



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

26-003931-2A
Rezoning (Map Amendment) and
Comprehensive Plan Future Land Use Map
Amendment Application



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): 815 Wheaton 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.): 20033 12033

Total acreage of the subject property: (3.60) 3.12 (SAGIS)

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): undeveloped I-L zon.dist.

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): _____

C. Rezoning Information.

• Identify the existing zoning district(s) for the subject property: I-L

• Proposed zoning district(s) for the subject property: TC-2 (Traditional Commercial-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.) _____

Mixed-Use Development

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. TC-2 is consistent with zoning of adjacent properties

This zoning is a less intensive use providing opportunities for mixed-use 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: Eastside
- Neighborhood President: N/A
- Method of Notification: email and phone
- Date Notification Sent: July 22, 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: _____

V. Property Owner Information

Name(s): Mehul Sheth

Registered Agent: _____ (Property Owner is not an individual. Provide GA Annual Registration.)

Address: _____

City, State: _____

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): C. Scott Burns

Firm or Agency: Coastal Engineering & Consulting

Address: [REDACTED] _____

City, State: [REDACTED] _____

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) 20033 12033, I (we) authorize

Scott Burns (Agent Name) of Coastal Engineering & Consulting (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): Mehul Sheth

Registered Agent: _____

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

Mehul Sheth
Signature(s)

7/29/2026

Date

Witness Signature Certificate

State of Georgia

County of CHATHAM

Signed or attested before me on 7/29/26
Date

by Mehul Sheth
(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 GA DL 091755751

Nicole Bush-Canada

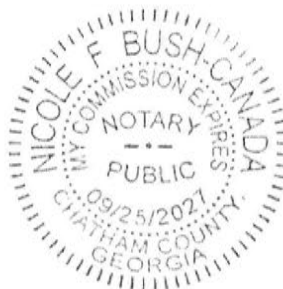
Signature of notary public

NICOLE BUSH-CANADA

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 09/25/2027



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, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kargler, Ex-Officio
Karen Jarrett	Tom Worwode, Vice Chairman	

- 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


Mehul Sheth
7/20/2026

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

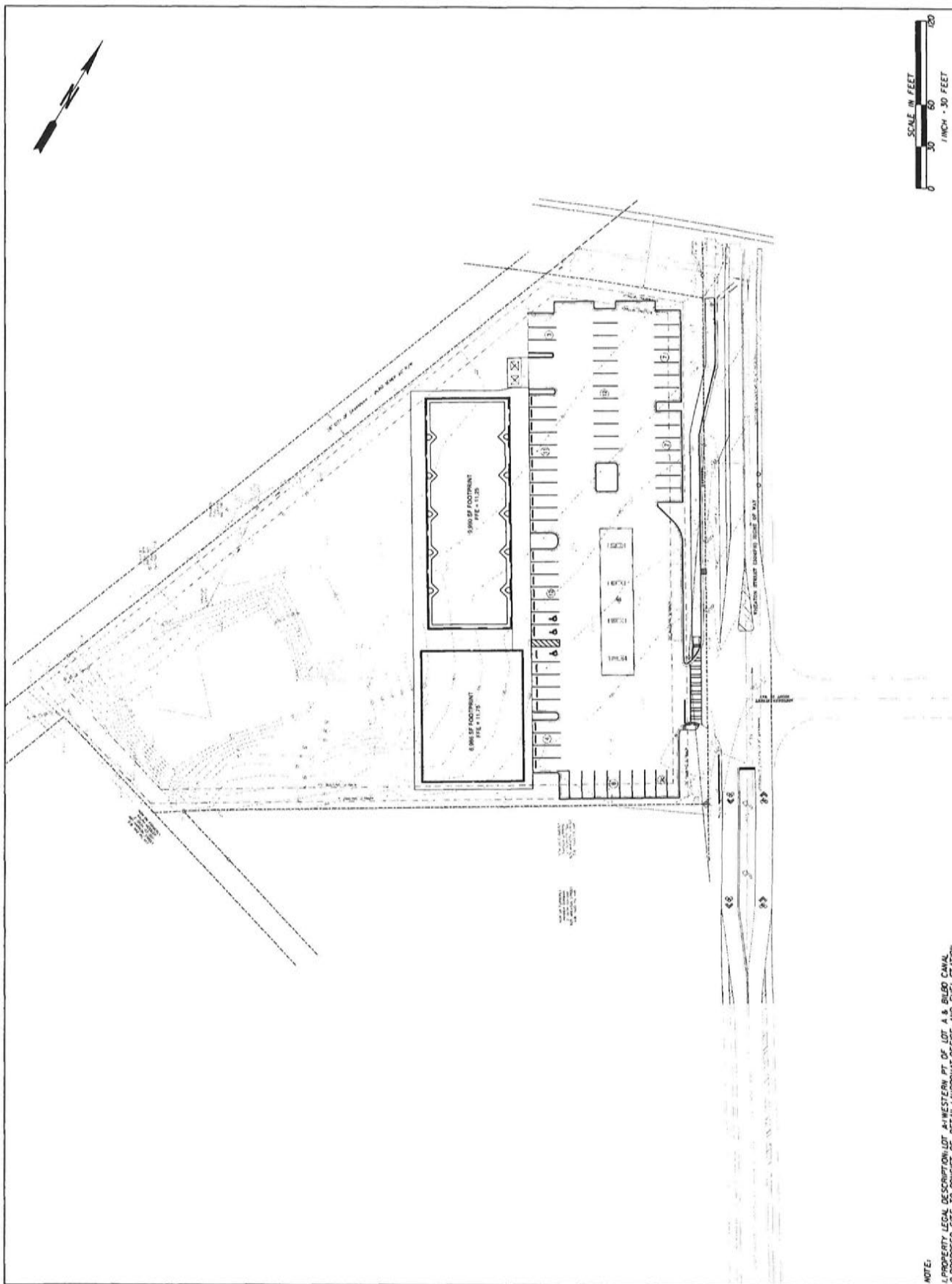
Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

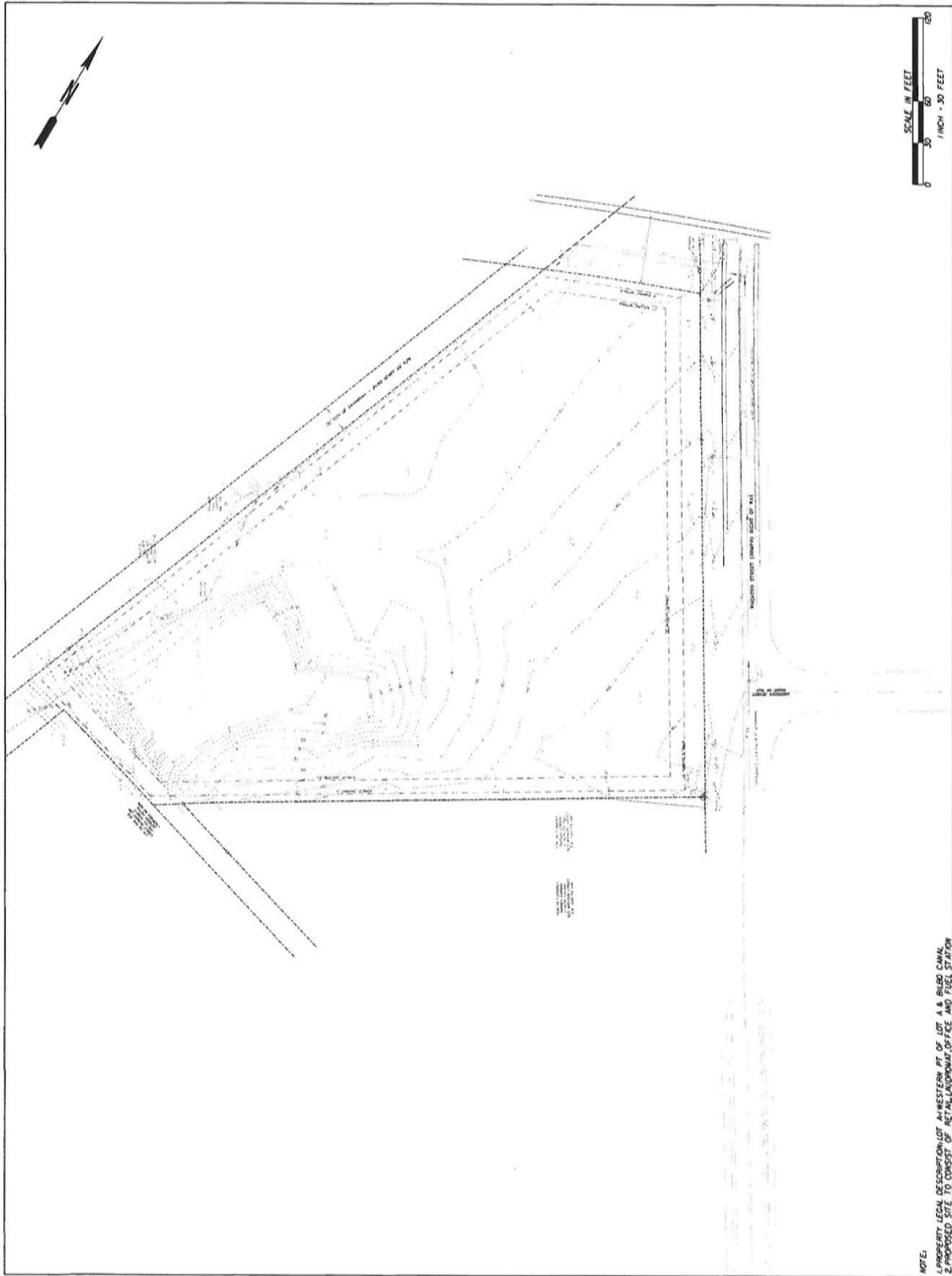
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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.

	Mehul Sheth	7/29/2026
Signature of Petitioner or Petitioner's Agent	Printed Name	Date

	REVISIONS	COASTAL ENGINEERING AND CONSULTING 100 BULL STREET, SUITE 200 SAVANNAH, GA 31401 PH: (912) 964-4509	815 WHEATON STREET SAVANNAH, GEORGIA MEHUL SHETH CONCEPT PLAN	SHEET NO. C400



NOTE:
 1. PROPERTY LEGAL DESCRIPTION: LOT 4, WESTERN PT. OF LOT 4, BULLDO CANAL
 2. PROPOSED SITE TO CONSIST OF RETAIL LAUNDRY, OFFICE AND FUEL STATION



Wheaton Street project

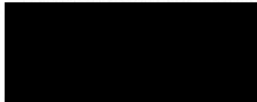


From [Redacted]
To [Redacted] <[Redacted]@[Redacted].com>
Cc [Redacted]
Date 2026-07-22 4:15 pm

Good afternoon,

My name is Scott Burns. I am working on a potential re-zoning for a property at 815 Wheaton Street. The project is proposing a convenience store, laundromat and retail space. Please let me know if you are available to discuss or if there is another point of contact for the neighborhood. If you have any questions, please let me know. Thank you.

C. Scott Burns, P.E.
Coastal Engineering & Consulting



Our address has changed. Please see the new address above.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

DM Investment Holdings, LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **12/30/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **01/02/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 12/30/2024 5:47:27 PM

BUSINESS INFORMATION

CONTROL NUMBER	25000066
BUSINESS NAME	DM Investment Holdings, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	12/30/2024

PRINCIPAL OFFICE ADDRESS

ADDRESS	[REDACTED], USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Mehul Sheth	[REDACTED], USA	Chatham

ORGANIZER(S)

NAME	TITLE	ADDRESS
Dhruv Sheth	ORGANIZER	[REDACTED] 31405, USA
Mehul Sheth	ORGANIZER	[REDACTED] 2, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Mehul Sheth
AUTHORIZER TITLE	Organizer

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: 3/20/2026 5:18:55 PM

BUSINESS INFORMATION

CONTROL NUMBER	25000066
BUSINESS NAME	DM Investment Holdings, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/20/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	[REDACTED]	USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Mehul Sheth	[REDACTED], USA	Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Mehul Sheth
AUTHORIZER TITLE	Organizer