

26-000783-ZA (FLUM)

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

FEB 13 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): 8106 Waters Avenue

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.): 20494 07004

Total acreage of the subject property: 0.16 acres

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

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): Z-100810-29434-2

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: RSF-6
- Proposed zoning district(s) for the subject property: OI-T
(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

**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? Commercial - Neighborhood
- What is the Future Land Use Category that allows the proposed Zoning District? _____

Due to an oversight in the Ordinance, OI-T requires Future Land Use Category of Office/Institutional or Office-Transition, which do not exist. Request to amend Future Land Use to Civic/Institutional, even though the Future Land Use Category is currently 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. Site was previously utilized as a hair salon and was purchased solely for commercially uses. Location is more suitable for commercial use, and rezoning will assist with retaining small, locally owned businesses within the City. The rezoning will not negatively impact neighbors and is compatible with adjacent properties and future land use map. Adequate services exist to serve the property.

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: No active association.
- Neighborhood President: _____
- Method of Notification: _____
- Date Notification Sent: _____
- 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: _____

V. Property Owner Information

Name(s): BERNARD PROPERTY HOLDINGS LLC

Registered Agent: Jenny Roberts Bernard

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

Address: 20 Diana Drive

City, State, Zip: Savannah, GA 31406

Telephone: _____ Fax: _____
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, Georgia 31401

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

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)
20494 07004

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): Bernard Property Holdings LLC

Registered Agent: Jenny Roberts Bernard

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

[Signature]
Signature(s)

2/12/24
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 2/12/26
Date

by Bailey Peacock
(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

Bailey Peacock
Signature of notary public

Bailey Peacock
(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: July 31, 2028



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


Signature of Petitioner or Petitioner's Agent

Joshua Yellin
Printed Name

02/10/26
Date

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Please answer the following questions:

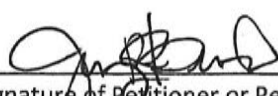
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Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

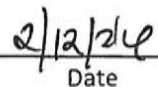
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Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- 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


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 (\$3,508.00)
☐ 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 N/A
☒ 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

2/10/26
Date

8108 Waters Ave

Savannah, Georgia



Google Street View

Oct 2012 [See latest date](#)



8108 Waters Ave
Savannah, Georgia

Google Street View

Mar 2022 [See latest date](#)





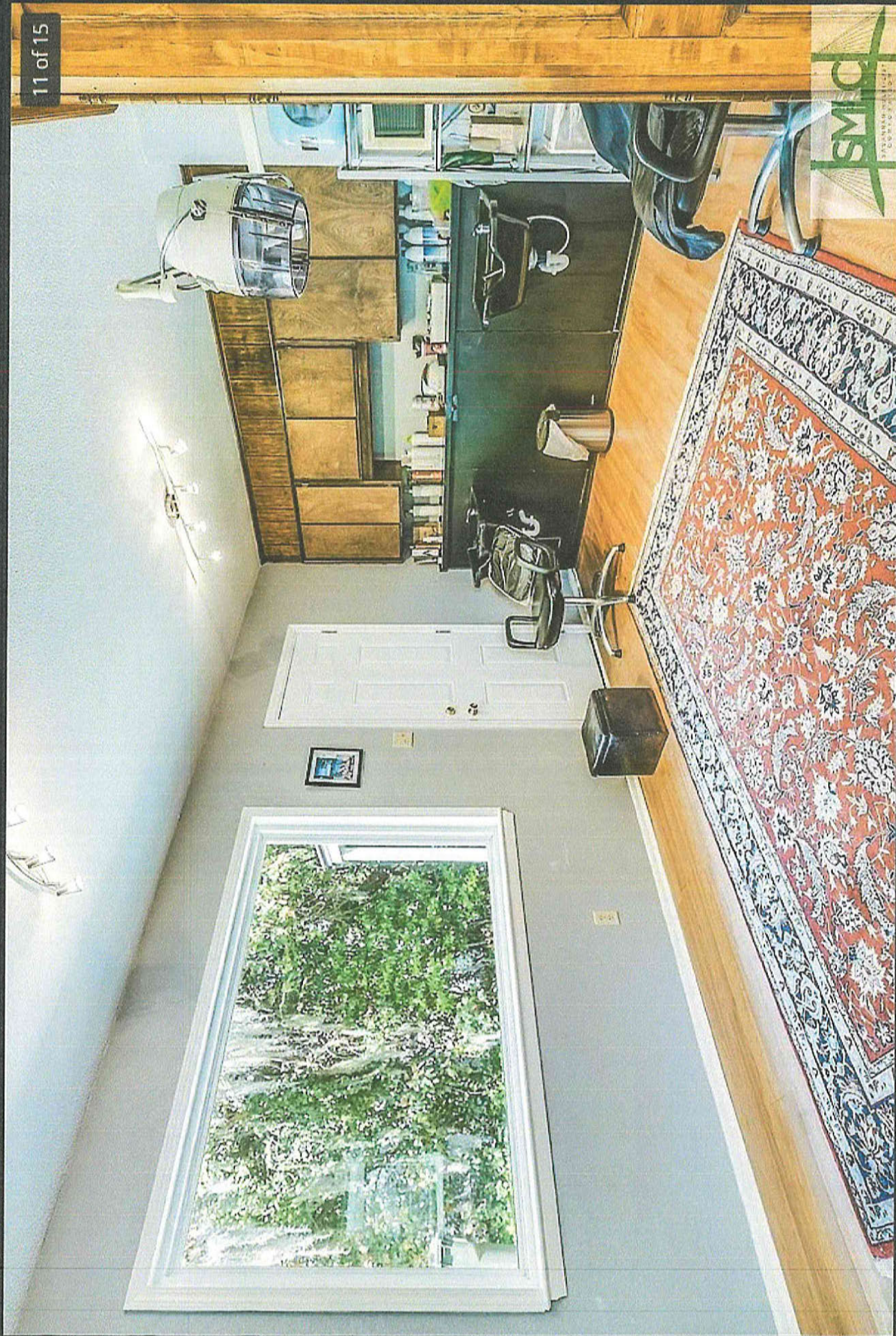
What's special

Seeking an ambitious business-minded individual for an outstanding opportunity on Savannah's southside. Property is located in a high traffic corridor in a very visible location on Waters Avenue just north of Montgomery Crossroads in Savannah's Grove Park neighborhood. Currently operating as a salon. Just hang a "Walk-ins Welcome" sign and you will have more business than you know what to do with! Could easily be set up with five chairs -- use one for yourself and let the other four stylists pay your mortgage. A (very) small apartment in the back could either be rented for additional income or it could be your own space to crash after a long day of work. The 43-foot wide and 165-foot-deep lot could allow for additional uses behind the existing building where there currently is a grassy field and wooded lot. Come start the next chapter of your life! Owner will carry financing with a 20% down payment and amortized over 15 years.

^ Hide

Zillow last checked: 3 hours ago

Listing updated: October 09, 2024 at 06:03am









All that certain portions of lots, tracts or parcels of land situate, lying and being in the 6th G.M. District, City of Savannah, County of Chatham, State of Georgia, and

being known and designated as THE NORTHERN FORTY-THREE (43') FEET OF LOT NUMBER ONE (1) AND THE NORTHERN FORTY-THREE (43') FEET OF LOT NUMBER FOUR (4), GROVE PARK SUBDIVISION, as shown and more particularly described upon that certain map or plat of said property entitled "Plat of the Northern 43' of Lot 1, and the Northern 43' of Lot 4, Grove Park Subdivision, 6th G.M. District, Savannah, Chatham County, Georgia, Also Known As: No. 8106 Waters Ave", surveyed for Betty F. Harper by Vincent Helmly, Purcell & Assoc., Inc., certified by Vincent Helmly, G.R.L.S. No. 1882, dated October 18, 1979, and recorded in Plat Record Book DD, Page 51, in the Office of the Clerk of the Superior Court of Chatham County, Georgia records. Said recorded map or plat is hereby incorporated herein and expressly made a part of this description by specific reference thereto to better determine the metes, bounds, courses, distances and dimensions of the said Property being described and conveyed herein. Said Northern Portions of Lots Numbered One (1) and Four (4) lying contiguous and having a frontage on the right of way known as Waters Avenue of Forty-Three (43') feet between the right of ways known as Sherwood Avenue and Madrid Avenue, with a combined rectangular depth of One Hundred Sixty-Five (165') feet extending in an Eastwardly direction, and being bounded as a whole as follows: On the North by lands now or formerly of Tremont Park Corporation; on the East by Lot Number Five (5), said Subdivision; on the South by the remaining Southern portions of Lots Numbered One (1) and Four (4), said subdivision; and on the West by the right of way known as Waters Avenue, all as being shown on the aforementioned recorded map or plat. Said property containing improvements located thereon more commonly known under the present numbering system as 8106 Waters Avenue, Savannah, Georgia 31406; and bearing a Chatham County Tax P.I.N. of 2-0494-07-004.

This being the same property conveyed from Lavern H. Riley to Maria A. Jimenez by that certain Warranty Deed dated October 15, 2010, and recorded in Deed Book 364-R, Page 495, in the Office of the Clerk of the Superior Court of Chatham County, Georgia records.

Subject, however, to all valid zoning ordinances, restrictions, covenants, conditions, easements, and rights-of-way of record or evidenced by use affecting said property, including but not limited to that certain Easement conveyed from Louis Reisman and Ben Farmer to Savannah Electric and Power Company dated August 1, 1978, and recorded on August 25, 1978 in Deed Book 111-H, Page 262, in the aforesaid Clerk's Office records.