

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 required to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 505 East 54th Street, Savannah

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.): 2008627004

Total acreage of the subject property: 1.37 acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): former school

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: RSF-6
- Proposed zoning district(s) for the subject property: RMF-2 (25)
(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.) _____
apartment

**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.**

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? Sub. single family
- What is the Future Land Use Category that allows the proposed Zoning District? General residential

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please note, the review criteria for rezonings follow [Sec. 3.5.8](#) and Planned Development rezonings follow [Sec. 6.1.12](#).

The range of uses permitted in the proposed zoning district is more suitable than the current zoning, which would restrict the current large building for use a single family home. The rezoning will provide needed housing for the City and will not adversely impact adjacent properties (and will likely have less of an impact than the educational uses). The zoning is compatible with the area and adequate public services serve the property.

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: Ardsley Park / Habersham Village
- Neighborhood President: Anderson / Hallett
- Method of Notification: direct correspondence
- Date Notification Sent: N/A
- Date of Neighborhood Meeting: August 16th, 2023
- Time of the Meeting: 6:30pm
- Location of the Meeting: on-site
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: Sept. 26, 2023

V. Property Owner Information

Name(s): The Gould Cottage, LLC
Registered Agent: Dr. Brad Durham
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 1028 Wilmington Island Road
City, State, Zip: Savannah, GA 31410
Telephone: _____ Fax: _____
E-mail address: _____

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): Bludworth Holdings, LLC

Registered Agent: Austin Hill

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

Address: 251 Bull Street

City, State, Zip: Savannah, GA 31401

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): Josh Yellin

Firm or Agency: HunterMaclea

Address: 200 East Saint Julian Street

City, State, Zip: Savannah, GA 31401

Telephone: 912-236-0261 Fax: _____

E-mail address: jyellin@huntermaclea.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) 2008627004, I (we) authorize Josh 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): The Gould Cottage, LLC

Registered Agent: Dr. Brad Durham
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s) Date

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____
Date

by _____
(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 of notary public

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: _____

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
Kesha Gibson-Carter, 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		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- 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	8/7/23	Re-election \$ 2500
Kurtis Purtee	alderman dis. 6	6/6/23	Re-election \$ 1500





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 - \$3568.50
- Rezoning for Planned Developments: \$1,000.00 + \$150.00 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.

- | <u>Yes</u> | <u>No</u> | |
|------------|---|---|
| Y | <input type="checkbox"/> | Part I. Subject Property |
| Y | <input type="checkbox"/> | Part II. Action Required |
| Y | <input type="checkbox"/> | Part III. Rezoning Review Criteria Form |
| Y | <input type="checkbox"/> | Part IV. Neighborhood Meeting |
| Y | <input type="checkbox"/> | Part V. Property Owner Information |
| Y | <input type="checkbox"/> <input type="checkbox"/> | Part VI. Petitioner Information |
| Y | <input type="checkbox"/> <input type="checkbox"/> | Part VII. Agent |
| Y | <input type="checkbox"/> <input type="checkbox"/> | Part VIII. Letter of Authorization |
| Y | <input type="checkbox"/> | Part IX. Disclosure of Campaign Contribution Form |
| Y | <input type="checkbox"/> | Part X. Application Fee |
| Y | <input type="checkbox"/> | Part XI. Complete Application Checklist |
| Y | <input type="checkbox"/> | Part XII. Certified Application (Signed application) |
| Y | <input type="checkbox"/> | 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). |
| Y | <input type="checkbox"/> | 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). |
| | <input type="checkbox"/> <input type="checkbox"/> N/A | 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.


	Joshua Yellin	09/01/2023
Signature of Petitioner or Petitioner’s Agent	Printed Name	Date

EXHIBIT "A"

All that certain lot, tract, or parcel of land situate, lying, and being located in Chatham County, Georgia, and identified as Lot 3, containing 59,634.41 S.F. (1.37 Acres) on that plat entitled "Minor Subdivision Plat of 2.98 Acres, A Portion of The Gould Home for Children Tract, Gould Estate, Hornstein Ward, 4th G.M. District, Savannah, Chatham County, Georgia" prepared by Terry Mack Coleman, GRLS No. 2486, EMC Engineering Services, Inc., dated January 5, 2000, and recorded in Subdivision Map Book 19-A, page 72A, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

Being the same property conveyed pursuant to that Warranty Deed, dated April 30, 2013, from Union Mission, Inc. to The Gould Cottage LLC, recorded in Deed Book 387-A, page 61, Chatham County, Georgia, records.