



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

26-004645-ZA

RECEIVED
SEP 10 2026



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

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): 906 Drayton Street; 905 Abercorn Street

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.): 2004420012; 2004420001

Total acreage of the subject property: 0.79 acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): 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): 17-002741-ZA; 20-002261-COA; 16-004662-2BA, 20-004230-COA, 19-005196-COA

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

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. The rezoning will provide a range of uses and development standards that are more suitable to the site as compared to the current zoning. Rezoning will address current need in the City for office development. The proposed rezoning will not adversely impact adjacent properties and the rezoning is compatible with the zoning pattern and FLUM. The rezoning will permit a use of the property in-line with the surrounding area. Adequate public services exist to support the development.

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 / Forsyth Park Community Alliance
- Neighborhood President: Nancy Maia / James Hundsruker
- Method of Notification: Email
- Date Notification Sent: 09/01/2026
- 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: October 6, 2026

V. Property Owner Information

Name(s): Savannah Economic Development Authority

Registered Agent: Hugh Tollison

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

Address: _____

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: _____
E-mail address: [REDACTED] _____

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: [REDACTED] _____

City, State, Zip: Savannah, GA 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) 2004420012; 2004420001

, I (we) authorize 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): Savannah Economic Development Authority

Registered Agent: Hugh Tollison

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

Hugh Tollison

Signature(s)

9/4/2020

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 9/4/2020

Date

by Jesse Dillon

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

Jesse Dillon

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

Katelyn Marie Satterthwaite

Signature of notary public

Katelyn Marie Satterthwaite

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: Dec. 5, 2027



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

09/01/2026

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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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? ☐ Y ☒ No If you answered "Yes", please complete Question 2.

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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

Hugh Tollison
Printed Name

09/4/26
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.

Hugh Tollison

09/4/2026

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

ArcGIS Web Map



9/1/2026, 10:08:49 AM

- Override 1
- Override 1
- 📍 Address
- ▭ Property Boundaries (Parcels)
- ▭ Zoning

1:1,997

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km



All those certain lots, tract, or parcels of land, situate, lying, and being in the City of Savannah, Chatham County, Georgia, shown and designated as Lots Numbered 6, 7, 18, 19, 20 & 21, Cuthbert Ward, on a plat of survey prepared by Wright C. Powers, Jr., Georgia Registered Land Surveyor No. 2612, dated May 14, 2019, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 52, Page 207, said plat of survey being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses and distances of the subject property which is described therein as follows:

Commencing at an "x in concrete" located at the intersection of the southern right-of-way line of Bolton Street (60' right-of-way) and the eastern right-of-way line of Drayton Street (45' right-of-way), said intersection being located at Georgia State Plane Grid Coordinate

System (NAD83), East Zone, North: 753.086.630, East: 987.986.066 (the "Point of Beginning"), and running thence South 73°19'12" East along the southern right-of-way line of Bolton Street for a distance of 303.95 feet to a nail found; running thence South 17°24'26" West along the western right-of-way line of Abercorn Street (75' right-of-way) for a distance of 113.70 feet to a point; running thence North 73°19'12" West along the northern right-of-way line of Bolton Lane (19.8' right-of-way) for a distance of 303.95 feet to an "x in concrete"; and running thence North 17°24'26" East along the eastern right-of-way line of Drayton Street for a distance of 113.70 feet to an "x in concrete", being the Point of Beginning.

The above-described property constitutes the same property conveyed to John S. Reese by (1) that certain Warranty Deed from American General Life and Accident Insurance Company dated August 21, 1998, filed for record and recorded on August 25, 1998, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 196-A, Folio 35, and (2) that certain Warranty Deed from W. Roger Holden dated April 1, 1999, filed for record and recorded on April 7, 1999, in the aforesaid Clerk's Office in Deed Record Book 202-E, Page 669.

The above-described property is more commonly known as 905 Abercorn Street and 906 Drayton Street, Savannah, Georgia 31401, and has been assigned property identification numbers of 2-0044-20-001 (905 Abercorn Street) and 2-0044-20-012 (906 Drayton Street) by the Tax Assessor for Chatham County, Georgia.