



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

26-001606-ZA

Rezoning (Map Amendment) and.....
Comprehensive Plan Future Land Use Map
Amendment Application

RECEIVED
MAR 27 2026



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 11 W Park Ave

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20044 31013

Total acreage of the subject property: .08

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): residential/office

II. Action Requested

A. Type of Request.

☒ Rezoning (Zoning Map Amendment)

☐ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

☒ Yes ☐ No If yes, please provide the Plan/Permit File Number(s): 26-01888-IF, 26-01581-BC2

C. Rezoning Information.

• Identify the existing zoning district(s) for the subject property: TN-1

• Proposed zoning district(s) for the subject property: TC-2

(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)

• List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.)

Office/residential

The petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS. Failure to timely post the signs shall result in the removal of the Petitioner's application from the agenda.

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? _____
- What is the Future Land Use Category that allows the proposed Zoning District? _____

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to [Sec. 3.5.8](#) for the review criteria that will be used when considering your petition. Rezone from TN-1 to TC-2 to bring existing non-conforming use into compliance, match the FLUM designation, and compatibility of adjacent commercial properties.

See attached for additional information

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? ☐ Yes ☒ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in [Table 3.2-1](#), Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: Victorian Neighborhood Association
- Neighborhood President: Nancy Mia
- Method of Notification: Phone Call
- Date Notification Sent: _____
- Date of Neighborhood Meeting: 2/10/2026
- Time of the Meeting: 6pm
- Location of the Meeting: American Legion
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: 3/27/2026
- Date of Planning Commission Meeting: April 21, 2026

V. Property Owner Information

Name(s): SEACREST SEVEN LLC

Registered Agent: William E. Dillard

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 411 E. Liberty Street

City, State, Zip: Savannah, GA, 31401

Telephone: _____ Fax: _____
E-mail address: bdillard@brennanwasden.com

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Josh Yellin
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____
City, State, Zip: Savannah, GA 31401
Telephone: _____ Fax: _____
E-mail address: _____

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): William E. Dillard
Firm or Agency: Brennan & Wasden LLC
Address: 411 East Liberty Street
City, State, Zip: Savannah, Georgia 31401
Telephone: _____ Fax: _____
E-mail address: _____

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 11 W Park Ave (20044 31013), I (we) authorize Josh Yellin (Agent Name) of HunterMaclean (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): SEACREST SEVEN LLC

Registered Agent: William E. Dillard

(Or Officer or Authorized Signatory, if Property owner is not an individual)

William E Dillard

Signature(s)

3/19/2026

Date

Witness Signature Certificate

State of Georgia

County of CHATHAM

Signed or attested before me on 3/19/26

Date

by WILLIAM E. DILLARD

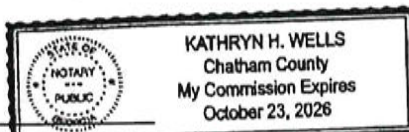
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification Type of ID _____

Kathryn H. Wells

Signature of notary public



(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____

IX. **Disclosure of Campaign Contribution Form** To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2

The Mayor and Aldermen of the City of Savannah	
Van R Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

William E Dillard

William E Dillard

3/19/2026

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

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- (1) The name and official position of the local government official to whom the campaign contribution was made; and
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Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



Signature of Petitioner or Petitioner's Agent

Joshua Yellin

Printed Name

03/26/2026

Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- ☒ Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
☐ Planned Development: \$1,100 + \$155.00 per acre

XI. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- ☒ Part I. Subject Property
☒ Part II. Action Required
☒ Part III. Rezoning Review Criteria Form
☒ Part IV. Neighborhood Meeting
☒ Part V. Property Owner Information
☒ ☐ Part VI. Petitioner Information
☒ ☐ Part VII. Agent
☒ ☐ Part VIII. Letter of Authorization
☒ Part IX. Disclosure of Campaign Contribution Form
☒ Part X. Application Fee
☒ Part XI. Complete Application Checklist
☒ Part XII. Certified Application (Signed application)
☒ Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
☒ Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
☒ ☐ Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.



Signature of Petitioner or Petitioner's Agent

Joshua Yellin

Printed Name

03/26/2026

Date

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Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) and the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
4. **All applications must be submitted electronically to planning@savannahga.gov.** If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Rezoning and Comprehensive Plan's Future Land Use Map Amendment Process (After the Application is Submitted)

1. All rezoning applications will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Bldg. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and the Board Secretary.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
8. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a decision to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

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2025 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: planning@savannahga.gov	Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i> Pre-meeting: 12:30 p.m. Meeting Time: 1:30 p.m. Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room	City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i> Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
		Meeting Time: 2:00 p.m.	
DEC 13	JAN 7		
JAN 3	JAN 28		
JAN 24	FEB18	JAN 9*	JAN 23*
FEB 14	MAR 11	FEB 13*	FEB 27*
MAR 7	APR 1	MAR 13	MAR 27
MAR 28	APR 22	APR 10	APR 24
APR 18	MAY 13	MAY 8	MAY 22
MAY 9	JUN 3	JUN 12	JUN 26
MAY 30	JUN 24	JUL 10	--
JUN 20	JUL 15	AUG 14	AUG 28
JUL 11	AUG 5	SEP 11	SEP 25
AUG 1	AUG 26	OCT 9	OCT 23
AUG 22	SEP 16	NOV 13	TUES, NOV 25
SEP 12	OCT 7	DEC 11	
OCT 3	OCT 28		
OCT 24	NOV 18		
NOV 21	DEC 16		
DEC 12	JAN 6, 2026		

*** City Council meetings will be held at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G.**

NOTE O.C.G.A. § 36-66-4(a). A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

11 West Park Avenue (20044 31013)

Project Description

The property at 11 W Park is located on an interior lot directly across from Forsyth Park, on the south side of Park Ave. The circa 1887 building is contributing to the Victorian Historic District. The building has been used as an office/residential for over 20 years. NEWZO in 2019 applied TN-1 to the property, rendering it non-conforming as non-residential uses are only allowed on the first floor. The two residential units will remain. No physical exterior changes will be made to the building. The property owner is applying to rezone TC-2 to legalize the existing office use on the second floor, as required by City of Savannah Zoning Review.

Building Review- Zoning

Submittal Status	Received Date	Due Date	Completed Date
Revisions Needed	02/18/2026	02/21/2026	02/19/2026

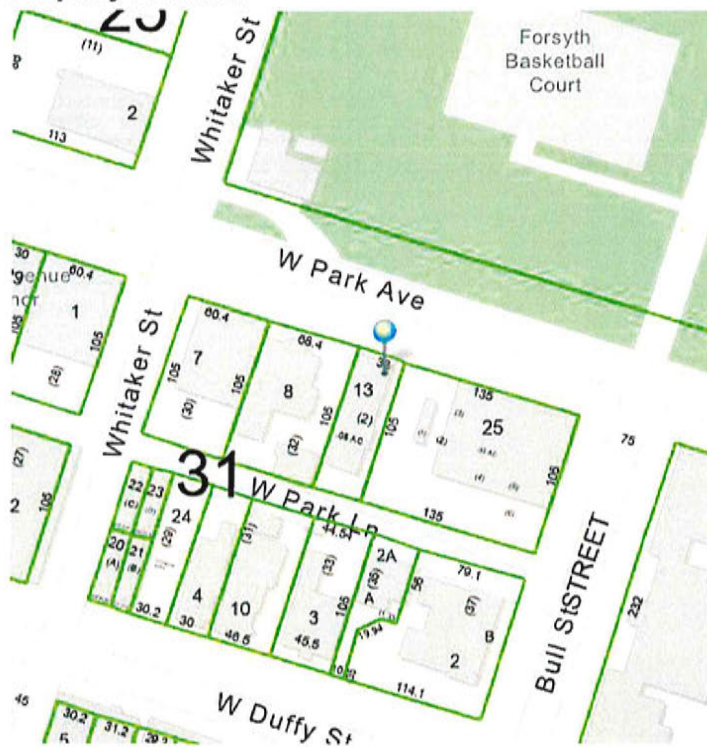
1 Review by Zoning • Revisions Needed • Anagnost John • Completed: 02/19/2026

Due Date	Completed Date
02/21/2026	02/19/2026

Comment

Property is zoned TN-1. Nonresidential uses allowed only on corner lots in TN-1. Rezoning is required.

Property Location



11 West Park Avenue (20044 31013)

Neighborhood Meeting

The project was presented at the February 10, 2026 Victorian Neighborhood Association meeting, located at the American Legion Building, 6-7pm. No concerns were shared about the rezoning.



Victorian Neighborhoods Association

to me, Joshua ▾

Mon, Mar 23, 9:57 AM (3 days ago)



Good morning - I've confirmed that we announced these plans for rezoning at last meeting and there weren't any concerns or comments, so we are good!

Thanks

Nancy

Nancy Maia

President

Victorian Neighborhoods Association

vnasavannahga2013@gmail.com

ANALYSIS OF REVIEW CRITERIA FOR REZONE

3.5.8 Review Standards for Rezoning Applications

Following are the standards which govern the exercise of zoning power by the City.

Suitability and Community Need

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

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

The rezoning will legalize existing non-conforming use that has been present for decades.

Compatibility

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

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

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.

The proposed expansion of zoning uses will not adversely affect the existing use or usability of adjacent property owners. The proposed zoning is compatible with the present zoning pattern and conforming uses as all other properties on the blockface are zoned TC-2 or TN-1 with corner lot provisions which allow for more uses.

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.

The proposal is consistent with the FLUM which designates the entire block Traditional Commercial, and compatible with the existing commercial on the blockface.

Reasonable Use

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

The property was rendered non-conforming through the NEWZO effort; it has been office/residential on both floors for 20 plus years.

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.

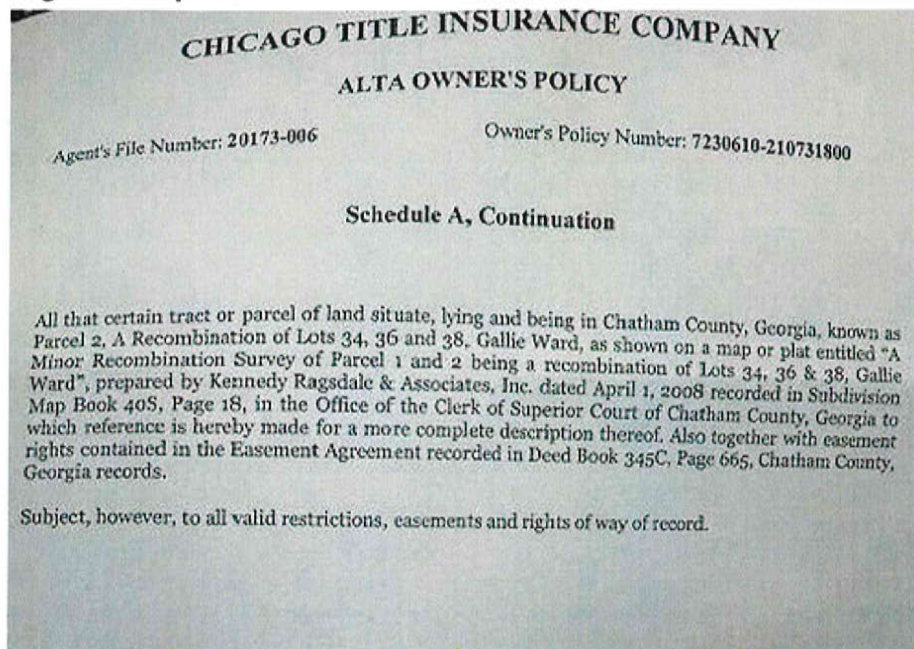
Adequate services are available.

11 West Park Avenue (20044 31013)

Proximity to a Military Base, Installation or Airport

n/a

Legal Description



Current Photos

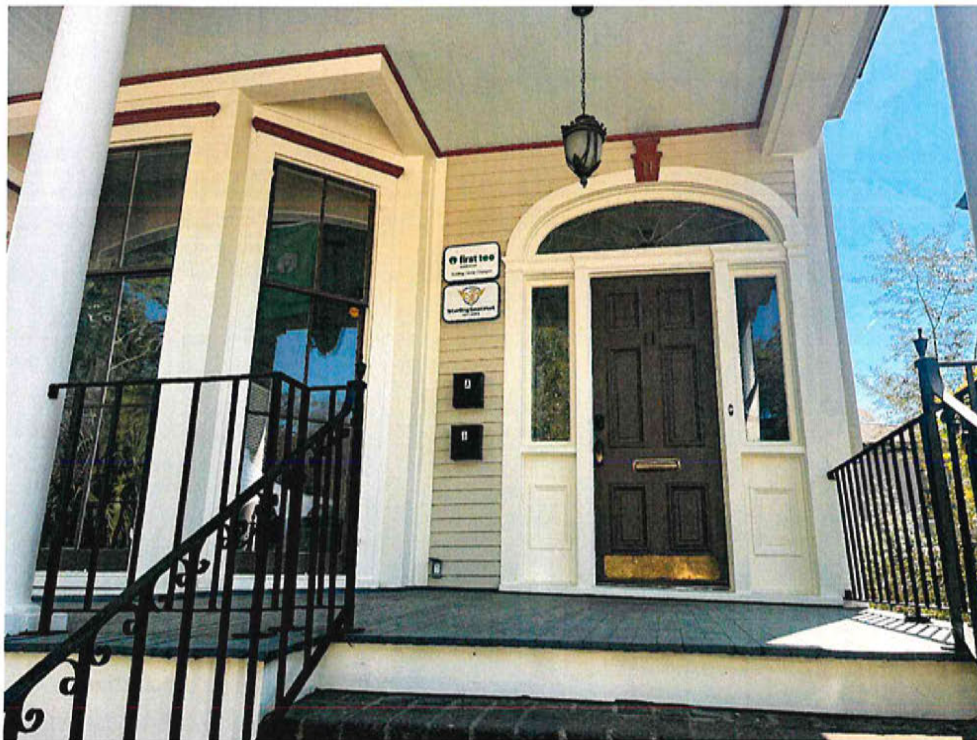


11 W Park Ave, looking southeast on Park Avenue.

11 West Park Avenue (20044 31013)

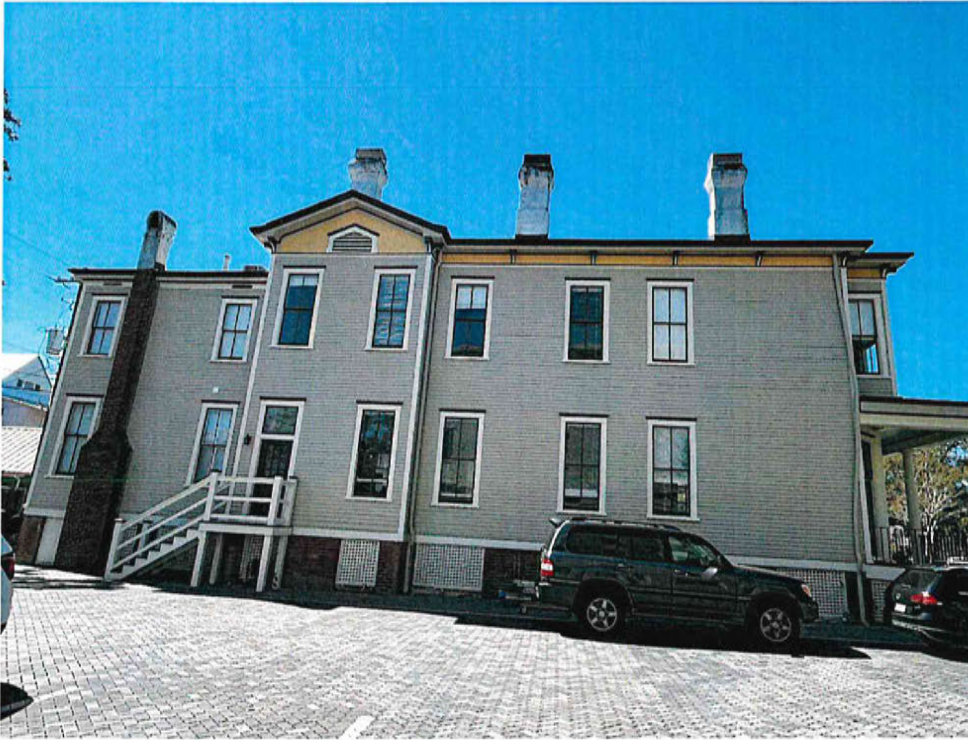


11 W Park Ave, looking south from Park Avenue



Front of 11 W Park, showing signs for two office tenants and mailboxes for two residential units.

11 West Park Avenue (20044 31013)



11 W Park Ave, looking west. Front portion of the property is used for office, and rear for residential.

APPROVED FOR THE CHATHAM COUNTY DEPARTMENT OF
PUBLIC HEALTH, DIVISION OF ENGINEERING AND
SANITATION.

R. CHRIS RUSTIN, ENVIRONMENTAL HEALTH
MANAGER
DATE _____
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH,
GEORGIA

PETER SHONKA, CITY ENGINEER
DATE _____
APPROVED BY THE CITY MANAGER OF THE CITY OF
SAVANNAH, GEORGIA

MICHAEL E. BROWN, CITY MANAGER
DATE _____

APPROVED BY THE METROPOLITAN PLANNING
COMMISSION

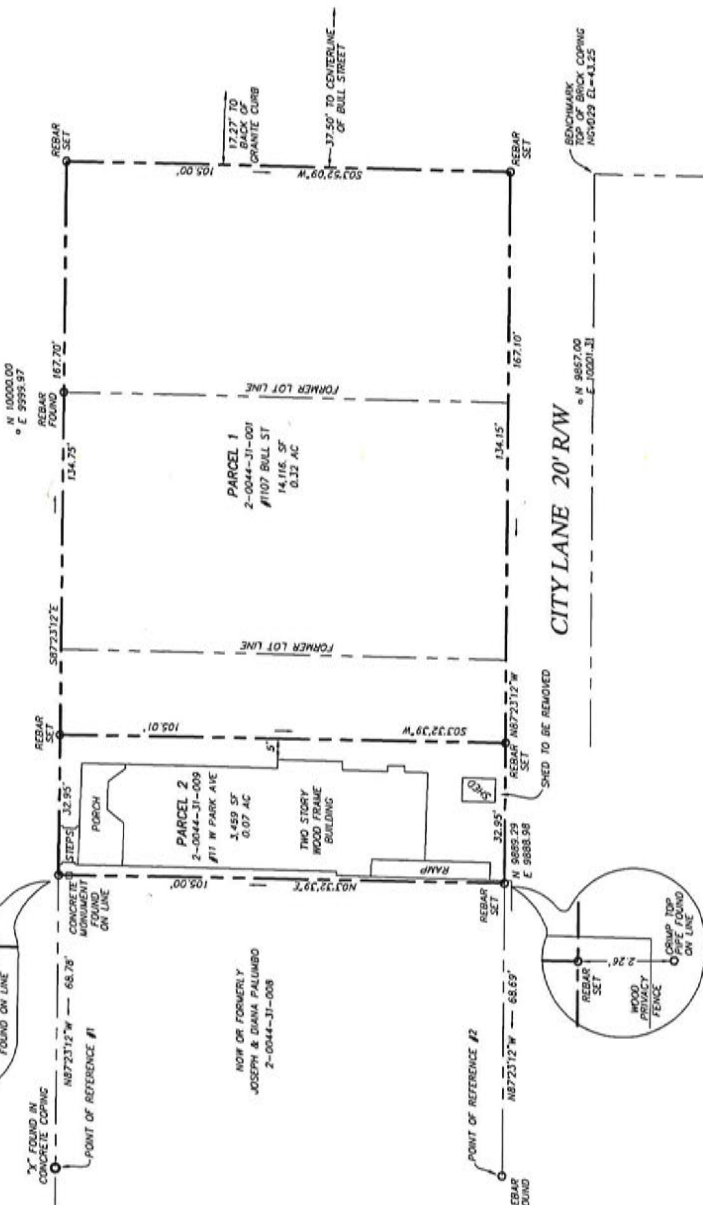
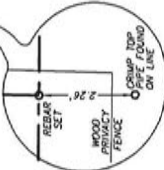
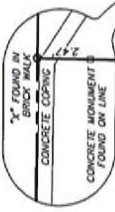
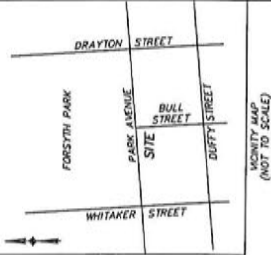
THOMAS L. THOMPSON, EXECUTIVE DIRECTOR
DATE _____
ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY
SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE
HEREBY DEDICATED FOR THE USE INTENDED.

JERRY WHITLOW, MANAGING MEMBER
DATE _____
ON THE PARK LLC

PARK AVENUE 75' R/W

BULL STREET 75' R/W

CITY LANE 20' R/W



SURVEYOR'S NOTES

1. LOTS TO BE SERVED BY CITY OF SAVANNAH FOR WATER AND SEWER.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE.
3. THIS PROPERTY IS CURRENTLY ZONED 2-R.
4. OF THIS PROPERTY THEY ARE NOT TO BE USED FOR THE ESTABLISHMENT OF THE BOUNDARY.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS.
6. EITHER RECORDED OR UNRECORDED. SHOWN HEREON ARE APPROXIMATE AND ARE FOR GRAPHICAL PURPOSES ONLY. OTHER IMPROVEMENTS EXIST, BUT ARE NOT SHOWN.
7. ALL BUILDING EASEMENTS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THE 7' BUFFER EASEMENT SHOWN IS INTENDED TO CREATE A GREEN SPACE LOCATED ON PARCEL 1, ADJACENT TO PARCEL 2.

REFERENCES

1. DEED BOOK 288-M PAGE 588
 2. DEED BOOK 288-M PAGE 588
 3. DEED BOOK 288-M PAGE 588
 4. SUBDIVISION MAP BOOK 9-P PAGE 101
- EQUIPMENT USED: GOMMA SET 4 TOTAL STATION
ANGULAR ERROR = 3" PER
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE = 1/30,000+
FIELD ERROR OF CLOSURE = 1/10,000+

TO THE BEST OF MY
KNOWLEDGE AND BELIEF,
THIS PLAT IS A CORRECT
AND TRUE REPRESENTATION
OF THE LAND PLATTED, AND HAS
BEEN PREPARED IN
CONFORMITY WITH THE
STANDARDS AND
REQUIREMENTS OF LAW.



A MINOR RECOMBINATION SURVEY OF
PARCEL 1 AND PARCEL 2
BEING A RECOMBINATION OF LOTS 34, 36 & 38 GALLIE WARD
1ST, G.M. DISTRICT, SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR:
ON THE PARK LLC

Kennedy Rasdale & Associates, Inc.
Engineers, Landscape Architects,
Surveyors and Development Consultants
35 BARNARD ST., SUITE 201
SAVANNAH, GA 31401
P: (912) 435-0626 / FAX: (912) 435-0628
WWW.KRASDALE.COM

PROJECT # 080079
DATE 10/20/08
PLAT DATE 10/20/08
DRAWN BY J.C.B.
CHECKED BY C.L.K.
SCALE 1"=20'
SHEET: 1 OF 1

CHICAGO TITLE INSURANCE COMPANY

ALTA OWNER'S POLICY

Agent's File Number: 20173-006

Owner's Policy Number: 7230610-210731800

Schedule A, Continuation

All that certain tract or parcel of land situate, lying and being in Chatham County, Georgia, known as Parcel 2, A Recombination of Lots 34, 36 and 38, Gallie Ward, as shown on a map or plat entitled "A Minor Recombination Survey of Parcel 1 and 2 being a recombination of Lots 34, 36 & 38, Gallie Ward", prepared by Kennedy Ragsdale & Associates, Inc. dated April 1, 2008 recorded in Subdivision Map Book 40S, Page 18, in the Office of the Clerk of Superior Court of Chatham County, Georgia to which reference is hereby made for a more complete description thereof. Also together with easement rights contained in the Easement Agreement recorded in Deed Book 345C, Page 665, Chatham County, Georgia records.

Subject, however, to all valid restrictions, easements and rights of way of record.