



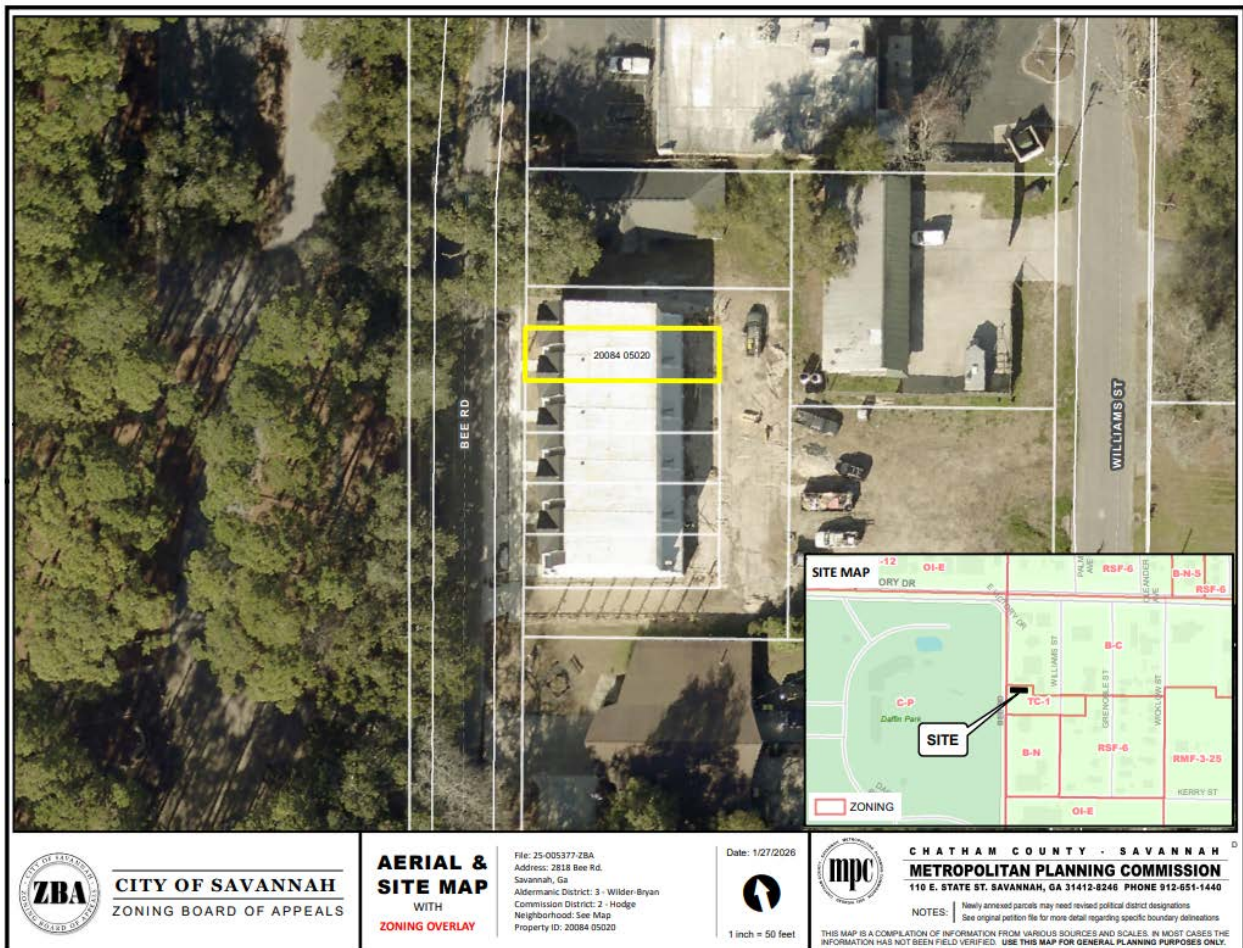
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Ellen Harris, Agent for First Coast Mortgage, LLC
FILE NO: 25-005377-ZBA
ADDRESS: 2818 Bee Rd
DATE: February 26, 2026

Nature of Request

The Petitioner requests a variance to reduce the parking requirement from 10 spaces to eight spaces in association with a change in use from residential to office in the TC-1 zoning district. There are five townhouses with 16 unassigned private parking spaces in the rear. One of the townhouses is proposed for office use, which triggers the requirement of 10 parking spaces based on the square footage, where the Petitioner is only able to provide eight parking spaces.



Aerial & Site Map for 2818 Bee Rd

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Facts & Findings

1. The property is located at 2818 Bee Rd, with a PIN of 20084 05020, in the Dale Terrace/Olympus/Victory Square neighborhood.
2. According to the Chatham County Tax Assessor, the subject property measures approximately between 1,786 to 1,873 square feet (22 feet of width by 83 feet of depth). The original lot was subdivided for five townhouses in 2023 (20-003859-SUBP). The property is zoned TC-1 (Traditional Commercial-1). The parcel is conforming for the townhouse use in this zoning district.
3. The lot currently has a townhouse that was built in 2023, with a building footprint of approximately 1,358 square feet. According to the Petitioner, the townhouse is three stories with approximately 2,910 square feet of total square footage. There are five townhouses in total. The Petitioner is proposing to change the use of one of them to an office use. This change in use triggers additional parking requirements. For an office use in TC-1, it is required to have one space for every 300 square feet. This calculation ($2,910 / 300$) requires 10 parking spaces.
4. There are 16 unassigned private parking spaces in the rear, and five spaces in the front that are in the public right-of-way. According to the Petitioner, the covenant allocates two parking spaces in the rear per townhouse. This leaves eight parking spaces in the rear for the proposed office use (two assigned parking spaces for that unit and six remaining unassigned parking spaces).
5. [Table 9.3-1](#) of the Zoning Ordinance addresses this standard. The Petitioner is requesting to reduce the required 10 off-street parking spaces to eight parking spaces.

Table 9.3-1 Minimum Space Requirements		
COMMERCIAL USES		
Office		
Office, General:	1 per 300 SF	5% of vehicle parking
Call Center	1 per 100 SF	5% of vehicle parking
Day labor employment center	1 per 200 SF	5% of vehicle parking
Office, medical	1 per 200 SF	5% of vehicle parking
Contractor's office	1 per 1,000 SF	n/a
Studio/Multimedia Production Facility	1 per 300 SF	n/a

6. When the request originally came in, it was for 2818 & 2820 Bee Rd. The Petitioner was proposing to convert two of the townhouses into an office use. Based on the square footage, they were requesting relief to provide 10 parking spaces where 19 were required. The Petitioner has since modified the proposal to include just the one townhouse.
7. The Zoning Board of Appeals may grant variances to certain development standards.

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Per Section 3.21.10, the granting of variances shall be based on the following criteria:

A. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

MPC Comment: The requested variance is not consistent with the intent of the Zoning Ordinance.

B. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: The structure currently exists with the parking arrangement. The request is associated with a change of use, not the construction of a new building. Additionally, the townhouses were built only two years ago, with the intended use of residential.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

MPC Comment: While the construction of the townhouses and the parking spaces were not the Petitioner's actions, the request to change the use is the result of the Petitioner's chosen design.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The requested variance is likely financially motivated.

C. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

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D. Minimum Variance

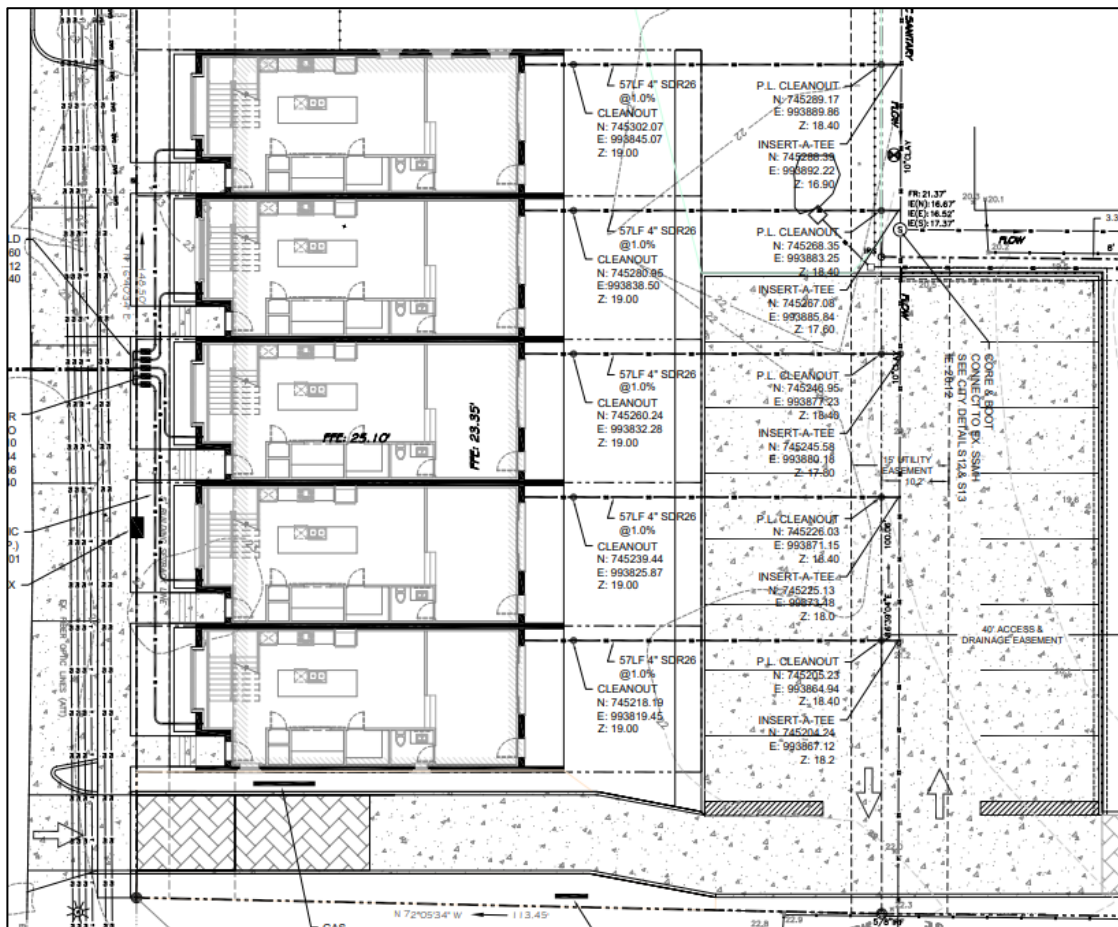
The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

MPC Comment: The variance is not required to make use of the subject property.

E. Special Privilege Not Granted

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: Approval of the variance would confer special privilege upon the Petitioner, though variance relief is a remedy afforded to all similarly situated property owners.



Bee Rd Townhomes

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Staff Recommendation

MPC Staff recommends **denial** of the requested variance to reduce the parking requirement from 10 spaces to eight spaces in association with a change in use from residential to office in the TC-1 zoning district.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.