



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

26-002955-ZA (Rezoning)
Rezoning (Map Amendment) and
Comprehensive Plan Future Land Use Map
Amendment Application

RECEIVED
JUN 11 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): 10602 White Bluff Road, 10612 & 10620 White Bluff Rd.
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.): 2058701003; -004; -005.
Total acreage of the subject property: 0.90 acres
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Undeveloped

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): 18-004511-ZA

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: RSF-6
- Proposed zoning district(s) for the subject property: B-N
(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.)
Uses permitted in B-N to permit development of neighborhood oriented retail center with small commercial spaces

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? Residential - Suburban
- What is the Future Land Use Category that allows the proposed Zoning District? Single Family Commercial - Neighborhood

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. Properties fronting White Bluff are not suitable for new residential, single family development. Proposed zoning district promotes opportunities for small business owners as promoted under the Comprehensive Plan (become a community with economically vibrant, safe neighborhoods and commercial centers). Proposed use will be adequately buffered (with enhanced buffers) and will not negatively impact adjacent properties. Use is compatible with adjacent properties and will serve adjacent properties. Adequate services exists for the site.

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: Paradise Park Oakhurst Neighborhood Association
- Neighborhood President: Alan Boulton
- Method of Notification: Email
- Date Notification Sent: June 8, 2026
- Date of Neighborhood Meeting: _____
- Time of the Meeting: _____
- Location of the Meeting: _____
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: July 14

V. Property Owner Information

Name(s): RM SAVANNAH INVESTMENT PROPERTIES, LLC

Registered Agent: Rachel Lee

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

Address: 16 River Watch Lane

City, State, Zip: Savannah, GA, 31411

Telephone: _____
E-mail address: _____

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

Address: _____
City, State, Zip: _____
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): Joshua Yellin
Firm or Agency: HunterMaclean
Address: 200 East Saint Julian Street
City, State, Zip: Savannah, GA, 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) 2058701003; -004; -005.

Joshua 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): RM Savannah Investment Properties, LLC

Registered Agent: Rachel Lee

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

Rachel Lee
Signature(s)

6/2/26
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 6/2/26
Date

by Rachael Lee
(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 Driver's License

William DeLoach
Signature of notary public

William DeLoach
(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

 Joshua Yellin 6/10/2026
Signature of Petitioner or Petitioner's Agent Printed Name Date

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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

Rachael Lee Rachael Lee 6/9/26
Signature of Petitioner or Petitioner's Agent Printed Name 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.

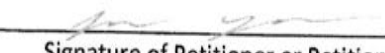
Yes No

- ☒ 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

6/10/2026
Date

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE STATE OF GEORGIA AND COUNTY OF CHATHAM AND BEING APPROXIMATELY SIX AND ONE-HALF MILES SOUTH OF SAVANNAH ON THE EASTERN SIDE OF WHITE BLUFF ROAD AND BEING KNOWN AS THE L.O. EVERETT PLACE AS SHOWN ON A MAP OR PLAN MADE BY DWIGHT A. DAVIS, SR., C.E. AND RECORDED IN CHATHAM COUNTY RECORDS IN PLAT RECORD F, FOLIO 270, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN CORNER OF THE PROPERTY OF THE WHITE BLUFF PRESBYTERIAN CHURCH WHICH POINT IS ALSO THE NORTHWESTERN CORNER OF THE PARCEL OF LAND MARKED UNCLEARED AND GRAVE YARD BEING SHOWN ON A PLAT OF THE BRIDGER TRACT DATED JULY 24, 1922, AND RECORDED IN CHATHAM COUNTY RECORDS IN MAP BOOK I, FOLIO 250; FROM THIS POINT PROCEEDING IN A NORTHERN DIRECTION ACROSS AN UNNAMED ROAD A DISTANCE OF TWENTY-FIVE (25) FEET TO A POINT WHICH POINT IS THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED AND ALSO THE POINT OF BEGINNING; THENCE NORTH $13^{\circ} 15'$ EAST A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH $74^{\circ} 9'$ EAST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH $13^{\circ} 15'$ WEST A DISTANCE OF 100 FEET TO SAID ROAD; THENCE NORTH $74^{\circ} 9'$ WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND BEING BOUNDED ON THE NORTH AND EAST BY THE REMAINING PORTION OF THE GEORGE R. FORMAN TRACT FORMERLY THE NORTHERN PORTION OF THE BRIDGER TRACT; ON THE SOUTH BY SAID UNNAMED ROAD; AND ON THE WEST BY WHITE BLUFF ROAD, CONTAINING IMPROVEMENTS THEREON KNOWN AS 10602 WHITE BLUFF ROAD, SAVANNAH, GEORGIA 31406 WITH PROPERTY IDENTIFICATION NUMBER 2-0587-01-004.

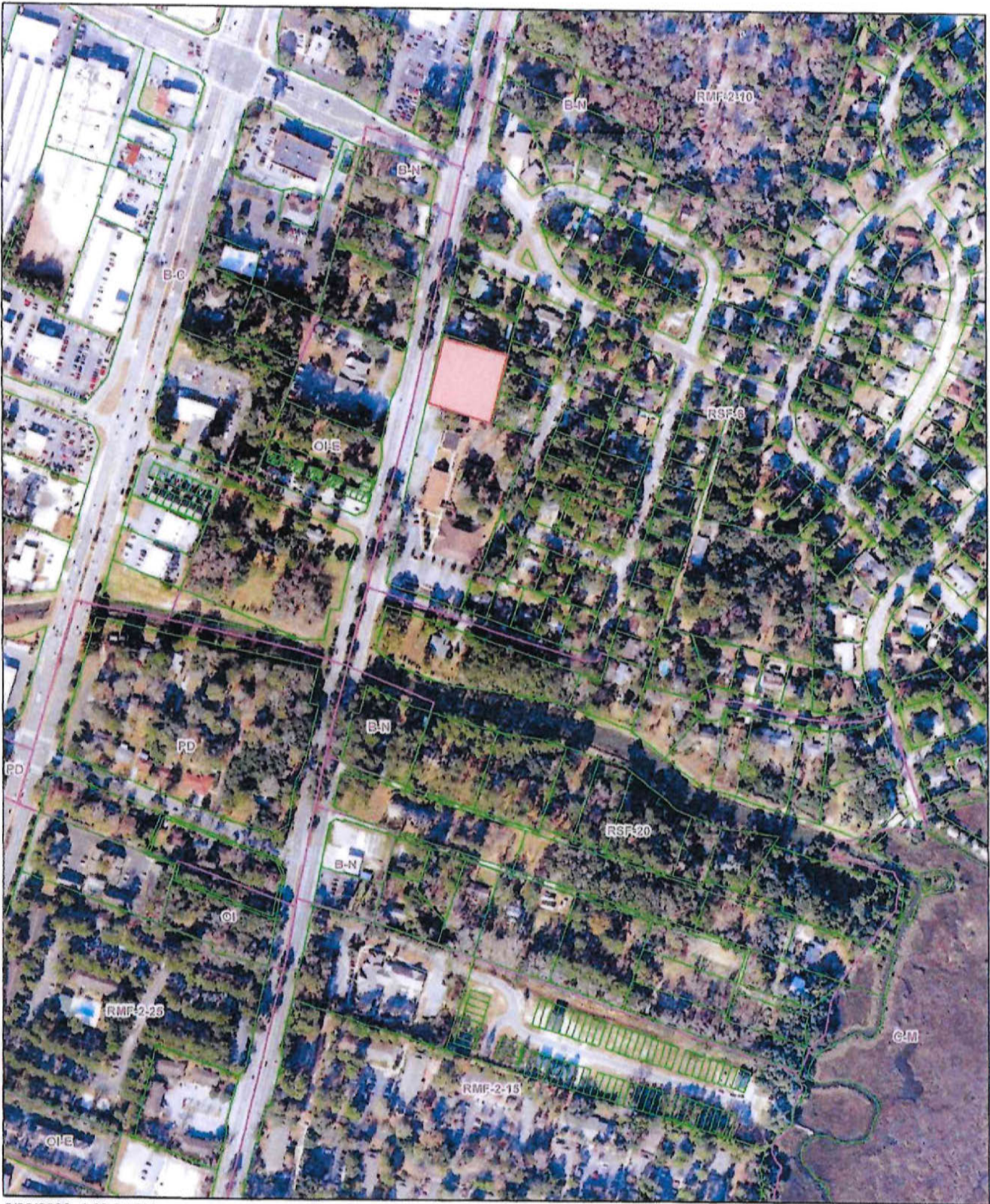
AND ALSO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE STATE OF GEORGIA AND COUNTY OF CHATHAM AND BEING APPROXIMATELY SIX AND ONE-HALF MILES SOUTH OF SAVANNAH ON THE EASTERN SIDE OF WHITE BLUFF ROAD AND AS SHOWN ON A MAP OR PLAN MADE BY DWIGHT R. DAVIS SR., C.E. AND RECORDED IN CHATHAM COUNTY RECORDS IN PLAT RECORD I, FOLIO 73 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERN CORNER OF THE PROPERTY OF THE WHITE BLUFF PRESBYTERIAN CHURCH, SAID POINT BEING MARKED BY A CONCRETE MONUMENT, THENCE NORTH $13^{\circ} 15'$ EAST A DISTANCE OF 25 FEET, SAID POINT BEING MARKED BY A CONCRETE MONUMENT; THENCE SOUTH $74^{\circ} 9'$ EAST A DISTANCE OF 200 FEET TO A POINT, SAID POINT BEING MARKED BY A CONCRETE MONUMENT; THENCE SOUTH $13^{\circ} 15'$ WEST A DISTANCE OF 25 FEET TO A POINT, SAID POINT BEING MARKED BY A CONCRETE MONUMENT; THENCE NORTH $74^{\circ} 9'$ WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND BEING BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OF L.O. EVERETT; ON THE EAST BY LANDS NOW OR FORMERLY OF GEORGE R. FORMAN; ON THE SOUTH BY LAND NOW OR FORMERLY OF THE WHITE BLUFF PRESBYTERIAN CHURCH; AND ON THE WEST BY THE WHITE BLUFF ROAD, SAID PARCEL OF LAND HAVING A PROPERTY IDENTIFICATION NUMBER OF 2-0587-01-005.

AND ALSO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE STATE OF GEORGIA AND COUNTY OF CHATHAM AND BEING APPROXIMATELY SIX AND ONE-HALF MILES SOUTH OF SAVANNAH ON THE EASTERN SIDE OF WHITE BLUFF ROAD AND AS SHOWN ON A MAP OR PLAN MADE BY DWIGHT R. DAVIS SR., C.E. AND RECORDED IN CHATHAM COUNTY RECORDS IN PLAT RECORD I, FOLIO 73 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN CORNER OF THE PROPERTY OF THE WHITE BLUFF PRESBYTERIAN CHURCH, SAID POINT BEING MARKED BY A CONCRETE MONUMENT, THENCE NORTH $13^{\circ} 15'$ EAST A DISTANCE OF 125 FEET TO A POINT, WHICH POINT IS THE NORTHWEST CORNER OF A TRACT OF LAND OWNED NOW OR FORMERLY OF L.O. EVERETT AND ALSO THE SOUTHWESTERN CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, ALSO THE POINT OF BEGINNING; THENCE NORTH $13^{\circ} 15'$ EAST A DISTANCE OF 10 FEET; THENCE SOUTH $74^{\circ} 9'$ EAST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH $13^{\circ} 15'$ WEST A DISTANCE OF 10 FEET TO A POINT, SAID POINT BEING MARKED BY A STAKE; THENCE NORTH $74^{\circ} 9'$ WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND BEING BOUNDED ON THE NORTH BY OTHER LANDS NOW OR FORMERLY OF GEORGE R. FORMAN; ON THE EAST BY OTHER LANDS NOW OR FORMERLY OF GEORGE R. FORMAN; ON THE SOUTH BY LANDS NOW OR FORMERLY OF L.O. EVERETT; AND ON THE WEST BY THE WHITE BLUFF ROAD, SAID PARCEL OF LAND HAVING A PROPERTY IDENTIFICATION NUMBER OF 2-0587-01-003.

ArcGIS Web Map



5/29/2026, 4:09:54 PM

Owner, PIN and Address Labels

Property Boundaries (Parcels)

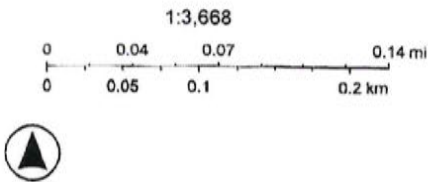
Zoning

Imagery Basemap 2009

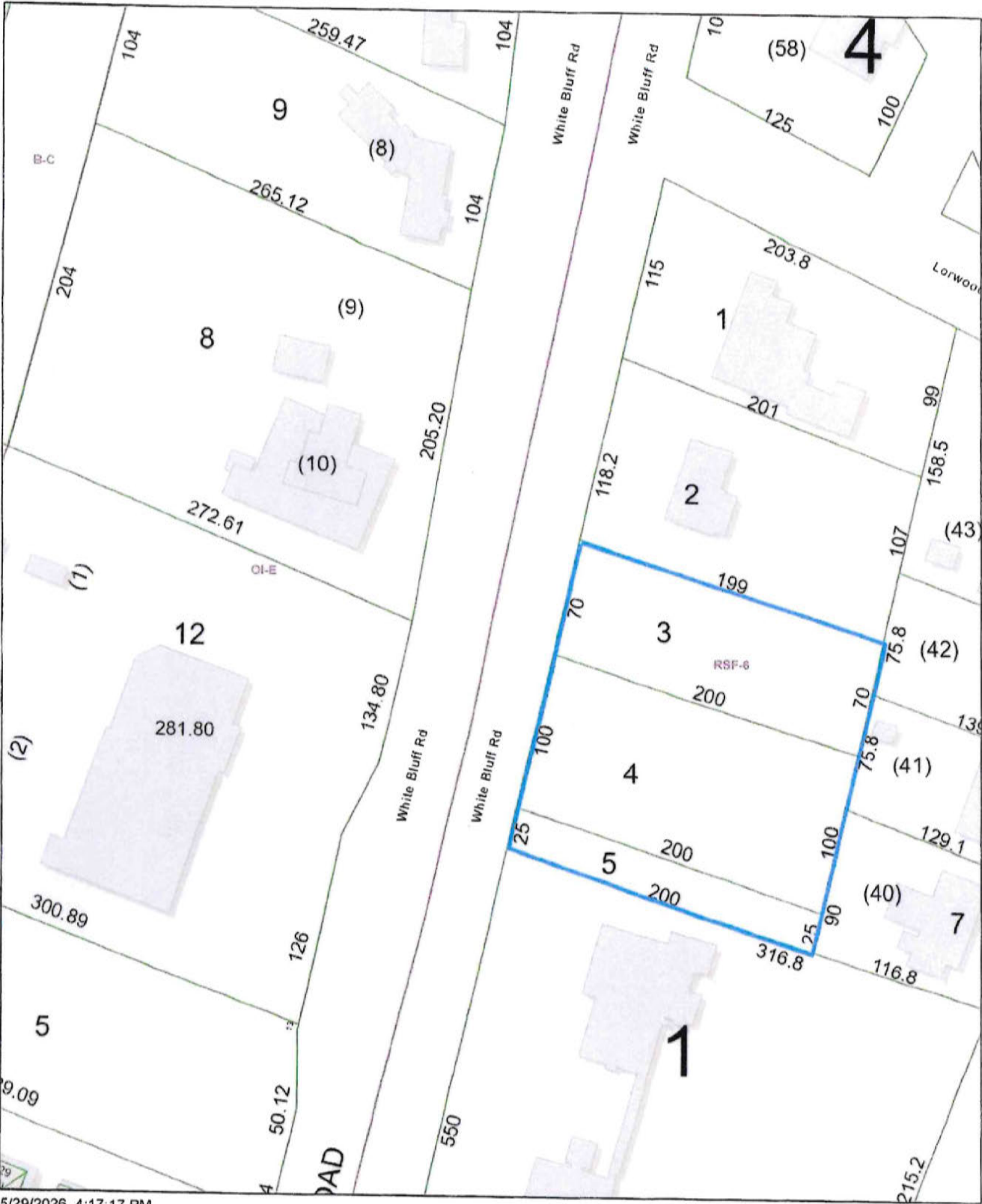
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Green: Band_2

Blue: Band_3

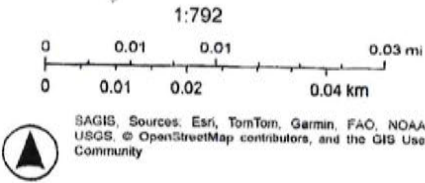


ArcGIS Web Map

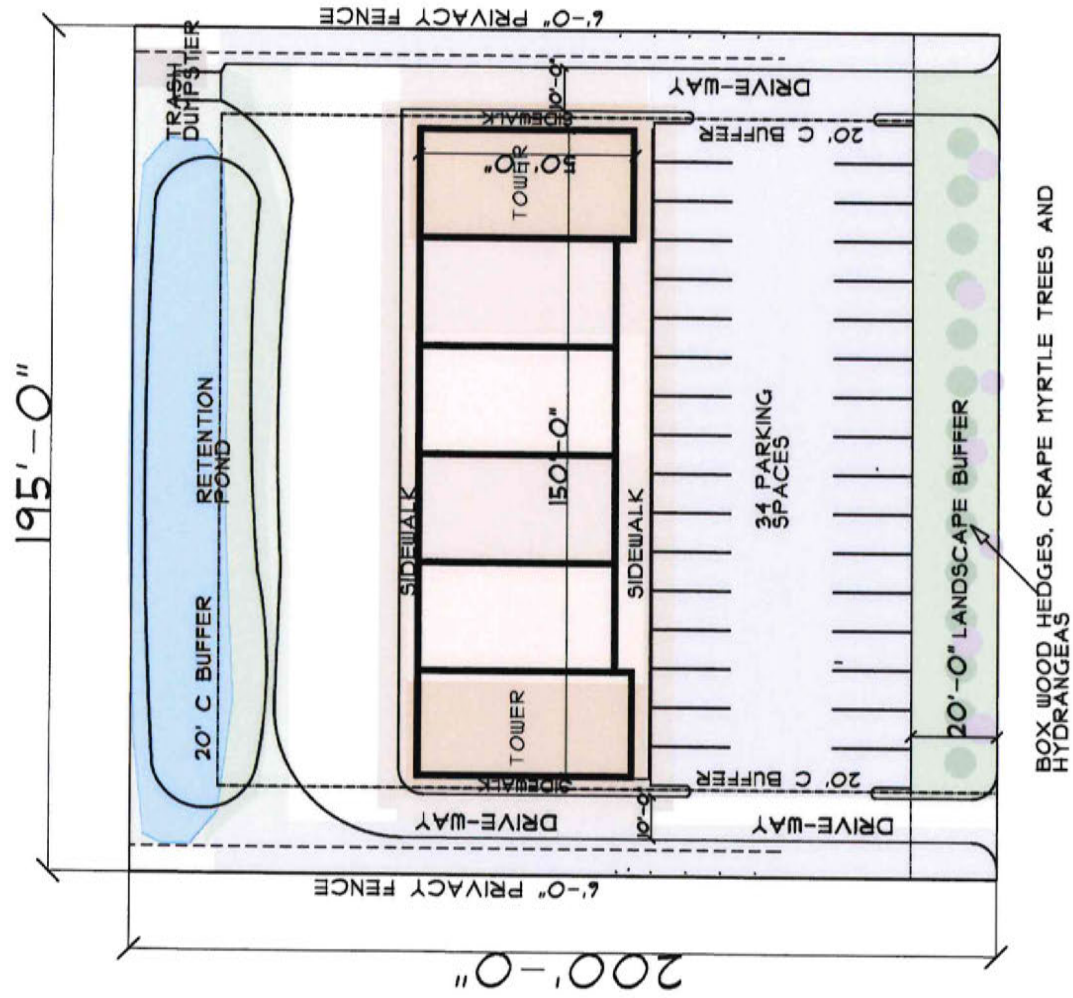


5/29/2026, 4:17:17 PM

- Owner, PIN and Address Labels
- Property Boundaries (Parcels)
- Zoning







SITE PLAN

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 1/26/2026 4:50:30 PM

BUSINESS INFORMATION

CONTROL NUMBER	14090878
BUSINESS NAME	RM Savannah Investment Properties, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/26/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS

ADDRESS	P.O. Box 5156, Savannah, GA, 31414, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Rachel Lee	3001 1/2 River Drive, Savannah, GA, 31404, USA	Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	rachael lee
AUTHORIZER TITLE	Organizer

Zarina Davis

From: Joshua Yellin <JYellin@huntermaclean.com>
Sent: Monday, June 8, 2026 10:14 AM
To: alanboulton61@gmail.com
Cc: Planning; Sally Helm; Ely Zarka; Bill DeLoach; Rachael Lee
Subject: [Caution - External Email] 10602 White Bluff - Rezoning - Meeting
Attachments: White Bluff - Rendering.pdf

Good morning Mr. Boulton –

We represent the owners of the property located at 10602 White Bluff – which will be seeking a rezoning of the property to Neighborhood Business (B-N) in order to develop the site with small scale commercial – rendering attached.

This proposal would maintain buffers at the sides and rear of the property and would support small commercial operations – with a zoning less intensive than many commercial sites on White Bluff.

As part of the rezoning request, we were hoping to meet with you and the Paradise Park/Oakhurst Neighborhood Association to discuss the proposal.

Currently, we are targeting a hearing at the Planning Commission on July 14th.

Thank you in advance,

Josh

Joshua Yellin
Partner

HunterMaclean

200 E. Saint Julian Street | Savannah, GA 31401
P.O. Box 9848 | Savannah, GA 31412-0048
Main: 912.236.0261 | Direct: 912.944.1637 | Fax: 912.236.4936
[Firm Website](#) | [My Bio](#) | [vCard Download](#)

WARNING: Wire fraud and email hacking/phishing attacks are on the increase. ALL of our wire instructions will be sent via an encrypted email. We do not change wire instructions once sent. If you have an escrow or closing transaction with us and you receive a non-encrypted email containing wire transfer instructions, or an email changing wire instructions, even if it appears to come from our Firm, DO NOT RESPOND TO THE EMAIL. Also, do not wire funds to our office without first confirming the wire instructions by calling our office using a verified phone number from an independent source. Additionally, we require independent authentication of any email requests to make a change to an original wire instruction. You must confirm our wire instructions by calling our office, using a verified phone number from an independent source.

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