



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: April 21, 2026

Subject: Zoning Map Amendment

Applicant: Seacrest Seven LLC

Agent: Josh Yellin – Hunter Maclean

Address: 11 W Park Ave

Property PIN: 20044 31013

Site Area: 0.08 acres +/-

Alderman District: 2 – Detrick Leggett

Chatham County Commission District: 2 – Malinda Scott Hodge

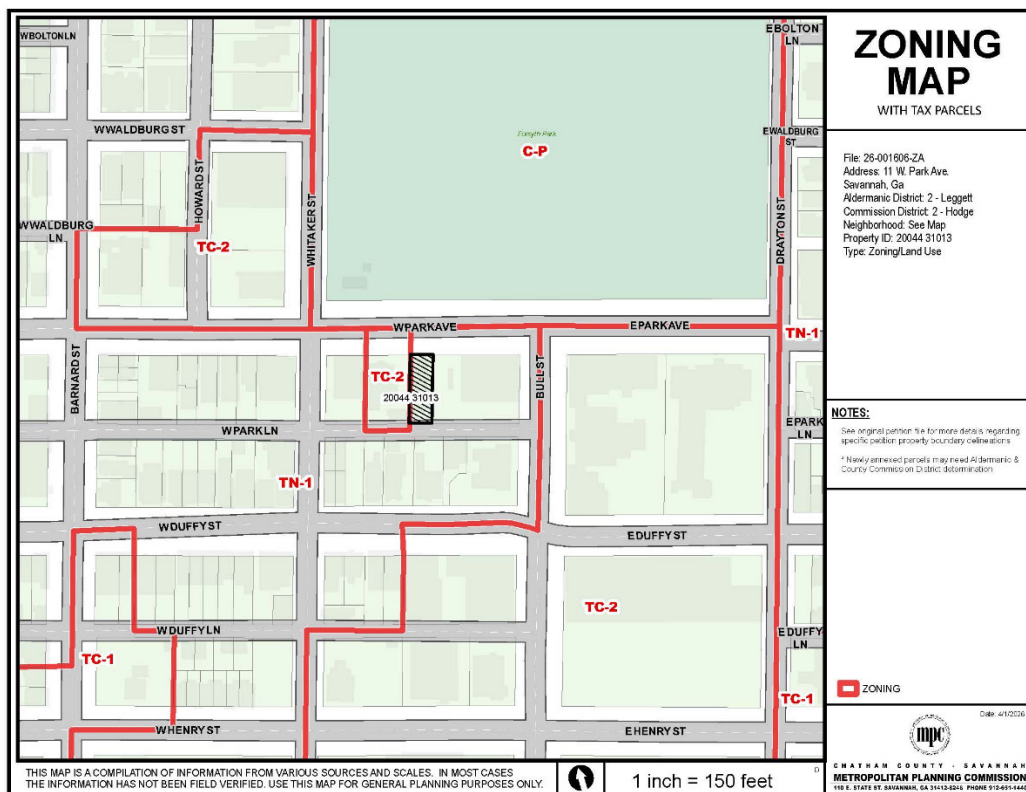
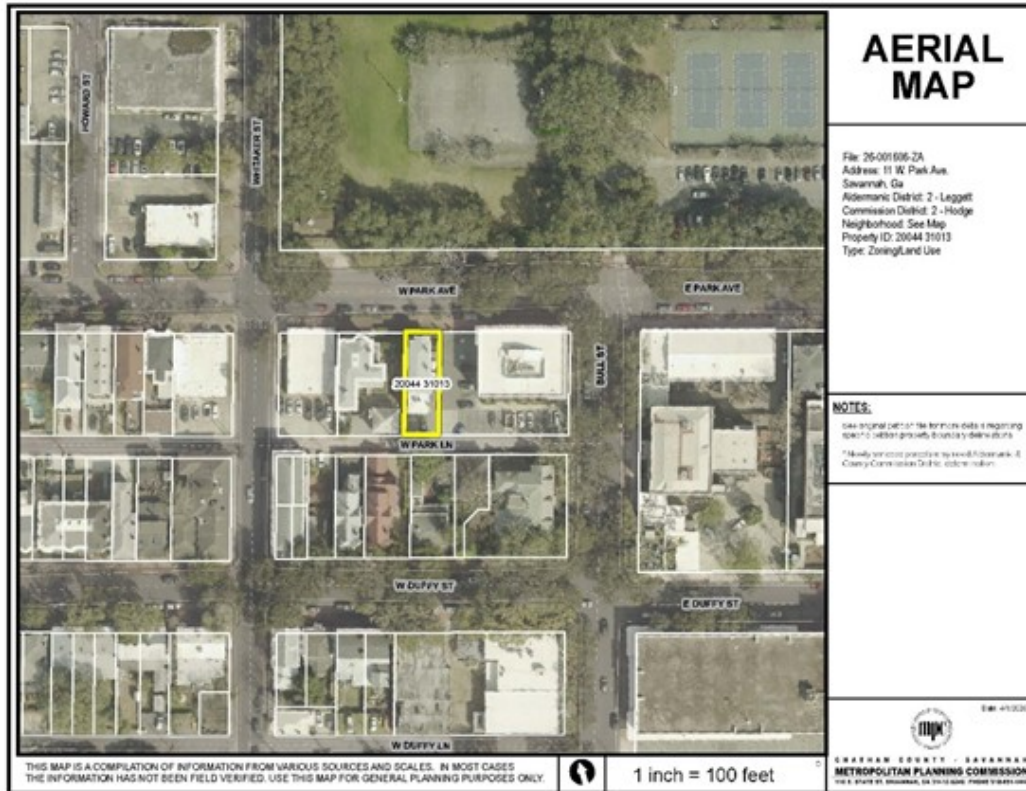
File Number: 26-00106-ZA

Request:

The petitioner is requesting an amendment to the Zoning Map from TN-1 (Traditional Neighborhood 1) to TC-2 (Traditional Commercial-2). The proposed use is for general office functions on multiple floors while maintaining the existing residential units on multiple floors. There are no variances requested within the application.

Facts & Findings:

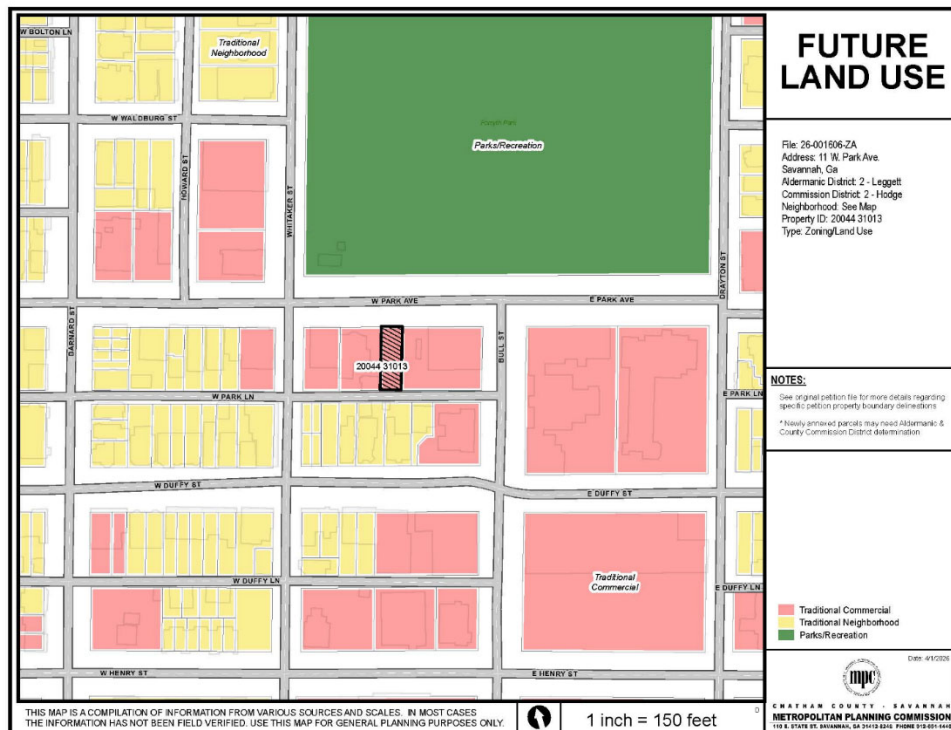
- **Site:** The subject property is located at the southern end of Forsyth Park on Park Ave between Bull and Whitaker Streets. The subject property is 0.08 acres in size and is served by public water and sewage systems.
- **Access:** The property currently fronts on W Park Ave with on street parking. The property is served to the rear through W Park Ln



- Existing Zoning & Development Pattern:** The subject property is currently zoned TN-1 (Traditional Neighborhood – 1) and adjacent properties within the immediate area are presently zoned TN-1 and TC-2 (Traditional Commercial -2). West Park Ave is a mixed-use area that is becoming less residential. The subject property's current TN-1 zoning reflects the original nature of the community but is not as reflective as the current evolution. As seen on the zoning map below, many of the parcels nearby have already become commercial in nature (TC-2), while other parcels along the northern end of Forsyth Park are also commercial (D-C, Downtown Commercial).
- Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners located within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were published at least 15 days prior to the meeting date. The mailed notice included instructions on how to access the public meeting via the internet.
- Neighborhood Outreach:** The application was discussed with neighbors from the community and no comments were provided.

Impact and Suitability:

- Public Services & Facilities:** The property is served by City water, sewer and stormwater systems. No significant changes or modifications are anticipated.
- Comprehensive Land Use Plan Element:** The subject property is located within an Urban Core Character Area with a future land use of Traditional-Commercial. The requested zoning change to TC-2 for this property is consistent with current land use patterns, adjacent zoning, the *Plan 2040* Character Area and the intent of the Future Land Use Map (FLUM) designation.



Zoning Ordinance Review:

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Section 3.5.8:

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *Yes. The range of uses permitted under the proposed TC-2 zoning are generally more suitable than those allowed under the current TN-1 designation. Similar properties along W Park Ave, Whitaker St and Bull St are already zoned TC-2. This change would promote zoning consistency and better aligns with the intent of the Comp Plan and FLUM. TC-2 also limits the intensity and variety of commercial functions that are appropriate directly adjacent to an established residential area.*

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: *Yes. The proposed zoning addresses a specific need identified in the Comprehensive Plan and delineated in the Future Land Use Map (FLUM). This zoning change would fill a gap within the current Traditional Commercial-2 zoning surrounding the southern portion of Forsyth Park as shown on the FLUM.*

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: *No. The zoning proposal is not expected to adversely affect the use or usability of adjacent or nearby properties. The property has been acting legally non-conforming for a period of time.*

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: *Yes. The zoning proposal is compatible and consistent with the adjacent zoning, the land-use pattern and the character of the surrounding area and neighboring properties are already zoned TC-2. The intent of the Comp Plan and FLUM is to have limited and appropriate commercial uses located along W Park Ave that are compatible with the character and scale of adjacent neighborhoods.*

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: *There are no other conditions that affect the rezoning of this parcel. The owner intends to continue their general office use here, which will align the zoning and land use pattern to the gradual character shift to commercial uses along Forsyth Park per the Comp Plan and FLUM.*

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: *Yes. The zoning proposal is consistent with the overall intent of the Comprehensive Plan and land use designated on the FLUM.*

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as presently zoned and developed as a single-family residence. However, the proposed zoning change is more consistent with recent development patterns, adjacent zoning and the intent of the 2040 Comp Plan.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *Adequate City services are available to serve the proposed use. Modifications requiring the issuance of any site improvement or building permits will go through the necessary application process which includes review and approval by any and all applicable departments and jurisdictions.*

MPC Staff Recommendation:

MPC Staff recommends **approval** of the request to rezone the subject property to *Traditional Commercial - 2* based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map.