



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

STAFF REPORT

File No. 26-004095-ZA
Date: September 15, 2026
Through Melanie Wilson, Executive Director/CEO
To: The Planning Commission
From: Ely Zarka, Senior Planner – Development Services
Subject: GDP with Variances
Applicant/Agent: Cemil Yavas
Address: 1108 Abercorn St
Parcel ID: 20044 34011
Site Area: 0.04 acres
Alderman District: 2 – Detric Leggett
Chatham County Commission District: 2 – Malinda Scott Hodge

REQUEST

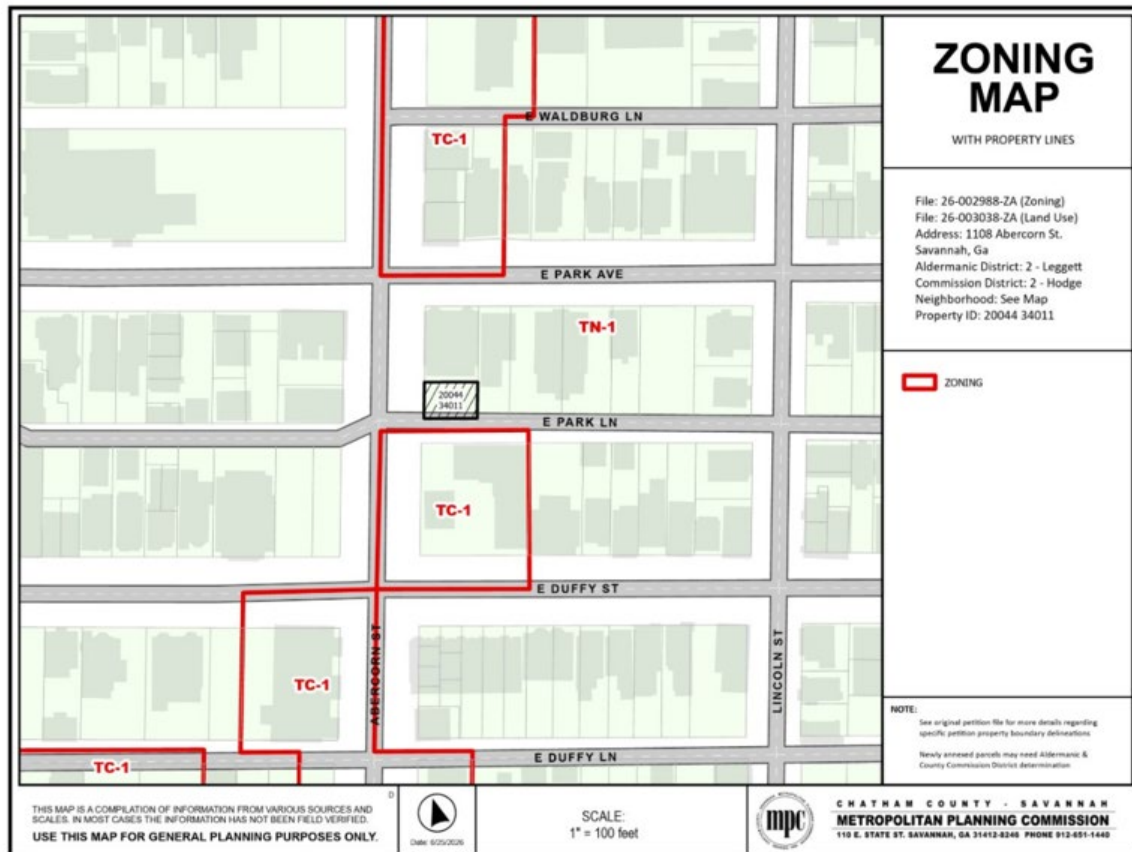
The Petitioner requests a GDP with variance to reduce the required parking from 1 to 0.

BACKGROUND

The subject parcel was successfully rezoned to the TC-1 zoning district at the August 27th, 2026 Savannah City Council regular meeting. The proposed use is for a retail gift shop on the bottom floor with and upper-story residential unit. The location, being within the boundaries of the Victorian Historic District and small in area does not require parking for the retail shop but does require a single parking space for the residential unit.

While a parking area is shown on the concept plan, this space does not meet all of the standards set forth in the zoning ordinance and therefore is not being counted.

LOCATION	LAND USE	EXISTING ZONING
North	Residential (mixed)	TN-1
South	Gas Station	TC-1
East	Residential (mixed)	TN-1
West	Single-Family Residential, Office	TN-1



Current Zoning Map for 1108 Abercorn St – This does not show the recently approved rezoning for the subject parcel

Standards at Issue:

1. 9.3.4 Off-Street Parking Requirements

Table 9.3-1 Minimum Space Requirements		
	Vehicle	Bicycle
RESIDENTIAL USES		
All residential uses except as listed below:	1 per unit	n/a
Accessory Dwellings	0 per unit	n/a
Three and Four Family	1 per unit	n/a
Apartment/upper-story		
Studio	1 per unit	1 per 10 units
1 bedroom	1 per unit	1 per 10 units
2 bedrooms	1 per unit	1 per 10 units
3+ bedrooms	1 per unit	1 per 10 units
Continuing Care Retirement Community	See parking requirement for each type of housing or facility provided	n/a
Manufactured home park	2 per lot + 1 per 4 lots for visitor parking	n/a

Zoning Ordinance Review

The following review criteria for Variances are prescribed in the Savannah Zoning Ordinance Sec. 3.21.10:

a. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

MPC Comment: The requested variance is inconsistent with the intent of the Zoning Ordinance. Specific design standards are required by the ordinance for a reason, however the petitioner has made an effort to meet the ordinance and has provided some space for the intended parking.

b. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, [buildings](#) or [structures](#) involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: Due to the small size of the property most developments may require a variance of some kind to facilitate that development. However the intended use of the upper-story residential unit is a choice by the Petitioner.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

MPC Comment: The request is necessitated by the size of the property, as well as the intended use.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The request does not appear to be purely financial in nature.

c. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

d. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

MPC Comment: The specific variance request would not be required for all uses. The applicant has shown a parking area; he area may not be acceptable to the relevant City department based on the dimensions. As this request is a result of a single residential unit it is minimal in nature.

e. Special Privilege Not Granted

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: The variance only grants privilege in so much as it allows the residential component of the proposal.

MPC STAFF RECOMMENDATION

MPC Staff recommends **APPROVAL** of the request to reduce the parking requirement from 1 to 0 to allow the use of an upper-story residential unit in conjunction with a retail gift shop.