



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

STAFF REPORT

File No. 26-004033-ZA-FLUM
Date: September 15, 2026
To: The Planning Commission
Through: Melanie Wilson, Executive Director/CEO
From: Ashley Catterton, Principal Planner – Development Services
Subject: Comprehensive Plan – Future Land Use Map Amendment
Applicant/Agent: C. Scott Burns of Coastal Engineering & Consulting
Address: 815 Wheaton Street
Parcel ID: 20033 12033
Site Area: 3.12 acres
Alderman District: 2 – Detric Leggett
**Chatham County
Commission District:** 2 – Malinda Scott Hodge

REQUEST

The Petitioner requests a Future Land Use Map (FLUM) Amendment for the property located at 815 Wheaton Street from the existing *Transportation/Communication/Utilities* category to *Traditional Commercial*. This petition is filed concurrently with the application 26-003931-ZA-MAP, which requests a Zoning Map Amendment from Light Industrial (I-L) to Traditional Commercial-2 (TC-2). The requested FLUM Amendment is necessary to establish consistency between the proposed TC-2 zoning district and the applicable *Traditional Commercial* FLUM designation.

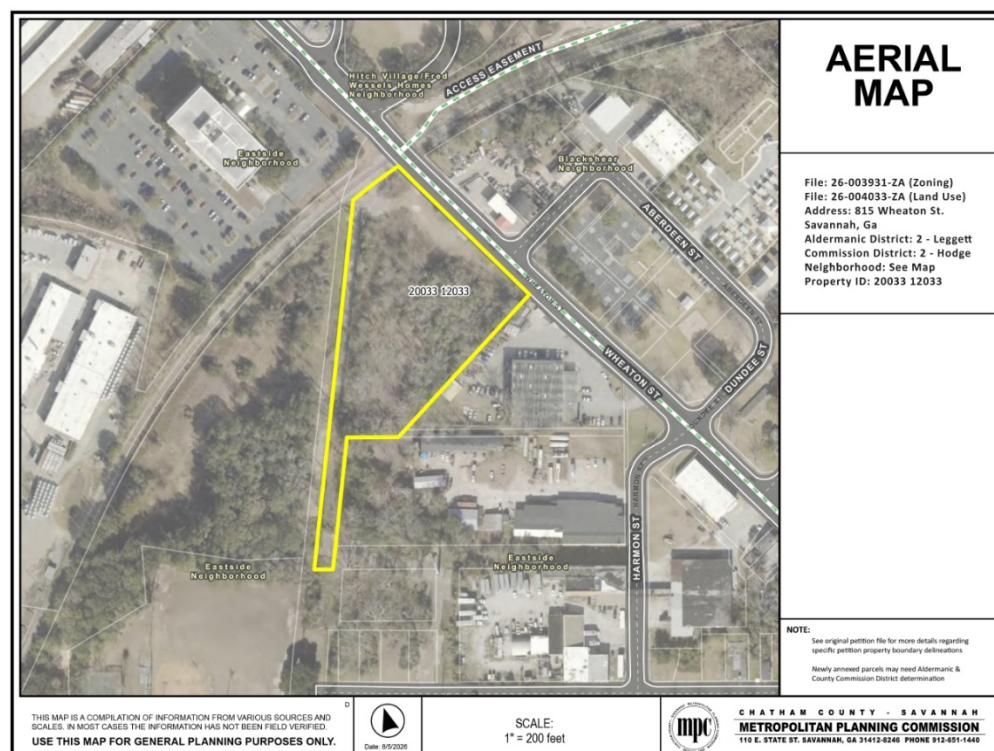
BACKGROUND

The subject property is currently designated as *Transportation/Communication/Utilities* on the Future Land Use Map. Plan 2040 generally describes this category as areas principally associated with transportation, communication, utility, and similar infrastructure uses that may generate intensive or obtrusive activities not readily assimilated into other land use categories. However, the existing development pattern surrounding the subject property is not exclusively characterized by transportation, utility, or industrial uses. The area reflects a mixture of commercial, residential, and industrially zoned properties, representing a transitional development pattern along and near the Wheaton Street corridor.

The petitions were previously scheduled for consideration; however, at the recommendation of MPC Staff, the Petitioner requested postponement to allow additional time to reevaluate the proposed FLUM designation and zoning district in relation to the existing development pattern and surrounding land uses. Following further coordination with Staff, the Petitioner revised the applications to request a *Traditional Commercial* FLUM designation and Traditional Commercial-2 (TC-2) zoning district.

EXISTING CONDITIONS

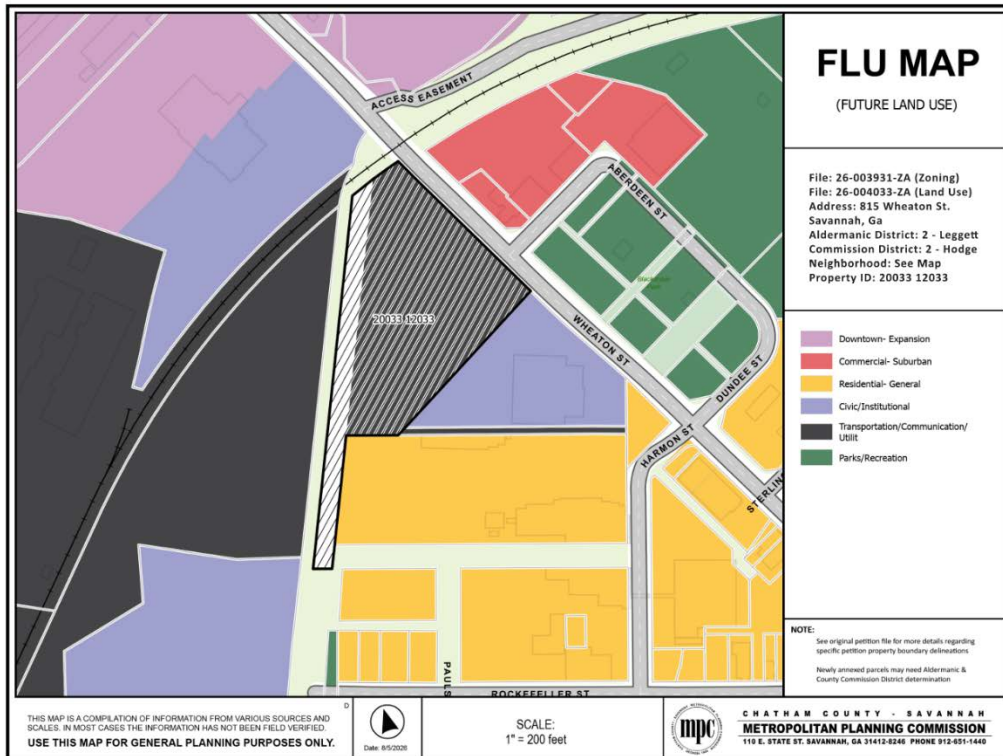
- Current Use: Vacant land (no structure or buildings are present)
- Zoning: I-L (Light Industrial)
- FLUM Designation: Transportation/Communication/Utilities
- Approximate Parcel Size: 3.12 acres



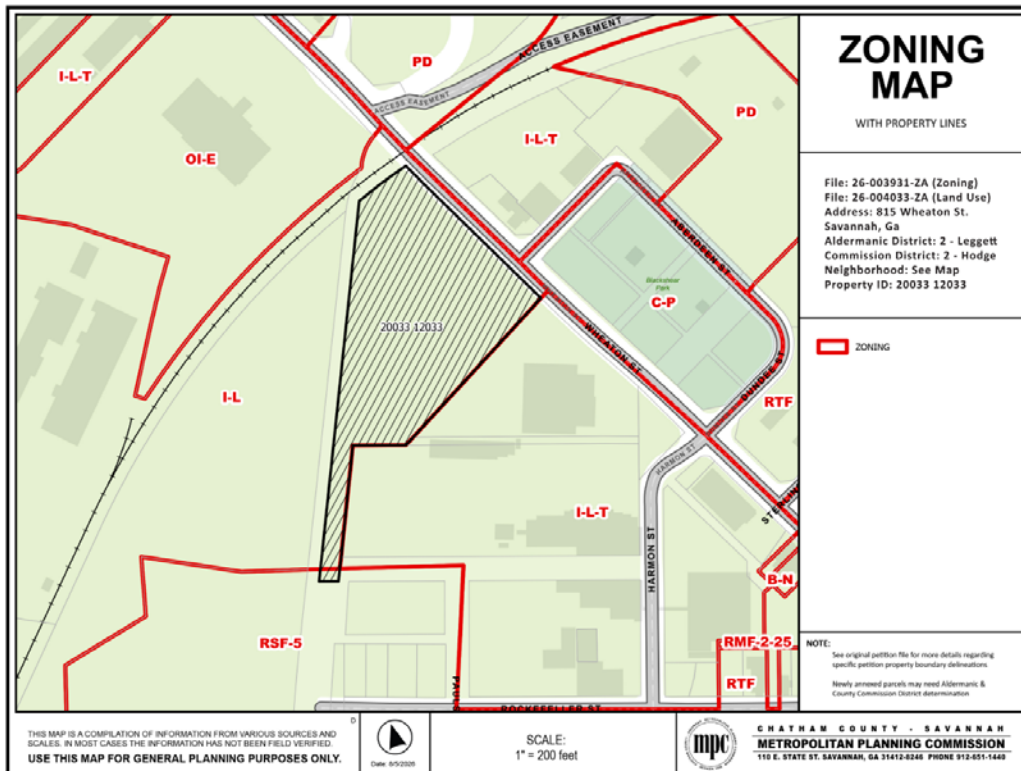
Current Aerial Map for 815 Wheaton Street

Surrounding FLUM & Zoning Designations:

LOCATION	FUTURE LANDUSE	EXISTING ZONING
North	Downtown-Expansion & Civil/Institutional	OI-E & PD
South	Residential-General & Civil/Institutional	I-L-T, B-N, RTF, TN-3 & TR-3
East	Commercial-Suburban & Parks/Recreation	I-L-T, C-P & PD
West	Transportation/Communication/Utilities, Civil/Institutional & Parks/Recreation	I-L, TC-2 & RSF-5



Current FLUM Map for 815 Wheaton Street



Current Zoning Map for 815 Wheaton Street

EVALUATION

Within the City of Savannah, amendments to the Zoning Map are required to be consistent with the FLUM. Under the New Zoning Ordinance (ZO), the *Traditional Commercial* Future Land Use designation is required for the property proposed to be rezoned to TC-2.

Specifically, Section 5.13.2 of the City of Savannah Code of Ordinances establishes Comprehensive Plan Future Land Use Map consistency requirements and identifies *Traditional Commercial* as an applicable Future Land Use category for the TC-2 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.

Staff Comment: *The subject property is currently designated Trans/Comm/Utilities on the FLUM. Plan 2040 identifies this category as principally intended for railroad facilities, airports, cell towers, substations, solar farms, and similar uses that may produce intensive or obtrusive activities that are not readily assimilated into other districts. The existing development pattern of the subject property and surrounding area does not predominantly reflect the specialized transportation, communication, or utility-oriented uses contemplated by this designation.*

The proposed Traditional Commercial designation is intended for business areas located near Downtown Savannah or within historically settled areas and supports commercial uses that are compatible with the character and scale of adjacent neighborhoods. The surrounding area reflects a mixture of commercial, residential, civic/institutional, and industrially zoned properties. In this context, the proposed Traditional Commercial designation would more appropriately reflect the existing and anticipated development pattern of the subject property while establishing consistency with the concurrently requested TC-2 zoning district.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

Staff Comment: *The proposed amendment would replace a specialized Trans/Comm/Utilities designation with Traditional Commercial, a designation that more closely corresponds with the existing and anticipated development pattern of the subject property and surrounding area. The amendment would also establish the Future Land Use designation necessary for consideration of the concurrently requested TC-2 zoning district. When considered together with the property's Urban Core Character Area designation, the proposed amendment supports a land use pattern that accommodates commercial and mixed-use development while emphasizing compatibility with surrounding neighborhoods and established community character.*

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

Staff Comment: *The subject property is located within the Urban Core Character Area identified by Plan 2040. Primary uses within the Urban Core include attached and detached residential and multi-family development, while commercial, mixed-use, and civic/institutional uses are identified as secondary uses. The Urban Core is further characterized by smaller-scale neighborhood commercial development, an interconnected street network, and opportunities for infill and redevelopment that maintain walkable densities and compatibility with established community character.*

The proposed Traditional Commercial Future Land Use designation is generally consistent with these characteristics. Plan 2040 describes Traditional Commercial areas as supporting commercial uses that are compatible with the character and scale of adjacent neighborhoods and commonly located along collector and arterial roadways. When considered in conjunction with the Urban Core Character Area, the proposed designation provides an appropriate framework for future commercial and mixed-use redevelopment of the subject property while recognizing the mixed and transitional character of the surrounding area.

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

Staff Comment: *As of the writing of this report, MPC Staff has not received any written comments, evidence, and/or testimony from the public.*

MPC STAFF RECOMMENDATION

MPC Staff recommends **approval** of the request to amend the Future Land Use Map (FLUM) designation for the subject property from *Transportation/Communication/Utilities* to *Traditional Commercial*. The proposed *Traditional Commercial* designation more appropriately reflects the mixed development pattern of the surrounding area and is generally consistent with the Urban Core Character Area and applicable policies of Plan 2040 regarding compatible infill and redevelopment. The designation would accommodate a range of commercial and mixed-use development opportunities while establishing consistency with the concurrently requested Traditional Commercial-2 (TC-2) zoning district. Accordingly, MPC Staff finds that the proposed *Traditional Commercial* designation represents an appropriate long-term Future Land Use designation for the subject property.

**(Note – permitted uses for TC-2 are provided at the end of this report in Attachment A.)*

ATTACHMENT A – PERMITTED USE TABLE

TC-2 (Traditional Commercial-2) Uses:

TC-2	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Single-family attached	√	
Two-family	√	
Three-family / Four-family	√	Sec. 8.1.1
Townhouse	√	
Stacked townhouse	√	
Apartment	√	
Upper story residential	√	
Child caring institution	L	Sec. 8.1.5
Dormitory/student housing	√	
Fraternity/sorority house	S	
Monastery/convent	√	
Rooming house	L	Sec. 8.1.6
Single room occupancy	L	Sec. 8.1.7
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Museum	√	Sec. 8.7.24
Post office	√	
Police/fire station or substation	√	
Emergency Medical Services (EMS) substation/ Ambulance Service	S	Sec. 8.3.5
Shelter, emergency	S	Sec. 8.3.6
Shelter, transitional	L	Sec. 8.3.7
Soup kitchen	L	Sec. 8.3.8
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care home, 24 hour	L	Sec. 8.3.11 or Sec. 8.7.11
Child/adult care center, 24 hour	S	Sec. 8.3.12 or Sec. 8.7.11
College, university, seminary	√	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	√	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	√	Sec. 8.3.14 and Sec. 8.7.14

School, trade, vocational or business	✓	
All places of worship	✓	Sec. 8.3.15 , Sec. 8.7.13 , and Sec. 8.8.3 (d)
Private club/Lodge	S	Sec. 8.3.16
Correctional transition facility	S	Sec. 8.3.18
Hospice	✓	
Nursing home	✓	
Assisted living facility	✓	
Personal care home, registered	✓	Sec. 8.3.19
Personal care home, family	✓	Sec. 8.3.19
Personal care home, group	✓	Sec. 8.3.19
Substance recovery facility	S	Sec. 8.3.20
Office, general	✓	Sec. 8.4.1
Call center	✓	
Day labor employment center	L	Sec. 8.4.2
Office, medical	✓	Sec. 8.4.3
Office, utility/contractor	L	Sec. 8.4.4
Studio/multimedia production facility	L	Sec. 8.4.5
Indoor amusement	✓	
Indoor sports facility	✓	
Teen Club	L	Sec. 8.4.7
Theater/cinema/ performing arts	✓	
Retail, general	✓	
Art/photo studio; gallery	✓	
Convenience store	L	Sec. 8.4.14
Fuel/gas station	L	Sec. 8.4.14
Food-oriented retail	✓	Sec. 8.4.16
Garden center	L	Sec. 8.4.22
Pawnshop	L	Sec. 8.4.20
Pharmacy	✓	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec. 8.4.51
Warehouse or Office Showroom / Flex Space	S	Sec. 8.4.23
Services, general	✓	
Animal services, indoor	L	Sec. 8.4.24
Bank	✓	
Body art services	✓	
Business support services	✓	
Catering establishment	✓	
Check Cashing; Title Pawn;	L	Sec. 8.4.26

Crematorium	S	Sec. 8.4.27
Funeral home; mortuary (not including crematorium)	✓	
Hall, banquet or reception	✓	
Instructional studio or classroom	✓	
Laundromat;	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Personal service shop	✓	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	✓	
Repair-oriented services	✓	
Tour company terminal	✓	
Distillery, craft,	S	Sec. 7.14
Bar; tavern	S	Sec. 8.4.30 and Sec. 7.14
Nightclub	S	Sec. 8.4.31 and Sec. 7.14
Restaurant	✓	Sec. 8.4.32 , Sec. 8.7.24 and Sec. 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	✓	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	S	Sec. 7.14
Wine Specialty Shop (not including package stores)	S	Sec. 7.14
Winery; Meadery; Cidery	S	Sec. 7.14
Brewery, Micro	S	Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Bed and breakfast	L	Sec. 8.4.34
Inn	L	Sec. 8.4.35 and Sec. 8.7.24
Hotel/motel, 16-74 rooms	S	Sec. 7.13 and Sec. 8.4.36
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Vehicle sales, rentals and leasing	S	Sec. 8.4.39 and Sec. 8.7.21
Moped/motor scooter sales, rentals and leasing	S	Sec. 8.4.40
Vehicle service, minor	L	Sec. 8.4.42
Vehicle service, major	S	Sec. 8.4.43
Vehicle wash, full or self-service	L	Sec. 8.4.45
Manufacturing, Artisan/Craft	L	Sec. 8.5.4
Manufacturing, Limited/Light	S	Sec. 8.5.5
Parking facility	S	Sec. 8.6.2
Passenger terminal	S	
Transportation dispatch and storage	L	Sec. 8.6.3
Utilities, major	S	
Utilities, minor	✓	