



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

MPC RECOMMENDATION

DATE: April 21, 2026
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Agent: Josh Yellin, Agent for Seacrest Seven LLC

Address: 11 W. Park Ave.

Alderman District: 2 – Detrick Leggett

County Commission District: 2 – Malinda Scott Hodge

Property Identification Number: 20044 31013

Petition File Number: 26-0001606-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject property to Traditional Commercial-2 based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to rezone the subject property to Traditional Commercial-2 based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map.

MEMBERS PRESENT: 10

Traci Amick
Travis Coles – Chairman
Jay Melder
Karen Jarrett
Jeff Notrica
Dwayne Stephens
Amanda Wilson
Tom Woiwode – Vice Chair
Stephen Plunk
Laureen Boles

PLANNING COMMISSION VOTE: Approve Petitioners Request (10-0)

| APPROVAL Votes: 11 | DENIAL Votes: | ABSENT | Abstain | Recused |
|---|--------------------------|-----------------------------------|----------------|----------------|
| Amick Coles Melder Plunk Wilson Jarrett Notrica Stephens Boles Woiwode | | Ross Kaigler Ervin Welch | | |

Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future, Respecting the Past"

COUNCIL REPORT

To: The Mayor & Alderman of the City of Savannah
Through: Melanie Wilson, Executive Director/CEO
From: Ely Zarka – Senior Planner, Development Services
Date: April 21, 2026
Subject: Zoning Map Amendment

Applicant: Seacrest Seven LLC
Agent: Josh Yellin – Hunter Maclean
Address: 11 W Park Ave
Property PIN: 20044 31013
Site Area: 0.08 acres +/-
Alderman District: 2 – Detrick Leggett
Chatham County Commission District: 2 – Malinda Scott Hodge
File Number: 26-001606-ZA

Request:

The petitioner is requesting an amendment to the Zoning Map from TN-1 (Traditional Neighborhood 1) to TC-2 (Traditional Commercial-2). The proposed use is for general office functions on multiple floors while maintaining the existing residential units on multiple floors. There are no variances requested within the application.

Facts & Findings:

- **Site:** The subject property is located at the southern end of Forsyth Park on Park Ave between Bull and Whitaker Streets. The subject property is 0.08 acres in size and is served by public water and sewage systems.
- **Access:** The property currently fronts on W Park Ave with on street parking. The property is served to the rear through W Park Ln

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: *Yes. The zoning proposal is consistent with the overall intent of the Comprehensive Plan and land use designated on the FLUM.*

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as presently zoned and developed as a single-family residence. However, the proposed zoning change is more consistent with recent development patterns, adjacent zoning and the intent of the 2040 Comp Plan.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *Adequate City services are available to serve the proposed use. Modifications requiring the issuance of any site improvement or building permits will go through the necessary application process which includes review and approval by any and all applicable departments and jurisdictions.*

Recommendation:

The Planning Commission recommends **approval** of the request to rezone the subject property to *Traditional Commercial - 2* based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map.