

24-005471-ZA

OCT 11 2024

BY: MAP



SAVANNAH

savannahga.gov

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415

Phone: 912.525.2783 / Fax: 912.525.1562

www.savannahga.gov/planning

**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 or City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): ~~1210 Drayton St, 108 E Henry St, 112 E Henry St~~, Savannah, GA 31401

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.): ~~20053-03017, 20053-03018~~; 20053 03005

Total acreage of the subject property: ~~0.44 AC~~ 0.14 AC

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Previously an automobile storage garage/maintenance shop

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: ~~TC-1~~, TN-1
- Proposed zoning district(s) for the subject property: TC-1
(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.)
Parking facility

**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.**

Jeffrey Notrica 10-11-24

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? Traditional Neighborhood TN-1
- What is the Future Land Use Category that allows the proposed Zoning District? TC-1

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 owner of the property sees a need for ground-level parking in the area, nearby local restaurants and Forsyth Park.

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: _____
- 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): 1210 Drayton LLC

Registered Agent: Jeffrey Notrica, Sole Member

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

Address: P.O. Box 10027

City, State, Zip: Savannah, GA

Telephone: 912-398-2340

Fax: _____

E-mail address: zandor@me.com

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): Robert McCorkle, III

Firm or Agency: McCorkle, Johnson & McClellan

Address: 319 Tenthall Street

City, State, Zip: Savannah GA 31401

Telephone: 912-232-6141 Fax: _____

E-mail address: rlm@mccorklejohnson.com

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)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 2005303005, 2005303017, 2005303018, I (we) authorize Robert McCorkle (Agent Name) of McCorkle, Johnson & McCoy LLC (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): 1210 Dayton LLC

Registered Agent: Jeffrey Notrica, Sole Member
(Or Officer or Authorized Signatory, if Property owner is not an Individual)

[Signature] Signature(s) 10-11-24 Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on October 11, 2024
Date

by Jeffrey Notrica
(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 _____

[Signature]
Signature of notary public

Andrea Robertson
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: January 4, 2028



Andrea Robertson
NOTARY PUBLIC
Chatham County, Georgia
My Commission Expires
January 04, 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.

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	

Laureen Boles	Traci Amick	Joseph Welch
Travis Coles	Wayne Noha	Tom Wolwode
Elizabeth Epstein	Joseph Ervin	Jay Meider, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Shedrick Coleman	

- B. If you checked "Yes" to Question 1, complete the section below:

Alderman
Detric Leggett
Linda Wilder-Bryan
Dr. Estella Shabazz

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
Van R. Johnson	Mayor	06/2023	\$3,300
Carolyn Bell	Alderman	06/2023	(for all Alderman)
Alicia Miller Blakely	Alderman	06/2023	
Bernetta B. Lanier	Alderman	06/2023	
Laureen Boles	n/a	06/2023	\$1,000.00

Signature of Petitioner or Petitioner's Agent or Opponent: Jeff Notrica Printed Name: Jeff Notrica Date: 10/11/2024

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).

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- (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	Traci Amick	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Joseph Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Shedrick Coleman	

- 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
Van Johnson	Mayor	06/2023	\$3,300.00
Carolyn Bell	Alderman	06/2023	\$3,300.00
Alicia Miller-Blakely	Alderman	06/2023	\$3,300.00
Bernetta Lanier	Alderman	06/2023	\$3,300.00
Detric Leggett	Alderman	06/2023	\$3,300.00
Linda Wilder-Bryan	Alderman	06/2023	\$3,300.00
Dr. Estella Shabazz	Alderman	06/2023	\$3,300.00
Laureen Boles	n/a	06/2023	\$1,000.00

Signature of Petitioner or Petitioner's Agent or Opponent

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.

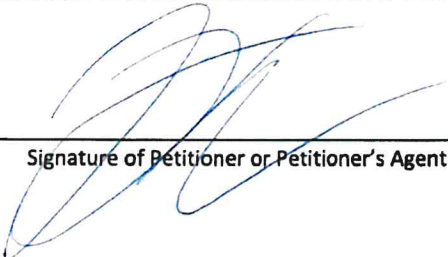
Yes No

- ☒ 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.


Signature of Petitioner or Petitioner's Agent

Jeffrey Notrica

Printed Name

10-11-24
Date

Legal Description Parcel 20053 03017

BEING A PORTION OF THAT CERTAIN lot, tract, or parcel of land situate, lying and being in the 7TH G.M.D. in the City of Savannah, Chatham County, State of Georgia being known as Parcel 20053 03017, and being more particularly described as follows:

BEGINNING AT A 3/4" iron pipe found at the corner of Parcel 20053 03017 and the Public Right of Way of Drayton Street and Duffy Lane;
Proceed along the Public Right of Way of Duffy Lane;
S73° 23' 57"E a distance of 69.12 feet to a point;
THENCE S17° 21' 36"W a distance of 104.98 feet to a point;
THENCE N73° 24' 35"W a distance of 68.93 feet to a point;
THENCE N17° 15' 29"E a distance of 104.99 feet to a 3/4" iron pipe found at the Public Right of Way of Drayton Street and Duffy Lane, said point being known as the TRUE POINT OF BEGINNING.

Containing 0.17 Acres (7,246 Square Feet) of land being subject to all legal easements of record.

Legal Description Parcel 20053 03018

BEING A PORTION OF THAT CERTAIN lot, tract, or parcel of land situate, lying and being in the 7TH G.M.D. in the City of Savannah, Chatham County, State of Georgia being known as Parcel 20053 03018, and being more particularly described as follows:

BEGINNING AT A 5/8" iron rod set at the corner of Parcel 20053 03017 and Parcel 20053 03018 and the Public Right of Way of Duffy Lane;
Proceed along the Public Right of Way of Duffy Lane;
S73° 23' 57"E a distance of 52.42 feet to a point;
THENCE S17° 20' 42"W a distance of 104.97 feet to a point;
THENCE N73° 24' 35"W a distance of 52.45 feet to a point;
THENCE N17° 21' 36"E a distance of 104.98 feet to a 5/8" iron rod set at the corner of Parcel 20053 03017 and Parcel 20053 03018 and the Public Right of Way of Duffy Lane, said point being known as the TRUE POINT OF BEGINNING.

Containing 0.13 Acres (5,504 Square Feet) of land being subject to all legal easements of record.

Legal Description Parcel 20053 03005

BEING A PORTION OF THAT CERTAIN lot, tract, or parcel of land situate, lying and being in the 7TH G.M.D. in the City of Savannah, Chatham County, State of Georgia being known as Parcel 20053 03017, and being more particularly described as follows:

BEGINNING AT A 1/2" iron rod found at the corner of Parcel 20053 03018 and Parcel 20053 03005 and the Public Right of Way of Duffy Lane;
Proceed along the Public Right of Way of Duffy Lane;
S73° 23' 57"E a distance of 59.93 feet to a point;
THENCE S16° 48' 46"W a distance of 104.95 feet to a point;
THENCE N73° 24' 35"W a distance of 60.91 feet to a point;
THENCE N17° 20' 42"E a distance of 104.97 feet to a 1/2" iron rod found at the corner of Parcel 20053 03018 and Parcel 20053 03005 and the Public Right of Way of Duffy Lane, said point being known as the TRUE POINT OF BEGINNING.

Containing 0.15 Acres (6,341 Square Feet) of land being subject to all legal easements of record.