17 remote spaces to serve a restaurant at 2121 E. Broad Street. The Petitioner also provided a Parking Use Agreement dated October 7, 2026, establishing proposed parking rights for the restaurant within the remote parking lot.

FINDINGS

- **Purpose:** The purpose of the proposed Major Amendment is to reduce the parking requirement for the existing 36-unit multifamily development from 36 parking spaces to 29 parking spaces. The requested amendment would release the existing remote parking area from the multifamily development's parking calculation.
- **Zoning District/Approved Use:** The subject property is zoned Planned Development (PD) within the East Broad Market Lofts PD. The approved General Master Plan designates the property for multifamily use with a maximum of 36 dwelling units. The proposed amendment would not modify the approved land use or permitted residential density.
- **Existing Parking Requirements:** The East Broad Market Lofts PD requires one (1) parking space per residential unit. The existing development is therefore required to provide 36 parking spaces through the combination of parking arrangements recognized under the approved General Master Plan.

- **Current Parking Calculation:** The February 2026 zoning confirmation identified 19 on-site spaces and 10 qualifying on-street spaces that may be counted toward the multifamily development's parking requirement without reliance on the remote parking lot. The Petitioner has submitted an updated parking plan reflecting 29 spaces. The requested amendment would reduce the existing 36-space requirement by seven (7) spaces, or approximately 19.4%.
- **Remote Parking Area:** A Declaration of Parking Easement dated February 3, 2026, establishes up to 17 remote parking spaces for the benefit of the multifamily development. The easement provides calculation for determining the number of remote spaces required based on the remaining parking obligation. The Petitioner has stated that approval of the requested seven-space reduction would eliminate the multifamily development's remaining remote parking obligation. However, the recorded easement has not been amended or terminated.
- **Proposed Restaurant:** The Petitioner submitted a restaurant seating plan dated October 8, 2026, identifying 102 seats at 2121 E. Broad Street. Pursuant to Section 4.8.3(b)(iii) of the East Broad Market Lofts PD Development Standards, one (1) parking space is required for every six (6) seats, resulting in a requirement of 17 parking spaces. The submitted plan proposes allocating all 17 remote spaces to the restaurant.
- **Parking Use Agreement:** The Petitioner submitted a Parking Use Agreement dated October 7, 2026, between Savannah Lofts LLC and GKI Inc., granting nonexclusive parking rights for approximately 17 spaces within the remote parking lot. The agreement identifies the proposed restaurant at 2121 E. Broad Street as the intended use. The agreement remains subject to review for consistency with the applicable remote parking requirements and existing recorded easement.
- **Development Pattern:** The proposed amendment would not modify the existing building footprint, approved multifamily use, or maximum residential density established by the General Master Plan. However, it would reallocate a parking resource previously included in the approved parking arrangement for the multifamily development.

EVALUATION

The requested Major Amendment would reduce the parking requirement for the existing 36-unit multifamily development from 36 spaces to 29 spaces, consisting of 19 on-site spaces and 10 qualifying on-street spaces. The City of Savannah has confirmed that the 10 on-street spaces abutting the property qualify for parking credit. The proposed seven-space reduction, approximately 19.4%, would eliminate the multifamily development's reliance on the remote parking lot.

A Declaration of Parking Easement dated February 3, 2026, establishes a perpetual easement for up to 17 remote parking spaces benefiting the multifamily development. Although the easement accounts for applicable parking reductions or waivers, the City of Savannah has confirmed that the existing easement should be terminated to accommodate the proposed parking arrangement. Documentation of the recorded termination will be required before the remote spaces may be reallocated.

The Petitioner submitted updated parking plans and a restaurant seating plan identifying

102 seats at 2121 E. Broad Street, requiring 17 parking spaces under Section 4.8.3(b)(iii) of the East Broad Market Lofts PD Development Standards. The Petitioner also provided a Parking Use Agreement dated October 7, 2026, documenting the proposed use of the remote parking lot. The City has clarified that the restaurant's final parking requirement will be determined during the building permit review process.

Section 9.3.8 of the Zoning Ordinance establishes requirements for Alternative Parking Plans, including remote parking provisions under Section 9.3.8(c)(i). The final parking arrangement must demonstrate compliance with applicable standards and ensure that parking spaces are not credited toward multiple uses.

Based on the additional documentation and the City's confirmation of the qualifying on-street spaces, Staff finds that the requested amendment may be considered for approval subject to appropriate conditions addressing the final parking arrangements and existing easement.

ANALYSIS

The requested Major Amendment would reduce the parking requirement for the existing multifamily development from 36 spaces to 29 spaces and remove its reliance on the remote parking lot. The City of Savannah has confirmed that the proposed 10 on-street spaces qualify for parking credit.

The additional documentation addresses several previously identified concerns regarding the proposed parking allocations. While the existing Declaration of Parking Easement and final parking arrangements require further coordination, these matters may be addressed through appropriate conditions of approval.

Based on the submitted information and the City's confirmation, Staff finds that the requested amendment may be supported with conditions to ensure compliance with the applicable Planned Development and Zoning Ordinance requirements.

MPC STAFF RECOMMENDATION

MPC Staff recommends **APPROVAL with CONDITIONS** of the requested Major Amendment to the General Master Plan for the East Broad Market Lofts Planned Development (PD) at 533 E. 38th Street, reducing the parking requirement for the existing 36-unit multifamily development from 36 parking spaces to 29 parking spaces, subject to the following conditions:

1. **Coordinated Parking Plan:** The Petitioner shall submit a final coordinated parking plan during the City’s building permit review, consistent with the parking plans submitted on October 8, 2026, identifying the number, location, and allocation of parking spaces serving 533 E. 38th Street and 2121 E. Broad Street, subject to City approval and compliance with the applicable PD Development Standards and Section 9.3.8 of the Zoning Ordinance.
2. **Declaration of Parking Easement:** Prior to reallocating the remote parking spaces, the Petitioner shall provide documentation of the recorded termination of the February 3, 2026, Declaration of Parking Easement, subject to City approval.

3. **Restaurant Parking:** The submitted 102-seat restaurant concept plan identifies 17 required parking spaces under Section 4.8.3(b)(iii) of the PD Development Standards. Final parking compliance shall be demonstrated during the City's building permit review.
4. **Parking Agreement:** The Petitioner shall submit the October 7, 2026, Parking Use Agreement for final City review and approval to demonstrate compliance with the remote parking requirements of Section 9.3.8(c)(i) of the Zoning Ordinance.
5. **General Master Plan:** The General Master Plan and parking exhibits shall be updated to reflect 29 required spaces for the multifamily development (19 on-site and 10 qualifying on-street) and remove the remote parking lot from its parking calculation.
6. **ADA Parking Accessibility:** The Petitioner shall remove the wheel stop obstructing the striped accessible route serving the multifamily development's designated ADA parking space, subject to City inspection and approval.