



April 20, 2023

Joshua Yellin
200 East Saint Julian Street
Savannah, GA 31401
jyellin@huntermaclean.com

RE: Revision to Zoning Confirmation Letter for 700 Drayton Street, 818-820 Abercorn Street, 1020 Drayton Street and 1001 Abercorn, and 107 E. Gwinnett Street (the Property)
PIN: 20044 04001 (Property 1), 20044 14007 (Property 2), 20044 26008 and 20044 26001 (Property 3), and 20044 13011 (Property 4)

Dear Mr. Yellin:

Per your request, I hereby certify that I am the duly appointed Director within the Planning & Urban Design Department of the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the zoning ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of April 20, 2023, Property 1 is zoned D-C (Downtown Commercial); Property 2, Property 3, and Property 4 are zoned TN-1 (Traditional Neighborhood-1).
2. **Permissible Uses:** The uses allowed in the D-C and TN-1 zoning districts are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the zoning ordinance.
 - a. **Property 1 (700 Drayton):** Per Article 5 Sec. 5.4 Principal Use Table, the principal use classification Hotel/motel, 75 or more rooms is permitted as a special use with standards in the D-C zoning district. Per Article 7 Sec. 7.13.5(a), "New hotels are permitted only within designated areas of the Historic District as shown on Figure 7.13-1 Location is based on street designation and the "small" or "large" hotel classification." Property 1 fronts on the portion of Drayton Street where hotels are permitted, which allows large hotels (75+ rooms) and small hotels (16-74 rooms) per Figure 7.13-1 of the zoning ordinance. The principal use classifications *Restaurant*, *Personal service shop* and *Instructional studio or classroom* are allowed by right in the zoning district. The use *Bar, tavern* is permitted as a Limited Use, subject to Sec. 8.4.30. Each use is defined as follows in Article 13 of the zoning ordinance:
 - i. **Hotel, Motel:** *A lodging establishment for transient guests with more than 15 guest rooms. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use.*
 - ii. **Restaurant:** *An establishment that prepares and serves food and beverages to the public. This use may include table, counter, drive-thru, drive-in, take-away and delivery services either individually or some combination thereof. This term includes ice cream, yogurt, gelato and smoothie shops; bakeries; bagelries; doughnut shops; coffee shops; and, similar establishments. Accessory beer, wine and liquor sales may or may not be permitted as provided in Sec. 8.7.24, Accessory Alcohol Sales. Restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub, as applicable. This term does not include catering establishments.*
 - iii. **Personal Service Shop:** *Includes, but is not limited to, such uses as hair salon, barber shop, beauty salon, nail salon, tanning establishment, massage therapy, acupuncture and day spa. Does not include massagists and massage establishments as identified in City Code Chapter 1, Article C or as amended.*

- iv. **Instructional Studio or Classroom:** *Instruction in dance, yoga, martial arts, music, or similar disciplines in a classroom or studio setting. This term does not include educational uses that are part of a college, university, seminary, primary or secondary school, trade school, or vocational school.*
 - v. **Hall, Banquet or Reception:** *A facility available for lease by the general public for parties or events. Also includes kitchen facilities that are associated with such use.*
 - vi. **Bar; Tavern:** *An establishment devoted primarily to the dispensing of alcoholic beverages for consumption on the premises. While such use may also provide food sales, more than 50% of its annual gross food and beverage sales income is derived from the sales of alcoholic beverages. This use may include entertainment. This term does not include nightclub.*
- b. **Property 2 (818-820 Abercorn):** The current uses, “Office, medical” and “Office, general” are permitted in the TN-1 district.
 - c. **Property 3 (1020 Drayton and 1001 Abercorn):** The current uses, “Office, medical” and “Office, general” are permitted in the TN-1 district.
 - d. **Property 4 (107 E Gwinnett):** The current uses, “Parking facility” requires a Special Use Permit in the TN-1 district. However, the parking facility at this location is a legal, nonconforming use and may be applied towards an alternative parking plan as described in Sec. 9.3.8.
3. **Development Standards:** The general development standards that govern the parcels can be found in [Article 5 Sec. 5.14.5 Downtown Districts](#), [Article 5 Sec. 5.12.5 Traditional Neighborhood Districts](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Overlay Districts:** The Property is within the boundaries of the following overlay districts:
- a. Property 1 is in the Savannah Historic District that is listed as a National Register Historic District by the National Register of Historic Places and a Local Historic District by the City of Savannah. Therefore, the Savannah Downtown Historic District Ordinance ([Sec. 7.8](#)) applies to Property 1. Property 2 and Property 3 are in the Victorian Historic Overlay District and are subject to the provisions in [Sec. 7.9](#).
 - b. Property 1 is in the Hotel Development Overlay ([Sec. 7.13](#)), the intent of which is to establish standards to guide the size and location of future hotel development within the Savannah Historic District. Per Figure 7.13-1 of the zoning ordinance, large hotels (75+ rooms) and small hotels (16-74 rooms) are allowed on Property 1, which fronts on the portion of Drayton Street where hotels are permitted.
 - c. Property 1 is in the Downtown Savannah Parking District, which was established in order to reflect the demand for parking of individual uses within the context of Downtown ([Sec. 9.3.6](#)).
 - d. Property 2, Property 3, and Property 4 are in the Victorian and Streetcar Parking District ([Sec. 9.3.7](#)).
5. **Parking Regulations:** Per [Article 9 Sec. 9.3.4\(d\)](#), the principal use classification *Hotel/motel* requires one (1) vehicle parking space per guest room and five percent (5%) of required vehicle parking spaces allocated to bicycle parking. The Jurisdiction determined that the uses on Property 1 required 125 off-street parking spaces during the review of Site Development Permit No. JH-020802-31601, which was approved on August 7, 2007, under the previous zoning ordinance.

The property owner proposes new construction to accommodate expansion of the existing *Hotel/motel* principal use

classification. The new construction includes an event space, a guest room building, swimming pool with deck, and an outdoor bar. The existing hotel contains 126 guest rooms, of which three will be eliminated. The proposed guest room building will contain 26 guest rooms, bringing the total number of guest rooms to 149. In addition, as part of the proposed expansion, 90 of the 125 existing required off-street vehicle parking spaces will be eliminated.

The Mansion on Forsyth Park, LP (700 Drayton Street) has opted to execute an alternative parking plan as provided for in [Sec. 9.3.8](#), including the use of shared parking in compliance with Sec. 9.3.8(c)(ii) and valet parking in compliance with Sec. 9.3.8(c)(iii). The plan includes three (3) additional parcels: 818–820 Abercorn St (PIN 20044 14007); 1020 Drayton St and 1001 Abercorn St (PINs 20044 26008 and 20044 26001); and 107 E. Gwinnett St (PIN 20044 13011). The off-street parking requirement has been met.

6. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc. associated with the property except for the previously mentioned rezoning.
7. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
8. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,


Bridget Lidy
Director

Enclosures: Shared Parking Calculations for 700 Drayton St, 818-820 Abercorn St, 1020 Drayton St and 1001 Abercorn, and 107 E. Gwinnett St dated April 10, 2023

PARKING ADDENDUM

As of April 20, 2023, the Property contains one parcel (PIN 20044 04001) and a portion of the former Goodwin Street bounded by E. Hall Street to the north and E. Gwinnett Street to the south. A recombination of PINs 20044 04001, 20044 05001, 20044 05003 and 20044 05002 was completed on June 7, 2022, (22-001436-SUBP) under BK 53 PG 397 to create one parcel (PIN 20044 04001). The property owner proposes new construction on the Property to accommodate expansion of the existing *Hotel/motel* principal use classification. The new construction includes an event space, a guest room building, swimming pool with deck, and an outdoor bar. The Jurisdiction requires that the primary address of this assemblage shall remain 700 Drayton Street to meet the requirements of Sec. 7.13 Hotel Development Overlay District.

Per Article 9 Sec. 9.3.4(d), the principal use classification *Hotel/motel* requires one (1) vehicle parking space per guest room and five percent (5%) of required vehicle parking spaces allocated to bicycle parking. The Jurisdiction determined that the uses on the Property required 125 off-street parking spaces during the review of Site Development Permit No. JH-020802-31601, which was approved on August 7, 2007, under the previous zoning ordinance.

The existing hotel on the Property contains 126 guest rooms of which three (3) shall be eliminated. The proposed guest room building shall contain twenty-six (26) guest rooms, which require twenty-six (26) additional vehicle parking spaces and one (1) bicycle parking space. In addition, as part of the proposed expansion, 90 of the 125 existing required off-street vehicle parking spaces will be eliminated. The developer has stated that all uses on the property shall be accessed by guests only, except for the existing *Restaurant, Personal service shop, and Instructional Studio or Classroom*, which are open to the general public.

Regarding parking for the Property, its associated uses, and Article 9 Sec. 9.3.4(d), the developer has proposed an alternative parking plan as provided for in Sec. 9.3.8. The plan includes three (3) additional parcels as follows:

1. 818-820 Abercorn St (PIN 20044 14007): The parcel is zoned Traditional Neighborhood-1 (TN-1) and is within the boundaries of the Victorian Historic District.
2. 1020 Drayton Street and 1001 Abercorn (PIN 20044 26008 and 20044 26001): The parcel is zoned TN-1 and is within the boundaries of the Victorian Historic District.
3. 107 E. Gwinnett Street (PIN 20044 13011): The parcel is zoned TN-1 and is within the boundaries of the Victorian Historic District.

The proposed parking plan contains the following components:

4. Valet/Shared Parking:
 - a. The developer has negotiated a valet/shared parking agreement with Gizelle, LLC for the parcel addressed 818-820 Abercorn St (PIN 20044 14007). The parcel contains one (1) office building with 1,413 sq ft of general office space and 2,345 sq ft of medical office space, requiring zero (0) vehicle parking spaces. The developer proposes the availability of 17 vehicle parking spaces from 7 PM through 7 AM, 365 days per year to accommodate the required vehicle parking spaces for uses located at 700 Drayton Street. Four (4) parking spaces will be reserved for Gizelle, LLC between the hours of 7PM thru 7AM, 365 days a year, and they do not count against the 17 available spaces.
 - b. The developer has negotiated a valet/shared parking agreement with Drayton Park Medical LLC for the parcel addressed 1020 Drayton Street and 1001 Abercorn (PIN 20044 26008 and 20044 26001). The parcel contains one (1) 14,947 sq ft office building, which requires 45 vehicle parking spaces. The parcel shall accommodate the following required parking spaces for the hotel:
 - Weekdays
 - 12:00 am-6:00 am 42
 - 6:00 am-5:00 pm 13
 - 5:00 pm-midnight 42
 - Weekends
 - 12:00 am-6:00 am 42

- 6:00 am-5:00 pm 37
- 5:00 pm-midnight 39

- c. The developer has negotiated a valet/shared parking agreement with Strategic Investment Advisors LLC for the parcel addressed 107 E. Gwinnett Street (PIN 20044 13011). Fifteen (15) parking spaces will be available 24 hours a day, seven days a week. Only fourteen (14) of the parking spaces will be used by the hotel.
- a. The remaining fifty-eight (58) required vehicle parking spaces shall be provided at 700 Drayton Street utilizing valet parking at the E. Hall Street ingress/egress and the Drayton Street entrance.

The Jurisdiction does not object to the proposed parking plan provided the following are executed prior to the issuance of a building permit and/or certificate of occupancy:

1. For the parcel addressed 818-820 Abercorn St (PIN 20044 14007), parking along Abercorn Street shall not be altered and shall maintain its existing configuration. Tandem parking shown along any façade of the building is prohibited. Additional parking spaces along the Abercorn Street frontage are prohibited.
2. For the parcel addressed 107 E. Gwinnett Street (PIN 20044 13011), access to the rear parking area at 808 Drayton St (PIN 20044 13009) shall remain be accessible.
3. The alternative parking plan shall take the form of recordable plats and shall be signed by the City Manager or his or her designee and Planning Director. Any deficiencies in the proposed parking plan may be addressed by the payment of fees in lieu of parking. The plats shall be recorded with the Office of the Clerk of Superior Court of Chatham County.
4. Recordation of the plan shall take place prior to issuance of a building permit or Certificate of Occupancy (where a building permit is not required), for any use to be served by the off-site parking area.
5. The developer shall submit to the Jurisdiction the final shared parking analysis per Article 9 Sec. 9.3.8(c)(ii)(3).
6. The developer shall submit to the Jurisdiction any final, executed agreement(s) for alternative parking plans per Article 9 Sec. 9.3.8(b)(ii).
7. The developer shall submit to the Jurisdiction an affidavit stating that the new event space and outdoor bar proposed as part of the hotel expansion shall be accessed by hotel guests only.
8. An inspection of the shared parking agreement shall occur annually. Where the use/uses subject to plan change and additional off-street parking spaces are required, a revised plan must be submitted that meets the provisions of the ordinance. Any deficiencies in the proposed parking plan may be addressed by the payment of fees in lieu of parking.
9. Any required parking, on any of the associated parcels, that is not met may be subject to the payment of fees in lieu of parking at the rates established at the time the plats are recorded. For shared parking agreements, deficiencies in parking shall be calculated based on the highest number of deficient spaces across time slots. As of the date of this writing, the fees are as follows:
 - a. 1 – 4 spaces: \$2,500 per space
 - b. 5 – 10 spaces: \$5,000 per space
 - c. 11 – 20 spaces: \$10,000 per space
 - d. 21 – 29 spaces: \$20,000 per space
 - e. 30 or more spaces: \$30,000+ per space

Payment of fees in lieu of parking are one-time fees requiring one (1) payment in full.

10. The developer understands that the valet parking operation shall not encroach on the street nor shall vehicles be stored on the street.
11. If these requirements are not met, any certificates of occupancy and/or completion shall not be issued and/or may be

revoked.

STATE OF GEORGIA

COUNTY OF CHATHAM

AFFIDAVIT

I, Pritpal Singh, being of legal age, depose and say that:

I am the COO and Authorized signatory of FORSYTH MANSION PROPERTY OWNER LLC, a Delaware limited liability company ("FMPO"). I have executed and delivered this Affidavit solely in my capacity as [Authorized Signatory] and not in my personal capacity.

FMPO is the owner of 700 Drayton Street, Savannah, Georgia 31401 ("Property").

FMPO, or its affiliates, shall construct an event space and outdoor bar ("Amenities") as part of an expansion and renovation of the Property, and such Amenities shall be accessed by hotel guests.

FMPO has entered into an alternative parking agreement with the City of Savannah ("APA"), as attached hereto as Exhibit A and incorporated by reference herein. The quantity of parking spaces as shown in the APA shall not be reduced below the minimum requirements as found in the APA. If FMPO modifies or amends any lease referenced in the APA and such modification results in a deficiency of parking spaces from the minimum requirements found in the APA, FMPO shall either provide additional alternative parking spaces in the amount of such deficiency or provide to the City of Savannah a payment of fees in lieu of parking in the amount of such deficiency.

[Authorized Signatory] has the full right and authority to execute this Affidavit on behalf of FMPO.

To my best knowledge, the contents of this Affidavit are true and correct.

This 24th day of April, 2023, [Signature] (L.S.)

Sworn and subscribed before me
this 24 day of April, 2023

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: 4-6-2024

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v2

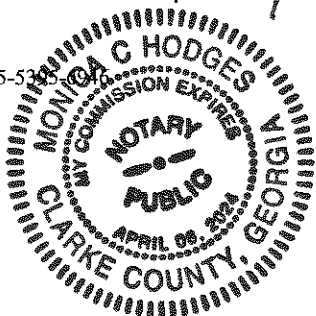


Exhibit A

Type: AFF
Kind: AFFIDAVIT
Recorded: 6/13/2023 1:55:00 PM
Fee Amt: \$25.00 Page 1 of 8
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 6671323268

BK 3115 PG 2 - 9

Cross Reference:
Deed Book 2836, Page 125
Plat Book 53, Page 397

STATE OF GEORGIA)

COUNTY OF CHATHAM)

AFFIDAVIT AFFECTING TITLE TO LAND
MADE UNDER O.C.G.A. §44-2-20

RECORDED INSTRUMENTS: Limited Warranty Deed, Book 2836, Page 125, Chatham
County Records

PROPERTY DESCRIPTION: 700 Drayton Street, Savannah, Georgia

RECORD OWNER: FORSYTH MANSION PROPERTY OWNER LLC
("Owner").

PERSONALLY appeared before me, the undersigned officer duly authorized under the laws of the State of Georgia to administer oaths, Pritpal Singh, who after being duly sworn, deposes and says:

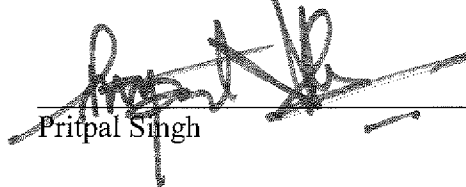
1. He is the COO of Owner. He is over the age of 18, is mentally competent, and is personally familiar with the facts described herein.

2. On June 12, 2023, the City Manager of the City of Savannah, or his/her designee, and the Planning Director (a/k/a Executive Director) of the Chatham County-Savannah Metropolitan Planning Commission, or his/her designee, approved of that certain Alternative Parking Plan, attached hereto as Exhibit A and incorporated by reference herein ("Plan"). The Plan was approved solely for parking calculations and the location of the same, each as shown and

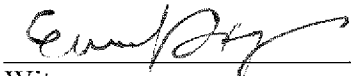
described in the Plan, and to certify the Plan's compliance with Section 9.3.8 of the City of Savannah Zoning Ordinance, but such approval does not certify any survey-related matters.

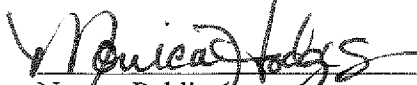
3. This Affidavit is made pursuant to O.C.G.A. § 44-2-20, and the undersigned understands that purchasers, lenders, and title companies, or their agents, may rely on this Affidavit with respect to the Property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 12th day of ~~May~~
~~June~~, 2023.


Pritpal Singh (L.S.)

Sworn to, and signed, sealed, and delivered in the presence of:


Witness


Notary Public

My Commission Expires: April 6, 2024

[AFFIX NOTARY SEAL]

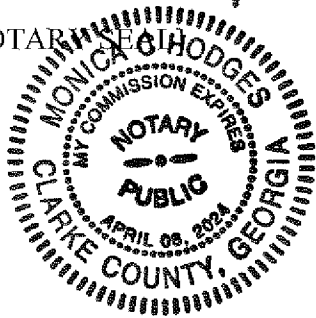
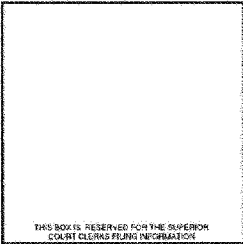


Exhibit A
Alternative Parking Plan



APPROVED BY THE CITY MANAGER OR HIS/her DESIGNEE

[Signature]

06/12/23
DATE

APPROVED BY THE PLANNING DIRECTOR OR HIS/her DESIGNEE

[Signature]

6/17/23
DATE

SHARED PARKING
CALCULATIONS FOR
700 DRAYTON STREET
105-107 E GWINNETT ST
818-820 ABERCORN ST &
1020 DRAYTON ST
SAVANNAH, GA 31401

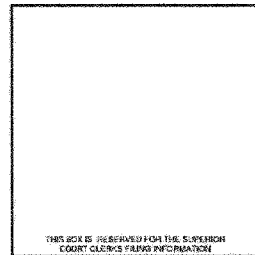
TABLE OF CONTENTS:

- SHEET 1: SHARED PARKING CALCULATIONS
SHEET 2: 700 DRAYTON STREET PLAN
SHEET 3: 818-820 ABERCORN PLAN
SHEET 4: 1020 ABERCORN PLAN
SHEET 5: 105-107 E GWINNETT PLAN

- EXHIBIT A: PARKING LEASE AGREEMENT FOR 818 ABERCORN STREET
EXHIBIT B: PARKING LEASE AGREEMENT FOR 1020 DRAYTON STREET
EXHIBIT C: PARKING LEASE AGREEMENT 105-107 GWINNETT STREET
EXHIBIT D: LETTER FROM PARKING MANAGEMENT COMPANY
EXHIBIT E: VALET ROUTE PLAN

PREPARED BY FORSYTH MANSION PROPERTY OWNER LLC
APRIL 10, 2023

Minimum Parking Requirement for Each Use Individually					Shared Parking Requirements per Day/time																			
					Weekdays										Weekends									
Location	Rooms or Area (SF)	Required Spaces			6am-7am		7am-5pm		5pm- 7pm		7pm- 1am		1am-6am		6am-7am		7am-5pm		5pm- 7pm		7pm- 1am		1am-6am	
700 Drayton Street	149 Hotel Rooms	70% of 149*	104.3	105	60%	63	60%	63	100%	105	100%	105	100%	105	60%	63	60%	63	100%	105	100%	105	100%	105
818-820 Abercorn (Office, General)	1413	1 per 300 SF^	0.0	0	100%	0	100%	0	20%	0	20%	0	0%	0	10%	0.0	10%	0	5%	0	5%	0	0%	0
818-820 Abercorn (Office, Medical)	2345	1 per 200 SF^	0.0	0	100%	0	100%	0	20%	0	20%	0	0%	0	10%	0.0	10%	0	5%	0	5%	0	0%	0
1020 Drayton (Office, General)	2973	1 per 300 SF^	0.0	0	100%	0	100%	0	20%	0	20%	0	0%	0	10%	0.0	10%	0	5%	0	5%	0	0%	0
1020 Drayton (Office, General)	2442	1 per 300 SF^	0.0	0	100%	0	100%	0	20%	0	20%	0	0%	0	10%	0.0	10%	0	5%	0	5%	0	0%	0
1020 Drayton (Office, Medical)	14,947	1 per 200 SF^	44.8	45	100%	45	100%	45	20%	9	20%	9	0%	0	10%	5.0	10%	5	5%	3	5%	3	0%	0
105-107 E. Gwinnett	NA	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0.0	0%	0	0%	0	0%	0	0%	0
Total spaces required (Not Applicable)			150			108		108		114		114		105		68		68		108		108		105
* 70%= 100%-(25%+5%); 25% Reduction permitted per Table 9.3-4 and 5% reduction per 9.3.4 b ii.																								
^ For the first 3,000 square feet of any nonresidential use, there shall be no minimum off-street parking space requirement. For square footage exceeding 3,000 square feet, the parking requirement shall be calculated using Table 9.3-5 Victorian and Streetcar Parking Reductions [Office=25%].																								
Required spaces include spaces reserved by lease by 818 Abercorn property owner.																								
Spaces Provided																								
700 Drayton Street (for Hotel)						58		58		58		58		58		58		58		58		58		58
818 Abercorn (For Hotel)						17		0		0		17		17		17		0		0		17		17
1020 Drayton (for Hotel)						12		12		39		39		39		37		37		39		39		39
1020 Drayton (for Office)						45		45		15		15		15		20		20		18		18		15
105-107 East Gwinnett (For Hotel)						14		14		14		14		14		14		14		14		14		14
Total Spaces Provided						146		129		126		143		143		146		129		129		146		143
700 Drayton Street Balance						38		21		6		23		23		63		46		6		23		23
1020 Drayton Street Balance						0		0		6		6		15		15		15		15		15		15



ALTERNATE PARKING PLAN APPROVALS
APPROVED BY THE CITY MANAGER OR HIS/her DESIGNEE

B83 6/12/23
DATE

APPROVED BY THE PLANNING DIRECTOR OR HIS/her DESIGNEE

6/7/23
DATE

ALTERNATE PARKING PLAN FOR 700 DRAYTON STREET SAVANNAH, GA 31401 APRIL 10, 2023

TYPE OF PARKING PROPOSED: SHARED VALET PARKING

PROPERTY: 700 DRAYTON STREET
PROPERTY USE: LODGING

EXISTING HOTEL ROOMS TO REMAIN: 123 (REDUCED BY 3)

NEW HOTEL ROOMS: 26
TOTAL HOTEL ROOMS: 149

90 EXISTING PARKING SPACES TO BE REMOVED FROM E HALL LOT

OFF STREET REDUCTION PER TABLE 9.3.4: 25%

PERMITTED REDUCED OFF STREET PARKING SPACES: $25\% \times 149 = 37.25$

OFF STREET REDUCTION PER 9.3.4.b.ii: 5%

5% OF 149 = 7.45

21 ADDITIONAL BICYCLE PARKING SPACES = 7 PARKING SPACES
REQUIRED PARKING SPACES: $149 - (37 + 7) = 105$

VALET PARKING SPACES PROVIDED AT E HALL STREET LOT: 54

VALET PARKING SPACES PROVIDED AT DRAYTON STREET ENTRANCE: 4

TOTAL CAR SPACES PROVIDED AT 700 DRAYTON ST: $54 + 4 = 58$

REQUIRED BICYCLE SPACES = $5\% \times 112 = 5.6 = 6$ SPACES REQUIRED

TOTAL BICYCLE SPACES PROVIDED AT 700 DRAYTON ST = $6 + 21 = 27$

VALET PARKING AT THE HOTEL WILL BE OPERATED 24 HOURS A DAY,
365 DAYS A YEAR

SEE PAGE 1 FOR SHARED PARKING CALCULATIONS

EASEMENTS:

1) EASEMENT FROM JOHN G. FALLIGANT, JR., AS EXECUTOR OF THE ESTATE
OF JOHN G. FALLIGANT, SR., TO SAVANNA ELECTRIC POWER COMPANY
DATED OCTOBER 18, 1966, RECORDED NOVEMBER 8, 1966 IN DEED BOOK
91B, PAGE 219, CHATHAM COUNTY, GEORGIA RECORDS. (NOT PLOTTABLE)

2) EASEMENT FROM JOHN G. FALLIGANT, JR., AS EXECUTOR OF THE ESTATE
OF JOHN G. FALLIGANT, SR., TO SAVANNA ELECTRIC POWER COMPANY
DATED OCTOBER 18, 1966, RECORDED NOVEMBER 8, 1966 IN DEED BOOK
91B, PAGE 224, AFORESAID RECORDS. (NOT PLOTTABLE)

LEGEND

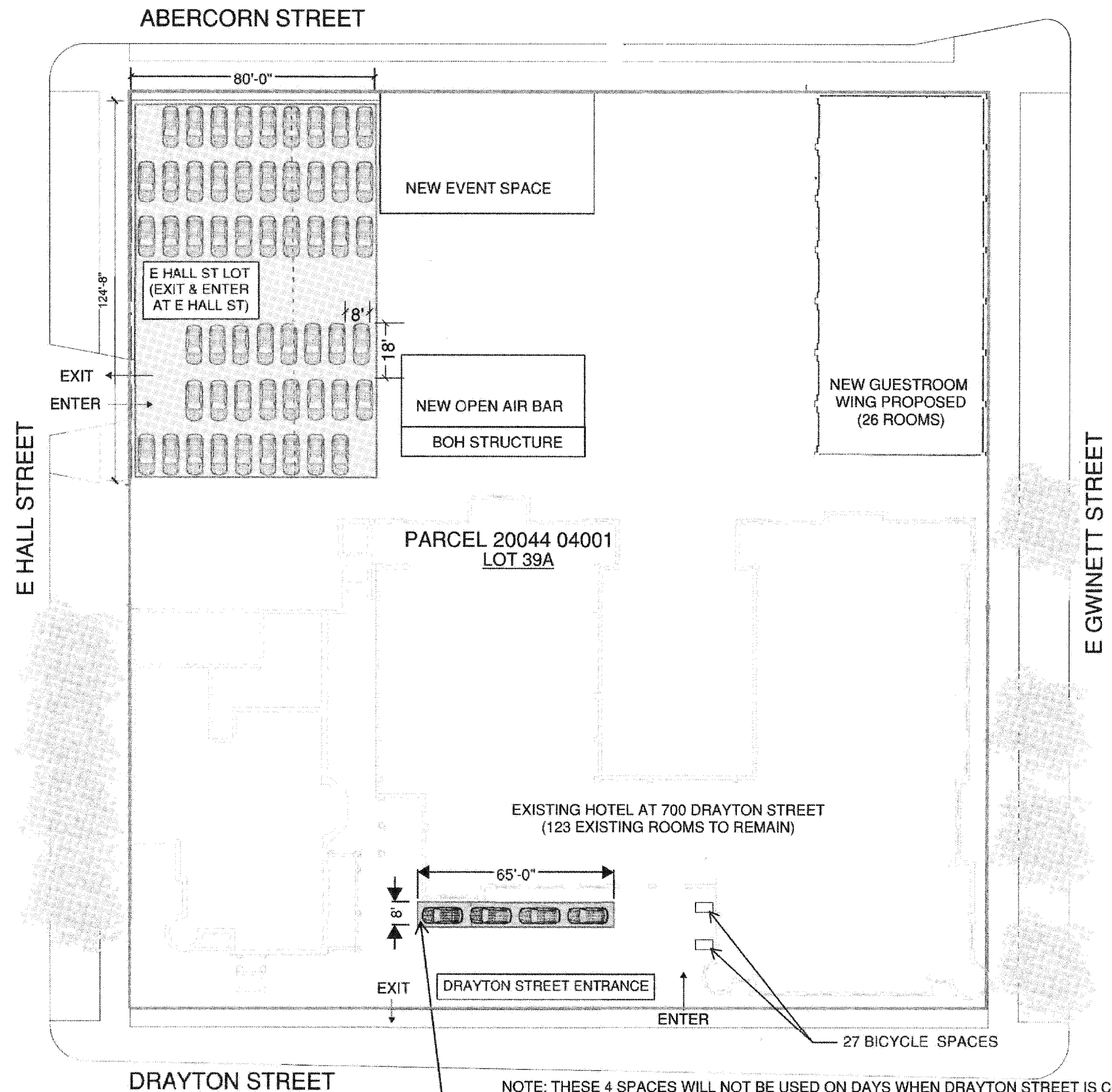
PARCEL BOUNDARY

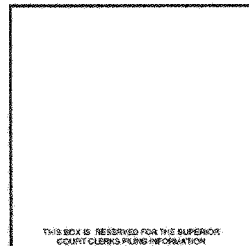
PARKING AREA

0 20' 40'



JOB NORTH





THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERK'S FILING INFORMATION

ALTERNATE PARKING PLAN *DATE* 6/12/23

APPROVED BY THE PLANNING DIRECTOR OR HIS/her DESIGNEE *DATE* 6/7/23

ALTERNATE PARKING PLAN FOR
818-820 ABERCORN ST
SAVANNAH, GA 31401
APRIL 10, 2023

TYPE OF PARKING PROPOSED: VALET SHARED PARKING

PROPERTY: 818-820 ABERCORN STREET
PROPERTY USE: OFFICE, GENERAL & OFFICE, MEDICAL

EXISTING OFFICE TO REMAIN
3758 SQUARE FEET OF OFFICE AREA
(1,413 SQUARE FEET OF OFFICE, GENERAL &
2,345 SQUARE FEET OF OFFICE, MEDICAL)

REQUIRED PARKING SPACES :
1 PER 300 SF OFFICE, GENERAL AREA
1 PER 200 SF OFFICE, GENERAL MEDICAL

$(1,413-3000) \times 1/300 = 0 = 0$ PARKING SPACES REQUIRED
 $(2,345-3000) \times 1/200 = 0 = 0$ PARKING SPACES REQUIRED

19 SELF PARKING SPACES PROVIDED
7AM THRU 7 PM

LEASE INDICATES 17 VALET FOR LODGING USE & 4 STANDARD
PARKING SPACES RESERVED FOR OWNER/TENANT USE
7PM THRU 7AM 365 DAYS A YEAR

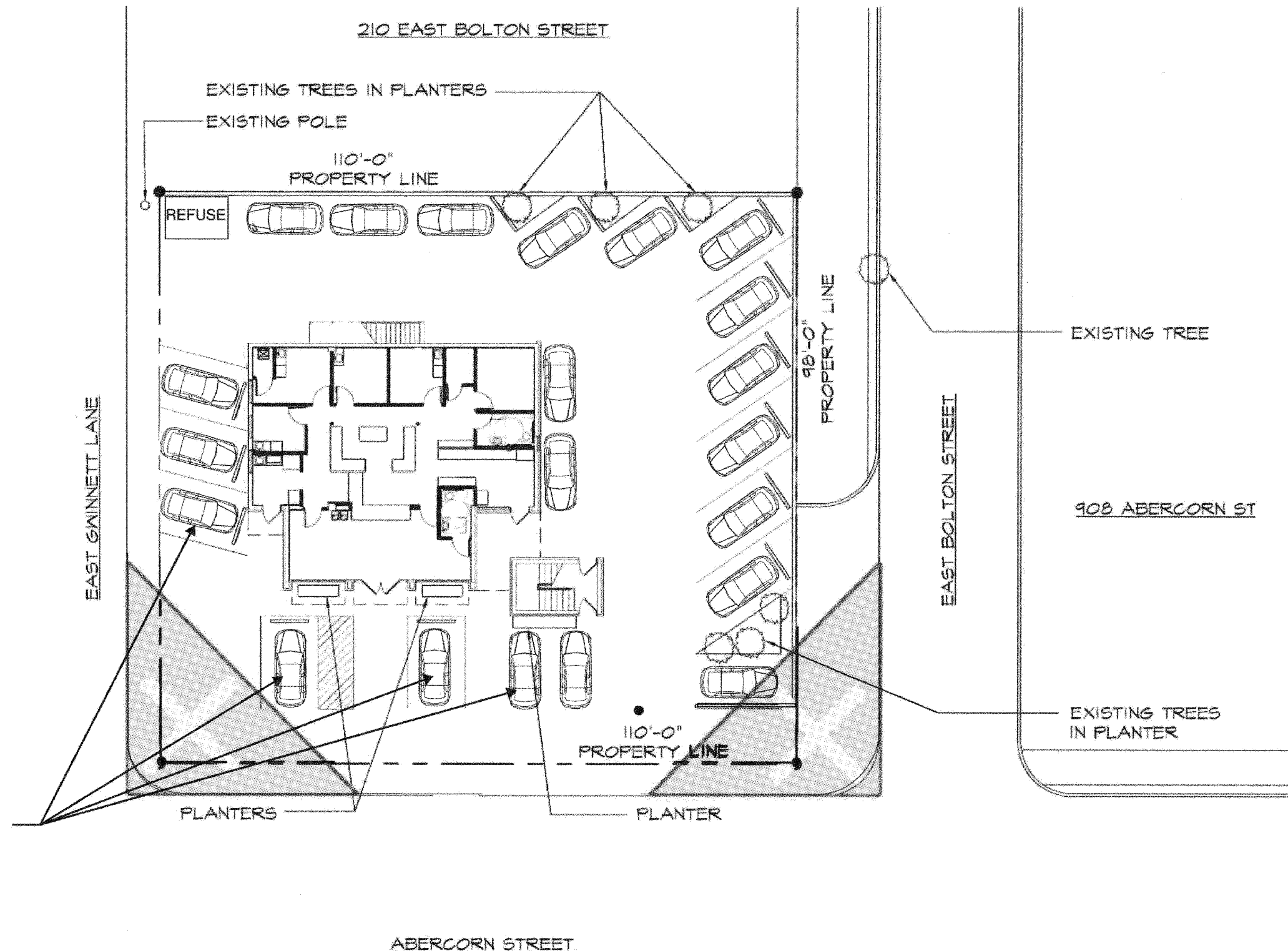
SEE PAGE 1 FOR SHARED PARKING CALCULATIONS

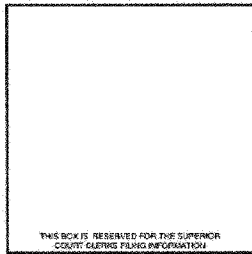


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4 SPACES RESERVED
FOR EXCLUSIVE USE
BY GIZELLE LLC





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ALTERNATIVE PARKING PLAN/PAV APPROVALS
APPROVED BY THE CITY MANAGER OR HIS/her DESIGNEE

Box 3 6/12/23
DATE

APPROVED BY THE PLANNING DIRECTOR OR HIS/her DESIGNEE
[Signature] 6/7/23
DATE

**ALTERNATE PARKING PLAN
FOR
1020 DRAYTON STREET
SAVANNAH, GA 31401
APRIL 10, 2023**

TYPE OF PARKING PROPOSED: VALET SHARED PARKING

PROPERTY: 1020 DRAYTON STREET
PROPERTY USE: OFFICE, GENERAL & OFFICE, MEDICAL

EXISTING OFFICE TO REMAIN
20,362 SQUARE FEET OF OFFICE AREA
(5,415 SQUARE FEET OF OFFICE, GENERAL AREA &
14,947 SQUARE FEET OF OFFICE, MEDICAL AREA)

REQUIRED PARKING SPACES :
1 PER 300 SF OFFICE, GENERAL AREA
1 PER 200 SF OFFICE, MEDICAL AREA
WITH 25% REDUCTION PER TABLE 9.3-5

 $(2,973-3,000) \times 1/300 \times .75 = 0 = 0$ SPACES REQUIRED
 $(2,442-3,000) \times 1/300 \times .75 = 0 = 0$ SPACES REQUIRED
 $(14,947-3,000) \times 1/200 \times .75 = 44.8 = 45$ SPACES REQUIRED

57 PARKING SPACES PROVIDED 365 DAYS A YEAR

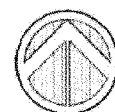
SEE PAGE 1 FOR SHARED PARKING CALCULATIONS

LEGEND

----- PROPERTY LINE

 LOCATION OF
MAXIMUM 42 VALET
PARKING SPACES

0 20' 40'



JOB NORTH

DRAYTON STREET



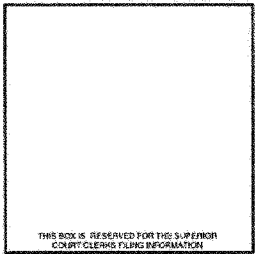
EAST WALDURG STREET

EAST WALDURG LANE

1020 DRAYTON STREET

EAST PARK AVENUE

ABERCORN STREET



ALTERNATE PARKING PLAN APPROVALS
APPROVED BY THE CITY MANAGER OR HIS/her DESIGNEE

B. J. 3 6/12/23
DATE

APPROVED BY THE PLANNING DIRECTOR OR HIS/her DESIGNEE
[Signature] 6/7/23
DATE

**ALTERNATE PARKING PLAN
FOR
105-107 E GWINNETT ST
SAVANNAH, GA 31401
APRIL 10, 2023**

TYPE OF PARKING PROPOSED: VALET SHARED PARKING

PROPERTY: 105-107 E GWINNETT ST
PROPERTY USE: PARKING

REQUIRED PARKING SPACES: NONE REQUIRED

21 TOTAL PARKING SPACES

LANDLORD TO RETAIN RIGHT TO USE 7 SPACES 365 DAYS
PER YEAR

14 SPACES TO BE LEASED AS HOTEL VALET PARKING 365 DAYS
PER YEAR

SEE PAGE 1 FOR SHARED PARKING CALCULATIONS

LEGEND

----- PROPERTY LINE



SPACES RESERVED
FOR HOTEL USE

0 20' 40'



JOB NORTH

DRAYTON ST

GWINNETT ST

SIDEWALK

105-107 E GWINNETT ST