



25-005273-2A



# Special Use Permit Application

OCT 23 2025

Planning & Urban Design  
20 Interchange Drive, Administration Bldg.  
Savannah, GA, 31415  
Phone: 912.525.2783 / Fax: 912.525.1562  
TDD: 912.651.6702 / [www.savannahga.gov](http://www.savannahga.gov)

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](http://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 prior to submitting an application.

### I. Subject Property

Street Address(es): 2512 Habersham  
Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 20075 21007  
Total acreage of the subject property: 0.32  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):  
Multi-Family (TC-1)

### II. Action 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): 22-06664\_BC

### III. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to the review criteria in Sec. 3.10.8  
To establish a Small Hotel (16-74 Rooms) with 21 rooms. Which is allowed in the TC-1 Zone with Special Use Approval of the Mayor and Alderman

### IV. Property Owner Information

Name(s): Vintage Home Builders LLC  
Registered Agent: Michael Condon  
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)  
Address: 308 Gordonston Avenue  
City, State, Zip: Savannah Georgia 31404  
Telephone: [REDACTED] Fax: \_\_\_\_\_  
E-mail address: [REDACTED]

### V. 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: \_\_\_\_\_

**VI. 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): Thomas F. Bolton \_\_\_\_\_

Firm or Agency: \_\_\_\_\_

Address: 5 Becks Retreat \_\_\_\_\_

City, State, Zip: Savannah Georgia 31411 \_\_\_\_\_

Telephone: [REDACTED] \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: [REDACTED] \_\_\_\_\_

**VII. Letter of Authorization**

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20075-21007, I (we) authorize Thomas F. Bolton

(Agent Name) of \_\_\_\_\_ (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): Vintage Home Builders LLC

Registered Agent: Michael Condon  
(Or Officer or Authorized Signatory, if Property owner is not an individual)

\*  
Signature(s) \_\_\_\_\_ Date 10/27/25

**Witness Signature Certificate**

State of Georgia  
County of Chatham  
Signed or attested before me on 10/27/25  
Date

by Michael Condon  
(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 071946999

Dawn Williams  
Signature of Notary Public



Dawn Williams  
(Name of notary, typed, stamped or printed)  
Notary Public State of Georgia

My commission expires: January 26, 2027

**VIII. 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?

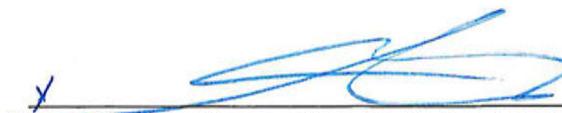
Yes  No If you answered "Yes", please complete Question 2.

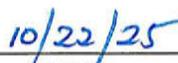
The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Lauren Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

**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





Signature of Petitioner or Petitioner's Agent or Opponent      Printed Name      Date

**IX. Items Required to be Submitted with this Application**

- A. Filing 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. Fees are subject to change.  
Special Use Permit: \$2,300.00
- B. 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).
- C. 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).

**X. 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>	
<input checked="" type="checkbox"/>		Part I. Subject Property
<input checked="" type="checkbox"/>		Part II. Application History
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part III. Special Use Permit Review Criteria
<input checked="" type="checkbox"/>		Part IV. Property Owner Information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part V. Petitioner Information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part VI. Agent
	<input type="checkbox"/>	Part VII. Letter of Authorization
<input checked="" type="checkbox"/>		Part VIII. Disclosure of Campaign Contribution Form
<input checked="" type="checkbox"/>		Part IX. Items Required to be Submitted with this Application
<input checked="" type="checkbox"/>		Part X. Complete Application Checklist
<input checked="" type="checkbox"/>		Part XI. Certified Application
<input checked="" 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).
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Concept Plan of the proposed development if applicable

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

**XI. Certified Application**

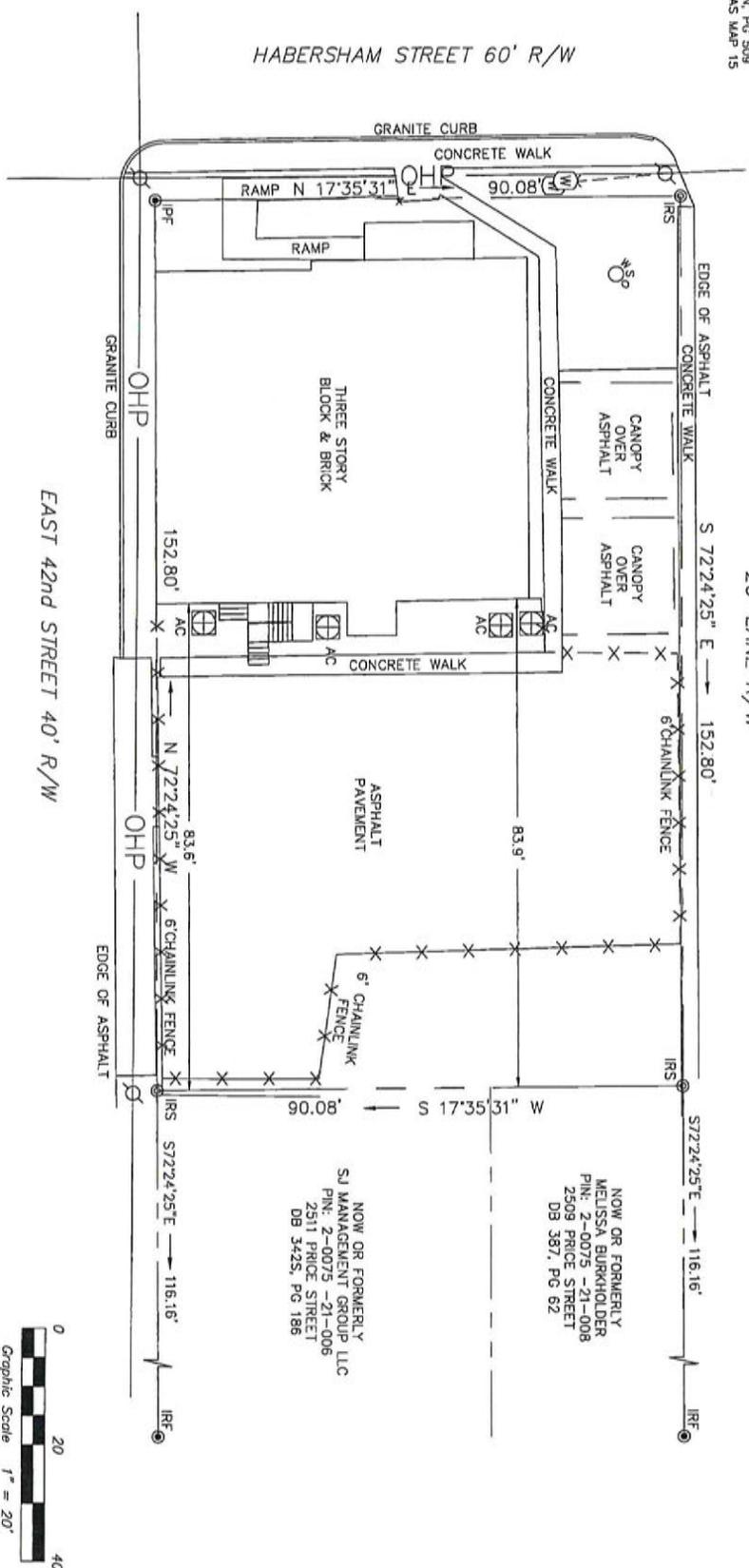
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete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

x  \_\_\_\_\_ **THOMAS F. BOLTON** 10/24/25  
Signature of Petitioner or Petitioner's Agent Printed Name Date

THIS AREA RESERVED FOR  
CLERK OF SUPERIOR COURT

EQUIPMENT USED: TOTAL STATION  
ANGULAR ERROR = 2" PER  
ADJUSTED BY: 085  
PLAT CLOSURE = 1/415,700,000  
FIELD CLOSURE = 1/151,002

- REFERENCES
- D.B. 5099, PG 178
  - D.B. 3974, PG 508
  - CITY ATLAS MAP 15

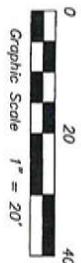


- SURVEYOR'S NOTES
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  - ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C001G DATED 8/16/2018 THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
  - ACCORDING TO THE OLD YEAR FLOOD HAZARD AREA, ASSESSOR, THE PIN NUMBER OF THIS PROPERTY IS 2-0075-21-007 AND THE STREET ADDRESS IS 2512 HABERSHAM STREET.
  - THIS PROPERTY CONTAINS 0.316 ACRES.

- ⊙ IRF IRON ROD FOUND
- ⊙ IRF IRON ROD SET
- ⊙ XS 'X' MARK SET IN CONCRETE
- CMF CONCRETE MONUMENT FOUND
- ⊙ IPF IRON PIPE FOUND
- ⊙ WPH WATER HOSE BIB
- ⊙ WM WATER METER
- ⊙ AC AIR CONDITIONER
- ⊙ P POWER POLE
- OHP OVERHEAD POWER

NOW OR FORMERLY  
SJ MANAGEMENT GROUP LLC  
PIN: 2-0075-21-006  
2511 PRICE STREET  
DB 3425, PG 186

NOW OR FORMERLY  
MELISSA BURKHOLDER  
PIN: 2-0075-21-008  
2509 PRICE STREET  
DB 387, PG 62



A RETRACEMENT SURVEY OF  
**LOTS 180, 181, 182, 183, & WEST 10' OF LOT 184 SOUTHVILLE WARD**  
CITY OF SAVANNAH, CHATHAM COUNTY, GA

PREPARED FOR  
**BRAD BAUGH**

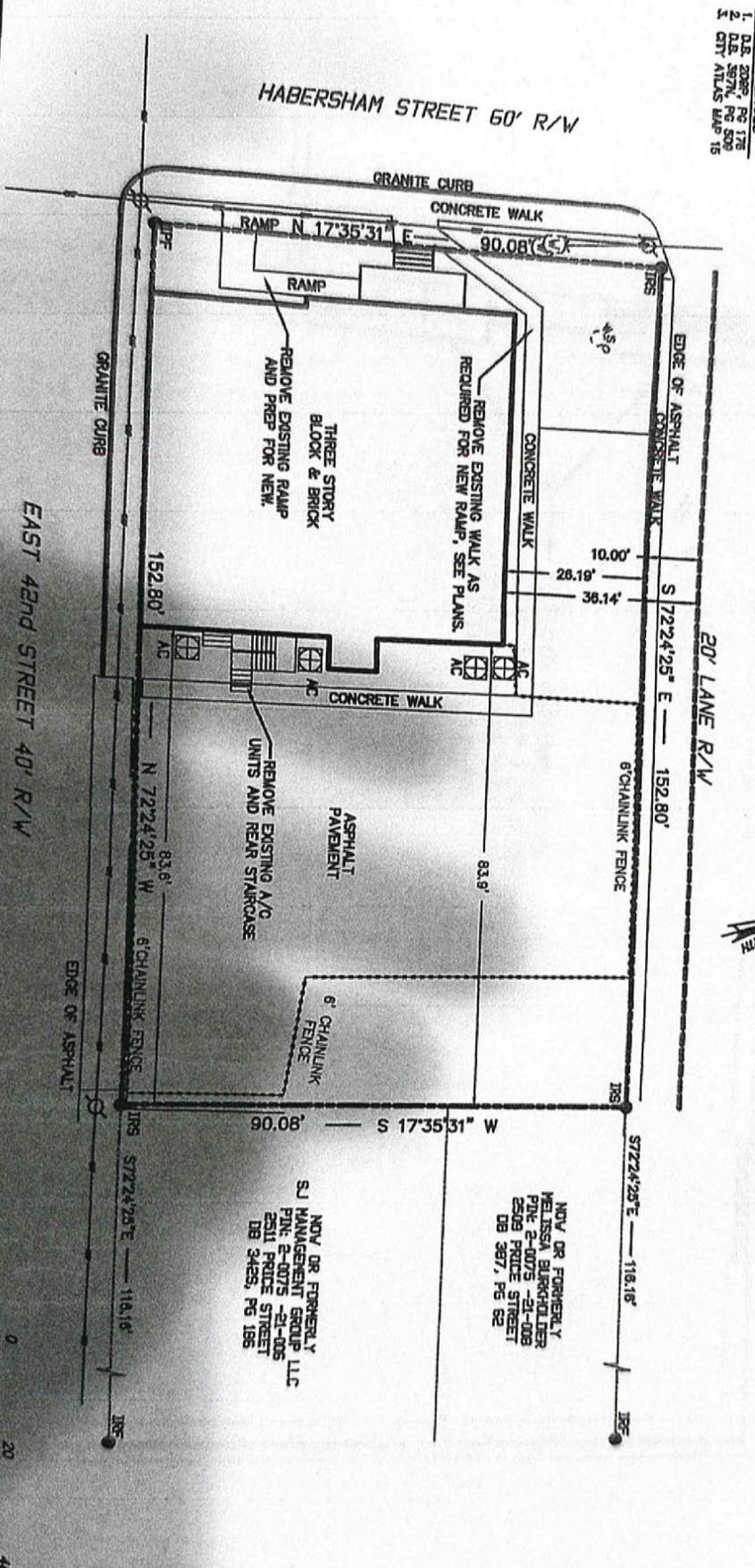
PROJECT #:	180682
FIELD:	8/7/18
DRAWING:	8/17/18
REVIEWED BY:	JCB
DRAWN BY:	DJP



**BREWER  
LAND SURVEYING**  
P.O. Box 441  
Pooler, GA 31322  
craig@brewersurvey.com  
Phone (912) 856-2205  
www.BrewerSurvey.com

# KISTING AND DEMOITION SITE PLAN

ALL: AS SHOWN



**REFERENCES**

- 1. D.E. 2008, PG 178
- 2. D.E. 3874, PG 500
- 3. CITY ATLAS MAP 15

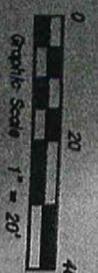
**EQUIPMENT USED - TOTAL STATION**  
 ANGLAR ERROR = 2" PER  
 ADJUSTED BY = 1/418,700,000  
 FLAT CLOSURE = 1/181,000  
 FIELD CLOSURE = 1/181,000

**THIS AREA RESERVED FOR  
 CLERK OF SUPERIOR COURT**



- SURVEYOR'S NOTES**
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS OTHER THAN THOSE SHOWN ON THIS PLAN.
  2. ACCORDING TO RECORDS, 15000001818 DATED 8/11/2018, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR LUMP FUND AREA.
  3. ACCORDING TO THE CHATTAHOOCHEE COUNTY TAX ASSESSOR, THE P.L.N. NUMBER OF THIS PROPERTY IS 2512 HABERSHAM STREET AND THE STREET ADDRESS IS 2512 HABERSHAM STREET.
  4. THIS PROPERTY CONTAINS 0.3118 ACRES.

- IRP IRON ROD FOUND
- IR3 IRON ROD SET
- X MARK SET IN CONCRETE
- C/PF CONCRETE MONUMENT FOUND
- IRPF IRON PIPE FOUND
- WHP WATER HOSE BIB
- WLF WATER LETTER
- WAC WATER AIR CONDITIONER
- PPO POWER POLE
- OP OVERHEAD POWER



PROJECT #	1806
DATE	8/7/22
DRAWING	8/17/22
REVIEWED BY	
DRAWN BY	

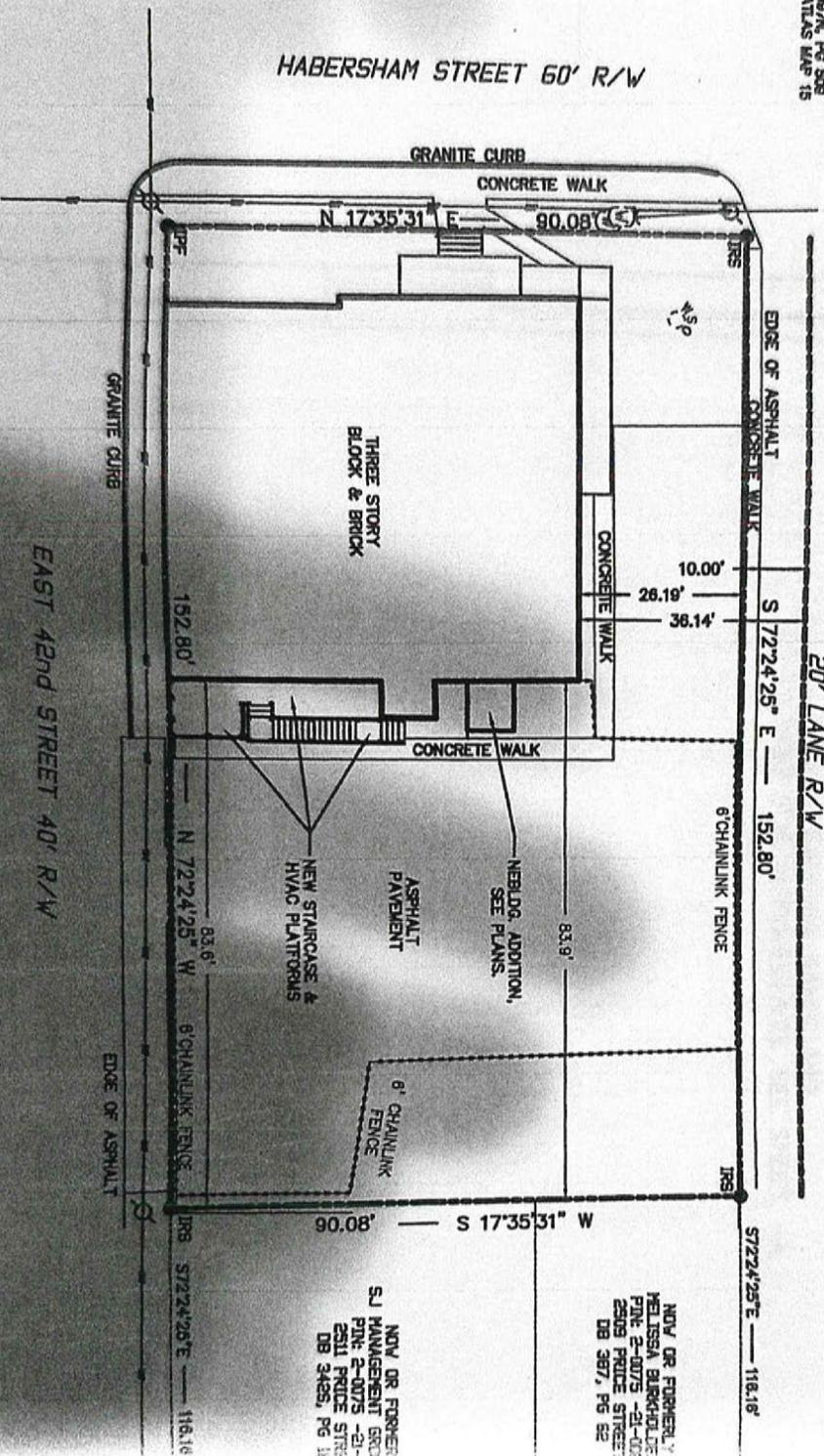
A RETRACEMENT SURVEY OF  
**LOTS 180, 181, 182, 183, & WEST 10' OF LOT 184 SOUTHVILLE WARD**  
 CITY OF SAVANNAH, CHATTAHOOCHEE COUNTY, GA

**BREWER LAND SURVEYING**  
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 Pooler, GA 31322  
 craig@brewersurvey.com  
 Phone (912) 856-2205  
 www.BrewerSurvey.com

THIS AREA RESERVED FOR  
CLERK OF SUPERIOR COURT

EQUIPMENT USED: TOTAL STATION  
ANGULAR ERROR = 2" PER  
ADJUSTED BY: OSS  
PLAT CLOSURE = 1/415,700,000  
FIELD CLOSURE = 1/161,002

- REFERENCES
1. D.E. 2006, PG 176
  2. D.E. 2074, PG 508
  3. CITY ATLAS MAP 15



- SURVEYOR'S NOTES**
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  2. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13061001616 DATED 8/19/2016 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
  3. ACCORDING TO THE CHATHAM COUNTY TAX ASSESSOR, THE PLAT NUMBER OF THIS PROPERTY IS 2012 HABERSHAM STREET ADDRESS IS 2012 HABERSHAM STREET.
  4. THIS PROPERTY CONTAINS 0.316 ACRES.

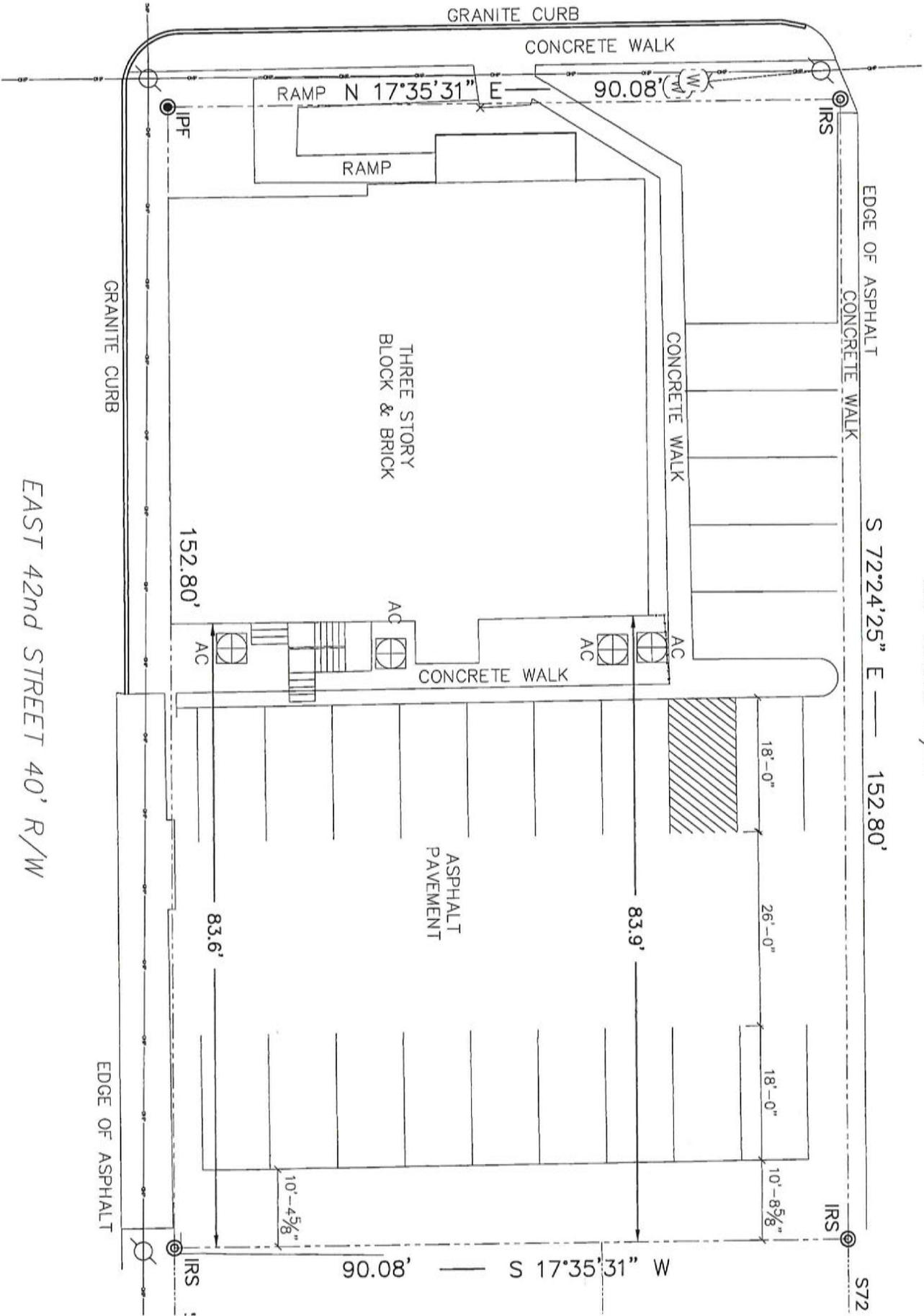
① REF  
 ② IRS  
 ③ XS  
 ④ C/P  
 ⑤ B/P  
 ⑥ 45°  
 ⑦ 90°  
 ⑧ 180°  
 ⑨ 270°

NOW OR FORMERLY  
 MELISSA BURKHOLDER  
 PIN: 2-0075 -21-002  
 2509 PRIDE STREET  
 DB 387, PG 52

NOW OR FORMERLY  
 S.J. MANAGEMENT BRO.  
 PIN: 2-0075 -21-  
 2511 PRIDE STREET  
 DB 3485, PG 18

# PROPOSED SITE PLAN

SCALE: AS SHOWN



20' LANE R/W

EDGE OF ASPHALT  
 CONCRETE WALK  
 S 72°24'25" E — 152.80'

IRS

IRS

S72

GRANITE CURB

CONCRETE WALK

RAMP N 17°35'31" E

90.08'

RAMP

THREE STORY  
 BLOCK & BRICK

CONCRETE WALK

GRANITE CURB

152.80'

AC

AC

AC

AC

CONCRETE WALK

ASPHALT  
 PAVEMENT

18'-0"

26'-0"

18'-0"

10'-8 5/8"

83.6'

83.9'

10'-4 5/8"

90.08' — S 17°35'31" W

EDGE OF ASPHALT

IRS

EAST 42nd STREET 40' R/W