

**IN THE SUPERIOR COURT OF CHATHAM COUNTY
STATE OF GEORGIA**

Clara Greig and Tana Fileccia-Flagg,

Petitioners,

v.

City of Savannah, Seacrest Seven, LLC,
1015 Whitaker, LLC and Portfolio
Holdings, LLC

Defendants.

Case No. SPCV25-00195

PETITION FOR JUDICIAL REVIEW

COME NOW, Petitioners Clara Greig and Tana Fileccia-Flagg ("Petitioners") and file this Petitioner against Defendants City of Savannah City (the "City"); Seacrest Seven, LLC; 1015 Whitaker, LLC; and Portfolio Holdings, LLC and file this petition for judicial review pursuant to the Court's original jurisdiction over declaratory judgments and equity.

1.

This Petition seeks final review of the final decision of the City of Savannah on January 9, 2025, to amend the City of Savannah Zoning Ordinance and the Future Land Use Map pursuant to File Nos. 24-005815-ZA and 24-005816-ZA, respectively (the "Zoning Amendment" and the "FLUM Amendment").

2.

This Petition is filed within 30 days of the final decision of the City.

PARTIES, JURISDICTION AND VENUE

3.

Petitioners are persons who reside in and own principal residences in Chatham County, Georgia. Petitioners are aggrieved by the above final decision and have exhausted their remedies.

4.

The City of Savannah is a municipal entity in Chatham County. It can be served through the City Attorney, Bates Lovett, at 2 East Bay Street, Savannah, GA 31401.

5.

Seacrest Seven, LLC is a Georgia limited liability corporation with its principal place of business in Savannah, Georgia and can be served with process via its Registered Agent, David Paddison, at 1001 Whitaker Street, Savannah, Georgia 31401, who acts on its behalf.

6.

1015 Whitaker, LLC is a Georgia limited liability corporation with its principal place of business in Savannah, Georgia and can be served with process via its Registered Agent, Key D. Compton, at 18 East 35th Street, Ste 300 Savannah, Georgia 31401, who acts on its behalf.

7.

Portfolio Holdings, LLC is a Georgia limited liability corporation with its principal place of business in Savannah, Georgia and can be served via its Registered Agent, Brad Baugh, at 213 West Bolton Street, Savannah, GA 31401, who acts on its behalf. Together, the three defendant LLCs are referred to as the "LLCs" and their Registered Agents as the LLCs' "Registered Agents."

8.

Jeff Jepson of Evans General Contractors is the authorized agent who acts on behalf of the LLCs

9.

Jeff Jepson, as authorized agent, has retained Hunter Maclean Exley & Dunn P.C. ("Hunter Maclean") as counsel. (Exhibit A, December 19, 2025, City Council Minutes, pp. 7-8). Hunter Maclean acts on behalf of the LLCs and Jeff Jepson together. Harold Yellin is the Hunter Maclean partner working on this matter.

10.

The cause of action arises from the rezoning by the City of Savannah of properties located in Chatham County, Georgia.

11.

This Court has jurisdiction over the parties and allegations complained of herein, and venue is proper in this Court as to the City and LLCs, pursuant to O.C.G.A. § 36-66-5.1 and pursuant to the Court's original jurisdiction over declaratory judgments and equity.

FACTS

12.

On January 9, 2025, the City of Savannah's City Council held a second reading and voted to rezone four properties in the City of Savannah. (Exhibit B, Zoning Amendment).

13.

On January 9, 2025, the City of Savannah's City Council also voted to amend its Future Land Use Map ("FLUM") to reflect the rezoning of the four properties. (Exhibit C, FLUM Amendment).

14.

The members of the City Council include Mayor Van Johnson and the Aldermen, who are Carol Bell, Bernadetta Lanier, Detric Leggett, Alicia Miller Blakely, Nick Palumbo, Kurtis Purtee, Estella Shabazz, and Linda Wilder-Bryant. All of the foregoing persons are local government officials who consider rezoning requests.

15.

The first property is located at 1001 Whitaker Street in Savannah, Georgia and has a property identification number ("PIN") of 20044-25001.

16.

1001 Whitaker Street in Savannah is owned by Defendant Seacrest Seven, LLC.

17.

The second property is located at 1015 Whitaker Street in Savannah, Georgia and has a property identification number ("PIN") of 20044-25002.

18.

1015 Whitaker Street is owned by Defendant 1015 Whitaker, LLC.

19.

The third property is located at 120 West Park Avenue in Savannah, Georgia and has a property identification number ("PIN") of 20044-24002.

20.

120 West Park Avenue is owned by Defendant Portfolio Holdings, LLC.

21.

The fourth property is located at 124 West Park Avenue in Savannah, Georgia and has a property identification number ("PIN") of 200044-24003. Together, the four properties are hereinafter referred to as the "Properties."

22.

124 West Park Avenue is owned by Defendant Portfolio Holdings, LLC.

23.

The City rezoned only the Properties and not any other properties in the same zoning area. (Exhibit D, Council Report of the Chatham County Metropolitan Planning Commission (Zoning), p.3).

24.

Nearly all other properties surrounding the Properties still maintain the TN-1 Zoning. (Exhibit E Council Report of the Chatham County Metropolitan Planning Commission (FLUM), p. 4).

25.

The City rezoned the Properties from TN-1 to TC-2 conditioned upon TN-1 uses. (Exhibit B, Zoning Amendment).

26.

The rezoning does not affect the use. The current TN-1 zoning district permits the use of general office and retail as well as a parking facility.

27.

However, TN-1 zoning limits building footprint, lot coverage and height in a manner that is compatible in use and compatible visually with the residential buildings in the neighborhood, which is part of the Victorian Historic District.

28.

The proposed zoning of TC-2 allows for larger building footprints, lot coverage and height.

29.

The purpose of the Rezoning and FLUM Amendment Application was to permit the Defendant LLCs to construct 118,000 SF of office and retail, which would not have been permitted under the TN-1 zoning, above a three-story underground parking deck (the "Development") on the four Properties.

30.

The Zoning Amendment and FLUM Amendment are arbitrary and unreasonable acts that serve primarily the interests of private parties and are insubstantially related to public health, safety, morality, or general welfare. The primary tenant for the Development will be Hunter Maclean, a law firm operating in Savannah Georgia. The firm will have its principal offices in the building, and a majority of the parking places, approximately 300 of approximately 450 spaces, will be reserved for the tenants during working hours (Exhibit F, Agreement between City and Forsyth Park Commons LLC).

31.

The Zoning Amendment and FLUM Amendment pose significant detriment to the general welfare. Unlike the TN-1 zoning, the TC-2 zoning would allow the LLCs to build the

Development's proposed 118,000 square feet of commercial and retail space. Such a development would be incompatible with the surrounding structures, especially the smaller residences, and historic character of the neighborhood.

32.

The Properties are in the Victorian Historic district, an area primarily characterized by historic homes. The district is protected under the Victorian District Overlay in the City of Savannah Ordinance. The district would benefit by retaining the TN-1 zoning in order to prevent the construction of buildings that would violate the Ordinance's requirement that new building be visually compatible with the historic buildings. Allowing large buildings under TC-2 zoning would pose a threat to the historic integrity of the district. The value of homes carries a premium because of the historic character of the neighborhood. The change in zoning will adversely affect the desirability of the adjacent lots for homeowners.

33.

Prior to the rezoning, the Properties were in a TN-1 Zoning District. The TN-1 zoning is suitable for the Properties, which are adjacent to many small homes, such as those of the Petitioners. TN-1 zoning allows for development of the Properties for high-value residential and commercial, including office space. There is no hardship imposed on the LLCs under current zoning law. The TN-1 zoning does not lower the value of the properties from the value of nearby comparable properties. The current buildings on the Properties are small commercial buildings that still are or have been occupied until the recent past. The T-N zoning does not pose a threat to public health, safety, or morality.

34.

The City Council also amended the FLUM to reflect the new zoning and did so only for the Properties. The prior FLUM did not provide for the rezoning of the four Properties. (Exhibit C, FLUM Amendment).

35.

The application to rezone the Properties and amend the FLUM was filed by the LLCs on or around October 28, 2024. (Exhibit G, Rezoning and FLUM Amendment Application). The LLCs are the applicants, and the Registered Agents of the LLCs act on their behalf. The Registered Agents of the LLCs, acting on behalf of the LLCs, appointed Jeff Jepson as authorized agent. The LLCs applied for the rezoning and FLUM amendment through Jeff Jepson, authorized agent, who was the "Petitioner" on the application. Together with the Registered Agents, Jeff Jepson acts on behalf of the LLCs in the application process. The application form included a campaign disclosure form for complying with O.C.G.A. § 36-67A-1 et seq., which was submitted by the Registered Agent of each LLC.

36.

Michael Garcia of LS3P Associates, LTD is an agent of the LLCs but was not named as an authorized agent in the notarized authorization forms in the Rezoning and FLUM Amendment Application. The application form required that the Agent, if different from the Petitioner, had to submit an authorized agent form.

37.

The election for the Savannah City Council was held in November 2023.

38.

Hunter Maclean, through Hunter Maclean Georgia PAC, made campaign contributions to the City Council candidates. These included \$500 to Carol Bell on August 11, 2023; \$500 to Detric Leggett on July 19, 2023; \$500 to Nick Palumbo on April 6, 2023; \$500 to Estella Shabazz on August 17, 2023; \$500 to Linda Wilder-Bryant on June 20, 2023. (Exhibits H-1, H-2, H-3, H-4 and H-5, Hunter Maclean Contributions).

39.

Jeff Jepson, an authorized agent for the LLCs, made campaign contributions to the City Council candidates. These included \$2500 to Van Johnson on April 11, 2023; \$1500 to Detric Leggett on July 12, 2023; \$1000 to Nick Palumbo on April 6, 2023; \$1800 to Kurtis Purtee on August 8, 2023; and \$3000 to Estella Shabazz on May 16, 2023. In addition, Donna Jepson also donated \$2500 to Van Johnson on April 11, 2023. (Exhibits 1-1, 1-2, 1-3, 1-4 and 1-5, Jepson Campaign Contributions).

40.

David Paddison, registered agent and managing member for Seacrest Seven, LLC, made campaign contributions to the City Council candidates. These included \$1500 to Detric Leggett on August 2, 2023; \$1000 to Nick Palumbo on April 4, 2023; and \$1000 to Kurtis Purtee on June 30, 2023. In addition, David and Jeanne Paddison gave \$2500 to Carol Bell on October 4, 2023, and Jeanne Paddison gave \$2500 to Van Johnson on April 11, 2023. (Exhibits J-1, J-2, J-3, J-4 and J-5, Paddison Campaign Contributions).

41.

The Rezoning and Flum Amendment Application did not include disclosure of campaign contributions by agent Jeff Jepson or Hunter Maclean.

42.

The Rezoning and Flum Amendment Application included disclosure forms for Seacrest Seven LLC, for which David Paddison indicated that no contributions were made during the two years preceding the application. David Paddison did not disclose campaign contributions made by himself.

43.

Certain members of the City Council cited above knew they had received campaign contributions from persons acting on behalf of the LLCs and knew the application was missing proper disclosures. Despite this knowledge, the City failed to require such persons to make the disclosures. Further, the City Council concealed the insufficient disclosures from the public and voted on the application in an act of fraudulent concealment, corruption, and manifest abuse of power to the oppression of the Petitioners.

44.

The application included an authorization form for agent Jeff Jepson as authorized agent for the LLCs. They did not include authorization forms for Michael Garcia as agent for the LLCs or Jeff Jepson.

45.

Michael Garcia signed a certification for the Rezoning and FLUM Amendment Application, despite not being the authorized agent in the application's authorization form authorizing him to do so.

46.

The Zoning Amendment and FLUM Amendment pose significant detriment to Petitioners' property rights, and are detrimental to public health, safety, and general welfare.

47.

Petitioner Tana Fileccia-Flagg has a substantial interest in the Zoning Amendment and FLUM Amendment. Her property interest will suffer special damages and injury not common to all property owners in the vicinity. She lives at 115 West Park Avenue, which she owns with her husband. The front of her home is located across the street from the south side of the Properties and is directly across from the intersection of Howard Street and West Park Avenue, which is an intersection through which traffic to the underground parking garage will flow. The increased traffic in and out of the underground parking of approximately 450 parking places adds as much as 1000 additional passing vehicles per day. Increased traffic flowing past her home will increase the noise level and air and nighttime light pollution, will create noise and visual intrusions on her peace and privacy, and will greatly lessen the historic and aesthetic appeal of her home. Traffic will be inordinately concentrated immediately across from her property, being twice as much as the traffic to either side of her home. Traffic leading from the parking garage into Park will enter a two-way street that is extremely narrow - there is parking on both sides making it often impassable by two vehicles going in opposite directions. This project will cause a surge in traffic

jams and an increase in density severely compromising her ability to enjoy her property and lowering its value by 20% or more.

48.

The massive scale of the new structures, which is only possible with the rezoning, will negatively affect the aesthetic and historic appeal of the Park Avenue street frontage of Petitioner Tana Fileccia-Flagg's property, resulting in a decline in value. Even if the Development does not occur, the rezoning now allows a massive building that would not have been permissible under the prior zoning, which was in place when Petitioner purchased her property. The massiveness of the structures will exacerbate the nighttime pollution emanating from the proposed commercial structures.

49.

Petitioner Clara Greig has a substantial interest in the Zoning Amendment and Flum Amendment. Her property interest will suffer special damages and injury not common to all property owners in the vicinity. She owns and lives at 202 West Park Avenue, Savannah, Georgia, the side of which is across the street from the west side of the Properties.

50.

The development will uniquely hurt Ms. Greig's property rights by reducing her enjoyment of her property and lowering its value by at least 20%.

51.

Ms. Greig's property is uniquely affected by the manner in which the rezoning will cause the side of her property to face a much larger building than permitted under prior zoning. Ms. Greig's home is across the street from 124 West Park Avenue, which currently has two, two-story Victorian era dwellings (later converted to a single funeral home), which are consistent with the

historic character of the neighborhood. These buildings will be demolished for the Development. This destruction of historic fabric, which would not be necessary under the TN-1 zoning, diminishes the historic appeal and value of Ms. Greig's home by at least 20%.

52.

For Petitioner Greig, the new four-story office buildings will affect the privacy and safety of her home. Occupants of the new buildings, with little to no setbacks from the streets, will look directly into Petitioner's bedrooms and private outdoor spaces, creating a visual intrusion on her peace and privacy, while also lowering the value of her property.

53.

Petitioners have exhausted their remedies by speaking at hearings related to this matter. During the hearing for the first reading for the rezoning and FLUM application on December 19, 2024, Petitioner Clara Greig's agent Jim Hundsrucker read her statement objecting to the changes in the two minutes allotted to her. (Exhibit A, December 19, 2025, City Council Minutes, pp. 7-8). Through her agent, she set forth constitutional objections, showing that the proposed zoning change was arbitrary and unreasonable and was not related to the general welfare, stating that the proposed rezoning would have detrimental effects on the character, culture, and the overall quality of life in our historic district. She further explained that the proposed rezoning prioritizes non-public commercial interests that do not align with the needs and desires of the residents. She stated that the TN-1 zoning not only preserves the integrity of our rich heritage but also promotes a balanced, pedestrian-friendly environment that encourages local businesses and fosters community interactions.

54.

Both Petitioners submitted statements opposing Rezoning Amendment and Flum Amendment on constitutional grounds to the November 19, 2024, hearing by the Metropolitan Planning Commission, which reviewed the application and recommended approval to City Council. (Exhibits K and L, Public Comments for the MPC November 19, 2024, hearing). Each made arguments that illustrated that the amendments were arbitrary and unreasonable and not in the interest of public welfare.

55.

Although the City was on notice that certain residents opposed the rezoning Amendment and FLUM amendment on constitutional grounds, showing that it was arbitrary, unreasonable, and not related to public welfare, the majority of City Council expressed no interest in remedying the situation. The majority of members had already accepted campaign contributions and were beholden to the LLCs and their agents to vote to amend the City's FLUM and rezone the Properties. Had those members recused themselves, there would have been no quorum.

56.

Petitioners reasonably relied on the City to have properly enforced campaign contribution disclosure requirements. The public reasonably relied as well on such enforcement and assumed the absence of corruption and fraudulent concealment.

57.

In an earlier City Council hearing on September 14, 2023, regarding whether the buildings on the Properties would be protected from demolition, one City Council member alluded to the fact that the Mayor and certain other City Council members had accepted campaign contributions from persons acting on behalf of the LLCs. Nick Palumbo, who had received contributions from

Hunter Maclean, Jeff Jepson and David Paddison, together with Linda Wilder-Bryant, who had received a contribution from Hunter Maclean, opposed the disclosure by calling a point of order, after which the Mayor refused to allow any testimony on that matter at the hearing. (Exhibit M, September 14, 2023, City Council Minutes, pp. 5-6).

58.

The September 14, 2023 hearing illustrated the intention of City Council to fraudulently conceal campaign contributions not properly disclosed in the application, and to prohibit any discussion thereof in public hearings, thereby leading Petitioners to believe that they were prohibited from raising such issues on December 19, 2024, at the first reading of the Rezoning and FLUM Amendment Application at City Council.

59.

No testimony was permitted at the City Council's second reading on January 9, 2025.

COUNT I- CONSTITUTIONAL CHALLENGE

60.

Petitioners re-allege, as if fully set forth herein, every allegation contained in the preceding paragraphs of this Petition.

61.

The Zoning Amendment and FLUM Amendment are unconstitutional under O.C.G.A. § 36-66-5.1 because the preponderance of the evidence shows they pose significant detriment to Petitioners' property rights, serve primarily the interests of private parties and the members of City Council, and are insubstantially related to public health, safety, morality, and general welfare.

62.

The Zoning Amendment and FLUM Amendment permit the construction of overscale buildings that will be significantly detrimental to Petitioners' property rights whether or not the Development proceeds.

63.

If the Development takes place as a result of the rezoning, the rezoning and FLUM amendment will be detrimental to Petitioners' property rights as explained in the facts set forth earlier herein.

64.

The rezoning and FLUM amendment bear an insubstantial relationship to public welfare.

65.

The primary purpose of the rezoning and FLUM amendment is to benefit private parties, including the three LLCs, certain agents thereof, and Hunter Maclean.

66.

The rezoning will allow for the construction of office space to be rented to Hunter Maclean, a private law firm, which is a purpose insubstantially related to public health, safety, morality, or general welfare. Because the majority of the parking spaces will be reserved for Hunter Maclean, the parking garage also is primarily for private use.

67.

The individual members of City Council benefit personally from the rezoning. As candidates, members of the City Council accepted substantial contributions from persons acting on behalf of the LLCs. These persons included Jeff Jepson, David Paddison of Seacrest Seven

LLC, Hunter Maclean and others. Hunter Maclean donated through Hunter Maclean Georgia PAC, which acts as an instrumentality of the former.

68.

The Zoning Amendment and FLUM Amendment were insubstantially related to morality and general welfare because they were the result of an unlawful failure to disclose campaign contributions under O.C.G.A. § 36-67A-3(a), an act which is contradictory to public welfare and morality.

69.

The Zoning Amendment and Flum Amendment are harmful to the public welfare in another way. The Properties are in the Victorian Historic district, an area primarily characterized by historic homes. The district is protected under the Victorian District Overlay in the City of Savannah Ordinance. The district would benefit by retaining the TN-1 zoning in order to prevent the construction of buildings that would violate the Ordinance's requirement that new building be visually compatible with the historic buildings. Allowing large buildings under TC-2 zoning would pose a threat to the historic integrity of the district. The value of homes carries a premium because of the historic character of the neighborhood. The change in zoning will adversely affect the desirability of the adjacent lots for homeowners.

70.

Other factors are relevant In determining that that the Zoning Amendment and FLUM Amendment are insubstantially related to the public health, safety, morality or general welfare Prior to the rezoning, the Properties lay in a TN-1 Zoning District. The TN-1 zoning is suitable for the Properties, which are adjacent to many small homes, such as those of the Petitioners. TMN-1 zoning allows for development of this property for high-value residential and limited commercial,

including office space. There is no hardship imposed on the LLCs under current zoning law. The TN-1 zoning does not lower the value of the properties from the value of nearby comparable properties, also zoned TN-1. The current buildings on the Properties are small commercial buildings that have been occupied until the recent past. The TN-1 zoning does not pose a threat to public health, safety, or morality.

71.

All of the foregoing factors, including the detriment to Petitioners as described herein, necessitates that the Zoning Amendment and FLUM Amendment be set aside and declared void.

COUNT II - VIOLATION OF THE ZONING PROCEDURES LAW

72.

Petitioners re-allege, as if fully set forth herein, every allegation contained in the preceding paragraphs of this Petition.

73.

The City and Defendant LLCs and their agents violated the Zoning Procedures Law, including O.C.G.A. § 36-67A-3(a), and as a result, the rezoning amendment is void.

74.

The applicants and their agents, acting against the interests of general welfare and morality, violated O.C.G.A. § 36-67A-3(a), which requires an applicant for rezoning action to file disclosure of campaign contributions aggregating \$250.00 or more to a local government official who will consider the application if such contribution was made within two years immediately preceding the filing of that applicant's application. O.C.G.A. § 36-67A-1(1) defines "applicant" as "any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action." O.C.G.A. § 36-67A-1(6.3) defines "person" as "an individual, partnership, committee, association, corporation, labor organization,

or any other organization or group of persons." O.C.G.A. § 36-67A-1(5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission."

75.

Jeff Jepson, who acted on behalf of all three LLCs, violated O.C.G.A. § 36-67A-3(a) because he failed to provide disclosures of his campaign contributions to City Council members, who are the government officials who considered the application, in the two-year period prior to the filing of the Rezoning and FLUM Amendment Application.

76.

Hunter Maclean, acting on behalf of the LLCs and their agents, also violated O.C.G.A. § 36-67A-3(a) because it failed to provide disclosures of its campaign contributions to City Council members, who are the government officials who considered the application, in the two-year period prior to the filing of the Rezoning and FLUM Amendment Application.

77.

David Paddison, who acted on behalf of Seacrest Seven LLC, also violated O.C.G.A. § 36-67A-3(a) because he did not individually file a disclosure form of his campaign contributions to members of City Council, and because the forms provided by David Paddison, registered agent for Seacrest Seven LLC, stated that the total contributions were zero, despite Mr. Paddison, who acts on behalf of Seacrest Seven LLC, having made campaign contributions to members of City Council in the two-year period prior to the application.

78.

Defendant City of Savannah, including certain members of City Council, knew the details of each campaign contribution, but unlawfully failed to properly require the LLCs and persons

acting on their behalf to fully disclose campaign contributions made to City Council members in accordance with O.C.G.A. § 36-67A-3(a) or to require that such disclosures become part of the record for the Rezoning and FLUM Amendment Application.

79.

The City also failed to require that Jeff Jepson, the authorized agent, sign the certification to the Rezoning and FLUM Amendment Application. The City nonetheless processed the application and approved it.

80.

The failure of the City to follow the Zoning Procedures Act necessitates that the Zoning Amendment and FLUM Amendment be set aside and declared void.

COUNT III- MANIFEST ABUSE OF POWER

81.

Petitioners re-allege, as if fully set forth herein, every allegation contained in the preceding paragraphs of this Petition.

82.

Defendant City of Savannah manifestly abused its power to the oppression of Petitioners by rewarding private parties who made campaign contributions to City Council members, giving the appearance of a corrupt pay-to-play scheme.

83.

As a result of the applicants' and their agents' failure to provide all the disclosures required by O.C.G.A. § 36-67A-3(a) and by their failure to disclose the actual amount of campaign contributions, the rezoning application and rezoning decisions are contrary to Georgia law and void.

84.

In approving the rezoning request, certain members of City Council knew that the LLCs and their agents had made the campaign contributions and that the LLCs and their agents were not fully disclosing such contributions.

85.

In order to hide these campaign contributions from the public, the City failed to require that the disclosures by Jeff Jepson, agent for the LLCs, required by O.C.G.A. § 36-67A-3(a), be filed and made part of the record of the proceedings, constituting a manifest abuse of power. Nor did the City require David Paddison or Hunter Maclean to make the required disclosure. Such concealment by the City constitutes corruption and fraud against the public. The City set forth its intention to hide campaign contributions and such lack of disclosure thereof from the public as early as the September 14, 2023, City Council hearing.

86.

Defendant City of Savannah failed to require the Rezoning and FLUM Amendment Application to have a proper certification.

87.

The certification was signed by Michael Garcia, a person who did not provide an authorized agent form.

88.

Additionally, the application's certification was not accurate because David Paddison, agent for applicant Seacrest Seven LLC, failed to disclose campaign contributions he made.

89.

Had the City required Jeff Jepson, the authorized agent, to sign the certification, he could not have signed because the application did not include disclosure of his own campaign contributions.

90.

Because the City failed to ensure that the application was certified by an authorized signer, the City abused its power by allowing the LLCs and their agents to fraudulently conceal campaign contributions from the application and approval process.

91.

Such a "pay-to-play" scheme, together with concealment thereof, undermine the confidence of the public in the City's legislative process.

92.

The manifest abuse of power by the City to the detriment to Petitioners as described herein necessitates that the Zoning Amendment and FLUM Amendment be set aside and declared void.

COUNT IV - SPOT ZONING

93.

Petitioners re-allege, as if fully set forth herein, every allegation contained in the preceding paragraphs of this Petition.

94.

By rezoning only the Properties, but not the surrounding area, Defendant City of Savannah engaged in unlawful spot zoning to the detriment of Petitioners. The Zoning Amendment and

FLUM Amendment are arbitrary and unreasonable acts that serve primarily the interests of the LLCs to the oppression of the Petitioners.

95.

The City rezoned only the Properties of the LLCs because those were the only properties that the LLCs and agents, including donors to certain City Council members, requested to be rezoned.

96.

Further, the City engaged in spot zoning primarily to specifically benefit the LLCs at the expense of the Petitioners, whose properties have been harmed as described herein. Without the proposed Development, there is no evidence that the rezoning would have occurred.

97.

The rezoning occurred without a comprehensive development plan supporting it. Instead, the zoning plan or FLUM, required modification in order for the rezoning to take place.

98.

The unlawful use of spot zoning by the City to the detriment to Petitioners as described herein necessitates that the Zoning Amendment and FLUM Amendment be set aside and declared void.

COUNT V - ATTORNEY'S FEES

99.

Petitioners re-allege, as if fully set forth herein, every allegation contained in the preceding paragraphs of this Petitioner.

100.

Defendants have acted in bad faith and have caused the Petitioners unnecessary trouble and expense.

101.

Petitioners is entitled to a judgment for reasonable attorney's fees and costs as a result of Defendants' actions as found in O.C.G.A. § 13-6-11.

WHEREFORE, Petitioners respectfully pray that this Court set aside and declare the Zoning Amendment and Flum Amendment to be void.

This 7th day of February, 2025.

Respectfully submitted,

THOMERSON, JONES & EDWARDS P.C.

Isl Michael J Thomerson

Michael J Thomerson (GA Bar No. 706999)

Isl Andrew B. Jones

Andrew B. Jones (GA Bar No. 802033)

Isl Michael L. Edwards

Michael L. Edwards (GA Bar No. 240112)

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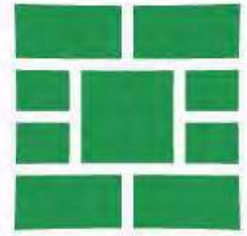
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EXHIBIT A



DECEMBER 19, 2024 - 2:00 p.m. - CITY COUNCIL REGULAR MEETING
CITY GOVERNMENT
OFFICIAL PROCEEDINGS OF THE MAYOR AND ALDERMEN
SAVANNAH, GEORGIA

The regular meeting of the City Council was held at **2:02 p.m.**, in the SCCPSS Board of Education Room located at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G. **Mayor Pro Tern Dr. Estella Edwards Shabazz** called the meeting to order, then introduced **Alderwoman Bernetta Lanier** to offer the invocation. The Pledge of Allegiance was recited in unison.

PRESENT:

Mayor Van R. Johnson, II
Alderwoman Carolyn H. Bell, At-Large, Post 1
Alderwoman Alicia Miller Blakely, At-Large, Post 2
Alderwoman Bernetta B. Lanier, District 1
Alderman Detric Leggett, District 2
Alderwoman Linda Wilder-Bryan, District 3 - Vice Chair
Alderman Nick Palumbo, District 4 - Chairman
Alderwoman Dr. Estella Edwards Shabazz, District 5 - Mayor Pro Tern
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:

City Manager Jay Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey
Assistant to Clerk of Council Renee Osborne

See related agenda items #10, #11, #16, and #17.

- a. Aid. Leggett moved to close the zoning hearings for agenda items #10, #11, and #12, seconded by Aid. Wilder-Bryan and Aid. Miller Blakely. The motion passed unanimously, 9-0-0.
- b. Aid. Leggett moved to approve the Special Use Permit for agenda item #12, seconded by Aid. Wilder-Bryan. The motion passed, 7-2-0. Aid. Palumbo and Aid. Purtee voted no.

[13. Petition of Jeff Jepson, on Behalf of Seacrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Garcia, for a Future Land Use Map \(FLUM\) Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 124 West Park Avenue \(Plots 20044 25001, 20044 25002, 20044 24002, and 20044 24003\) to Change the FLUM designation from Traditional Neighborhood to Traditional Commercial in Aldermanic District 2 \(File No. 24-005816-ZA\).](#)

[Exhibit 1: MPC Recommendation Packet for FLUM \(File No. 24-005816-ZA\).pdf](#)

[Exhibit 2: Zoning Maps \(File No. 24-005815-ZA and 24-005816-ZA\).pdf](#)

Mayor Johnson declared the zoning hearings open for agenda items #13 and #14. See related agenda items #18 and #19.

Speaker(s):

- . Edward Morrow, representing the MPC
- Howard Yellin on behalf of Jeff Jepson, representing the petitioner
- . Elaine Picard - OPPOSED
- . Elaine Pullen - OPPOSED
- . Dylan William - OPPOSED
- Monica Vernon - IN SUPPORT
- . James Hundsruker - OPPOSED
- Clara Greig - OPPOSED
- . Garth Vernon - IN SUPPORT
- . Ryan Madson on behalf of Nancy Maia - IN SUPPORT

Written comment(s):

- . Katie Glusica - OPPOSED
- Nancy Maia - IN SUPPORT
- . Elaine Pullen - OPPOSED
- Andree Patterson - OPPOSED
- James Fredericks - OPPOSED
- Clara Greig - OPPOSED
- . Matt Williams - OPPOSED
- . Mary E. Adams - OPPOSED

Aid. Palumbo moved to close the zoning hearing for agenda items #13 and #14, seconded by Aid. Wilder-Bryan and Aid. Leggett. The motion passed unanimously, 9-0-0.

Mayor Johnson stated for clarification the ownership of the garage determines the hours of operation for the garage. The City Manager stated yes, the City will operate the garage.

Aid. Leggett asked for the ordinances be heard for first reading only, seconded by Aid. Wilder-Bryan. Aid. Leggett asked if there is an opportunity for the neighborhood to have a conversation and develop a good neighbor agreement in the interim with Mr. Yellin, the petitioner, and surrounding neighborhoods. The City Manager agreed. Aid. Leggett stated that he doesn't want this opportunity to pass.

Mayor Johnson advised we were required to have a public hearing and we have done that. To take care of the first and second readings in one meeting, we all have to agree. Since Aid. Leggett

EXHIBIT A

opposes having both, today reverts to a first reading and we hold a second reading on January 9, 2025.

Aid. Bell asked who is the neighborhood (Victorian, Forsyth Park, and brand new neighbors who live around Howard Street). She asked to make it clear about what is expected to occur between now and the next reading. She has lived there for over 40 years and does not remember the area being anything but commercial. Aid. Bell said she thinks that was stated in the Victorian Neighborhood president's letter.

Aid. Leggett said it will be a lot work, and an opportunity for the At-Large Council members to work with him and the community to find out what works and get to the finish line. He plans to have conversations with the residents and report back what they come up with. He wants to give all parties the opportunity to speak with the elected officials.

Aid. Miller Blakely stated she does not agree with this particular project because of the way it is going to affect the community. She does not believe in the underground parking. Once it starts it is going to affect some of the homes in the area, and mess up the foundations. Several residents have spoke in disagreement with what is being done.

Aid. Lanier stated when the residents came up, she heard some things, like the 24-hour parking, bars and restaurants, parking concerns, preservation, history, and the character of the area as they work with the developers. She said a gentleman also spoke of a community benefit agreement, which makes sense to her. But we do not have community benefits ordinance (CBO) that will dictate what happens. An ordinance is not needed in order to work directly with a developer to create a legally binding agreement with the community. Good neighbor agreements are not legally binding (no teeth), but it shows our good intentions.

14. Petition of Jeff Jepson, on Behalf of Seacrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Garcia, for Zoning Map Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 124 West Park Avenue (PINs 20044 25001, 20044 25002, 20044 24002, and 20044 24003) to Change the Traditional Neighborhood-1 (TN-1) to Traditional Commercial-2 (TC-2) in Aldermanic District 2 (File No. 24-005815-ZA).

[Exhibit 1: MPC Recommendation Packet for Rezoning \(File No. 24-005815-ZA\).pdf](#)

[Exhibit 2: Zoning Maps \(File No. 24-005815-ZA and 24-005816-ZA\).pdf](#)

Mayor Johnson declared the zoning hearings open for agenda items #13 and #14. See related agenda items #18 and #19.

Aid. Palumbo moved to close the zoning hearing for agenda items #13 and #14, seconded by Aid. Wilder-Bryan and Aid. Leggett. The motion passed unanimously, 9-0-0.

See related agenda items #13, #18, and #19.

15. Petition of Robert Mccorkle on Behalf of Speir Property, LLC to Zone -677 Acres Located on 420 Bush Road and 302 Bush Road (PINs 11026 01002C and 11026 01017) from R-A (Residential Agriculture) and PDR-SM (Planned Development Reclamation Surface Mining) to PD (Planned Development) (File No. 24-006311-ZA).

[Exhibit 1: Staff Report for 302 and 420 Bush Rd \(File No. 24-006311-ZA\).pdf](#)

[Exhibit 2: Final EA for the Little Neck Road Annexation.pdf](#)

[Exhibit 3: Zoning Maps \(File No. 24-006311-ZA\).pdf](#)

Mayor Johnson declared the zoning hearing open for agenda item #15. See related agenda items #21 and #22.

Speaker(s):

- . Bridget Lidy, representing the City of Savannah
- Robert Mccorkle, representing the petitioner
- . Kerrie Bieber - OPPOSED
- . Bennie Warshaw - OPPOSED
- Michael Love - OPPOSED

EXHIBIT A

EXHIBIT B

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING MAP FROM TN-1 (TRADITIONAL NEIGHBORHOOD - 1) TO TC-2 (TRADITIONAL COMMERCIAL - 2) FOR 1001 WHITAKER STREET, 1015 WHITAKER STREET, 120 WEST PARK AVENUE, AND 124 WEST PARK AVENUE (PINS 20044 25001, 20044 25002, 20044 24002, AND 20044 24003); TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1A: Amend the Zoning Map from TN-1 to TC-2 for the properties located at 1001 Whitaker Street (PIN 20044 25001), 1015 Whitaker Street (PIN 20044 25002), 120 West Park Avenue (PIN 20044 24002), and 124 West Park Avenue (PIN 20044 24003) and described as:

(Approximate Representation)

Beginning from a point located at the approximate intersection of the centerlines of Whitaker Street & West Park Avenue, said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction along the approximate centerline of West Park Avenue for an estimated distance of 358.9 ft. to a point, said point being located along the approximate intersection of the center line of West Park Avenue & Barnard Street,

Thence proceeding in a NE direction along the approximate centerline of Barnard Street for an estimated distance of 152.2 ft. to a point,

Thence proceeding in a SE direction [S 73-17-26 E] along a line for an estimated distance of 184.0 ft. to a point, said point being located along the approximate centerline of Howard Street,

Thence proceeding in a NE direction along the approximate centerline of Howard Street for an estimated distance of 151.8 ft. to a point, said point being located along the approximate intersection of the center line of Howard Street & West Waldburg Street,

Thence proceeding in a SE direction along the approximate centerline of West Waldburg Street for an estimated distance of 172.5 ft. to a point, said point being located along the approximate intersection of the center line of West Waldburg Street & Whitaker Street,

Thence proceeding in a SW direction along the approximate centerline of Whitaker Street for an estimated distance of 300.7 ft. to a point, said point being, THE POINT OF BEGINNING.

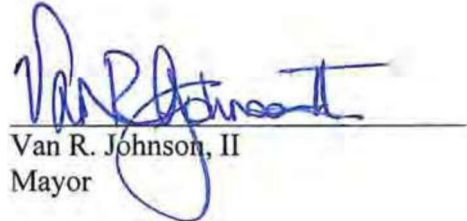
SECTION 1B: The condition that permissible uses shall be limited to those allowed within the IN-1 zoning district and shall comply with all applicable supplemental use standards.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 181.h of July 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 4th day of December 2024, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: ____ 9 _t_h_ day of Ja n u a r y 2025.



Van R. Johnson, II
Mayor

ATTEST:



Mark Massey
Clerk of Council



LO ALQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Zarina Davis
ATIN: BIANCA BISSEITE
City Of Savannah
Po Box 1027

Savannah GA31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, If authorized, on:

12/04/2024

and that the fees charged are legal.

Sworn to and subscribed before on 12/04/2024

Legal Clerk

Notary, State of WI. County of Brown

My commission expires

Publication Cost \$80.00

Tax Amount \$0.00

Payment Cost \$80.00

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Customer No: 758801

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AMY KOKOTT
Notary Public
State of Wisconsin

•"PUBLIC NOTICE"•..

NoHce rs hereby <;JlVen lhol
Tho Moyor arid Aldermen of
lhe CilY of Savannah, Gear
la, 111 regular meeting of
Council, will convene a
publfchcning hearing regard-
Ing leitt amendments to the
Zoning Ordinance, Zoning
Map (rezoning or zoning).
arid Future Land Use Map or
Speciol Use Permls of prop-
erty described below on
Thursday, December 19,
2024, ot 2:00 p.m. In Ell Whit-
ney Administrative Complex
(Boord of Education Meelfng
Chambers), 2 Louro Avenue,
Boord Room Savannah, GA.

A Petition or Jeff Jepson, on
behalf of Seacrest Seven,
LLC, 1015 Whitaker Street,
LLC, and Portfolio Holdings,
LLC, vlth agent Michael
Garcia, for a Future Land
Use Map (FLUM) Amend-
men tar 0.97 acres located
al 1001 Whiloker Street, 1015
Whitaker Sreel, 120 West
Pork Avenue, and 12; West
Park Avenue (PINs 20044
25001, 20044 25002, 20044
2<002, and 200,1; 24003) to
Change lhe FLUM designa-
tion from Traditional Neigh-
borhood 1D Trodillonol
Commercial (File No. 24-
005816-ZA1,

Al"elltion of Jeff Jepson, on
behalf of Seacrest Seven,
LLC, 1015 Whllok'l,r Street,
LLC, and Podfallo Holdings,
LLC. wlth c,gent Michoet
Gorclo, for Zanlt19 Map
Amendment for 0.97 acres
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Street, 1015 WhiloKer Street,
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200<425001, 2004<25002, 200.C4
2d002, ond 2004d 24003) lo
Change the Trodillonol
Ne ghborhood-1 (TN-1) ro
Trodillonol Cammerciol•2
CTC•2) (File No. 2<-005815-
ZA1.

PcTilion al Robert Mccorkle,
on behalf al Speir ProPertv,
LLC, lo zone -6TT acres
loloed on J20 Bush Recd
and jQ2 Bush Raad (PINs
11026 01002c and 11026 01017)
from R•A (Residential Allri-
cullurel ond PDR-sSM
(Planned Development
Reclamalfon Surtace
Mining) lo PO (Planned
Devetopmentl (Fite Na. 24-
0063ll•ZAJ.

Pubnc Comment Allowed:
Anyone whose interest of
Proportv rights may be
affected by the proposed
changes rJIOY OPI>eOr al lhol
ime. may be heard, and
may submit evidence, includ-
ing wrillen comments.

Meeting confJrmgtJon: The
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that vou confirm whether the
petrlan will be an lh agenda
before deporting tor the
scheduled City Council meet-
ing. The scheduled meeting
dole and time ore oravided
In rhe Orsi oorograph of this
notice.

If Yau Connet Attend the
Qty council Mitting:

Anyone who cannot attend
the meeting end whose interest
of property rights mov oe
affected bY lhe P(cn>OSCU
changes moy submfl
evidence including wrillen
comments to :il!!!!::

IJ!o arby
c.ollng 912-651-JIOB. Please
reference the me number
locted on his notice. Wrir-
ren comments become public
record ond ore .sJ1arld With

EXHIBITB

the Mayor and Aldermen prior to the Council meeting.

Materials Available for Public Inspection: Information about these items and related materials may be reviewed on the City's website of <http://90-savannah2.civicplus.com/4sz/A9-m:>

Agenda: Prior to the meeting. If you have any questions, please contact 912-525-3097 or info@savannahga.gov.

Envíe un correo electrónico a planning@savannahga.gov para solicitar esto si/Olivia-cocibon en E?spañol.

SAVANNAH MORNING
NEWS-
SPECIAL NOTICE
COLUMN

Please insert the above notice in the Special Notice Column of the Savannah Morning News:

Wednesday, December 4,
11:11-

EXHIBIT C

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE
CO. tv!PREHENSIVE PLAN 2040 FOR 1001 WHITAKER STREET, 1015
WHITAKER STREET, 120 WEST PARK AVENUE, AND 124 WEST PARK
AVENUE (PINS 20044 25001, 20044 25002, 20044 24002, AND 20044 24003)
FROM TRADITIONAL NEIGHBORHOOD TO TRADITIONAL
COMMERCIAL; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: Amend the Future Land Use Map from Traditional Neighborhood to Traditional Commercial for the properties located at 1001 Whitaker Street (PIN 20044 25001), 1015 Whitaker Street (PIN 20044 25002), 120 West Park Avenue (PIN 20044 24002), and 124 West Park Avenue (PIN 20044 24003) and described as:

(Approximate Representation)

Beginning from a point located at the approximate intersection of the centerlines of Whitaker Street & West Park Avenue, said point being, THE POINT OF BEGINNING

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Thence proceeding in a NE direction along the approximate centerline of Barnard Street for an estimated distance of 152.2 ft. to a point,

Thence proceeding in a SE direction [S 73-17-26 E] along a line for an estimated distance of 184.0 ft. to a point, said point being located along the approximate centerline of Howard Street,

Thence proceeding in a NE direction along the approximate centerline of Howard Street for an estimated distance of 151.8 ft. to a point, said point being located along the approximate intersection of the center line of Howard Street & West Waldburg Street,

Thence proceeding in a SE direction along the approximate centerline of West Waldburg Street for an estimated distance of 172.5 ft. to a point, said point being located along the approximate intersection of the center line of West Waldburg Street & Whitaker Street,

Thence proceeding in a SW direction along the approximate centerline of Whitaker Street for an estimated distance of 300.7 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18th of July 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 4th day of December 2024, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: ___ 9^th ___ day of January 2025.



Van R. Johnson, II
Mayor

ATTEST:



Mark Massey
Clerk of Council



LOCAL1Q

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Zarina Davis
ATTN: BIANCA BISSEITE
City Of Savannah
Po Box 1027

Savannah GA 31402-1027

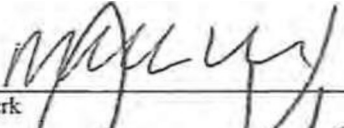
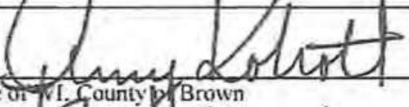
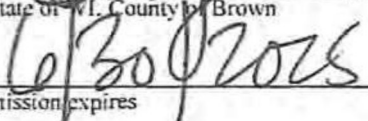
STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

12/04/2024

and that the fees charged are legal.

Sworn to and subscribed before on 12/04/2024


Legal Clerk

Notary, State of WI. County of Brown

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PO#:		

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AMY KOKOTT
Notary Public
State of Wisconsin

...PUBLIC NOTICE...

Notice is hereby given that the Mayor and Aldermen of the City of Savannah, Georgia, at their regular meeting of Council, will convene a public hearing regarding text amendments to the Zoning Ordinance, Zoning Map (re-zoning or rezoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, December 19, 2020, at 2:00 p.m. in the Whitney Administrative Complex (Board of Education Meeting Chambers), 200 Louisa Avenue, Board Room 5011 in Savannah, GA.

A Petition of Jeff Jepson, on behalf of Seocrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Gordo, for a Future Land Use Map (FLUM) Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 120 West Park Avenue (PINS 20044 25001, 20044 25002, 20044 24002, and 20044 24003) to Change the FLUM designation from Traditional Neighborhood to Traditional Commercial (File No. 24-005816-ZA).

A Petition of Jeff Jepson, on behalf of Seocrest Seven, LLC, 1015 Whitaker Street, LLC, and Portfolio Holdings, LLC, with agent Michael Gordo, for Zoning Map Amendment for 0.97 acres located at 1001 Whitaker Street, 1015 Whitaker Street, 120 West Park Avenue, and 120 West Park Avenue (PINS 20044 25001, 20044 25002, 20044 24002, and 20044 24003) to Change the FLUM designation from Traditional Neighborhood to Traditional Commercial-2 (TC-2) (File No. 24-005816-ZA).

Petition of Robert McCorkle on behalf of Speer Property, LLC, to zone 0.67 acres located at 420 Bush Road and 302 Bush Road (PINS 11026 01002C and 11026 01017) from R-A (Residential Agriculture) and PDR-SM (Planned Development Reclamation Surface Mining) to PO (Planned Development) (File No. 24-006311-ZA).

Public Comment Allowed:

Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Meeting Confirmation:

The petitioner may withdraw or request continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

If You Cannot Attend the City Council Meeting:

Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to the Petitioner.

ni09Ssqvam101:ts:n.Q.!!! or by calling 912 521-1108. Please reference the file number located on this notice. Written comments become Public Record and are shared with

the Mayor and Aldermen prior to the Council meeting. Materials Avoided for Public Information in or material about these items and related materials may be reviewed on the City's website at <http://www.cityofsavannah.org> or by calling 912-525-3097 or P111n: S. Giovanni 110, a.g. *nv, e un correo electrónico o p/onn/ngllsovonnohgo.go para solicitar esta notificación en /:spoffol,*

SAVANNAH MORNING NEWS- SPECIAL NOTICE COLUMN
Please Insert the above notice in the Special Notice Column of the Savannah Morning News:
Wednesday, December 1, 2011.

EXHIBIT D



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: November 19, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Jeff Jepson

Agent: Michael Garcia

Address: 1001 and 1015 Whitaker Street, and 120 and 124 West Park Street

Alderman: District -2- Detric Leggett

County Commission: District- 2- Malinda Scott Hodge

Property Identification Number: 20044- 25001, 25002, 24003, 24002

Petition File No.: 24-005815-ZA

MPC ACTION:

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, the Planning Commission recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the IN-1 zoning district and only in accordance with all applicable supplemental use standards.

MPC STAFF RECOMMENDATION:

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, MPC Staff recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the IN-1 zoning district and only in accordance with all applicable supplemental use standards.

EXHIBIT D

MEMBERS PRESENT: 8

Michael Kaigler
Dwayne Stephens
Coren Ross
Tom Woiwode
Laureen Boles
Amanda Wil on
Karen Jarrett- Chairwoman
Joseph Ervin



PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(7-0)

APPROVAL Votes: 7	DENIAL Votes:	ABSENT	Abstain	Recused	Online
Jarrett Boles Woiwod Ervin Wilson Kaigler Melder		Welch Notrica Amick Coles Ros Plunk			Stephens

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

EXHIBITD



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

Council Report

To: City Council
From: Planning Commission
Date: November 19, 2024
Subject: Zoning Map Amendment

Applicant/Agent: Jeff Jepson, Evans General Contractors

Michael Garcia, LS3P Associates, Ltd.

Address: 1001 and 1015 Whitaker Street, and 120, 124 West Park Street

PIN: 20044-25001, 20044-25002, 20044-240031 and 20044-24002

Alderman District: 2 - Alderman Detric Leggett

Chatham County Commission District: 2 - Malinda Scott Hodge

Request: Rezone from TN-1 (Traditional Neighborhood-1) to TC-2

(Traditional Commercial-2)

File Number: 24-005815-ZA

Request

The Petitioner requests amendment of the Zoning Map from *Traditional Neighborhood-1 (TN-1)* to *Traditional Commercial-2 (TC-2)* in association with a proposed office building and retail use with accessory underground parking facility. The request is contingent upon approval of a concurrent request to amend the FLUM for 'Traditional Commercial' use (24-005816-ZA-FLUM). **Only the rezoning of the subject parcels is under consideration at present.** Variances to development standards of the requested zoning district cannot be considered until a decision is made for the rezoning by City Council.

The amendment is requested to enable utilization of four existing parcels to construct 3 office buildings with an underground parking facility that is intended to serve both the proposed structures and the general public for off-street parking needs in the vicinity of Historic Forsyth Park.

EXHIBITD

2

EXHIBITD



Facts and Findings

Site

The four subject parcels consist of approximately 0.966 acres (42,114 square feet) in total across two blocks. The development will effectuate the recombination of two parcels fronting Whitaker Street, which will result in *parcel 1* having 236 feet of frontage with 113 feet in depth (26,668 square feet). The remaining two parcels fronting West Park Avenue will be recombined (*parcel 2*) resulting in a parcel 118 feet wide by 130.9 feet deep (15,446 square feet).

Existing Zoning and Development Pattern

The subject parcel is currently zoned TN-1 (Traditional Neighborhood-1). This zoning district permits the development of the full spectrum of residential uses up to office and neighborhood-scale commercial uses.

Location	Land Use	Existing Zoning
North	Dwellings	TN-1
South	Dwellings, Commercial (Office, Fitness Studio)	TN-1
East	Parks and Recreation (Forsyth Park}	C-P
West	Dwellings	TN-1

Each of the subject parcels presently contains principal use nonresidential structures: two mid-century office buildings and a mortuary formed from the merging of two historic residences. According to the District Resource Map, none of the structures in question were designated as 'contributing' to the character of the District. Demolition of all three structures is proposed contingent upon approval of a COA for the proposed office building. The structures to be demolished are not characteristic of the District's period of significance, neither are they conforming with regard to the current development standards of the District, which were adopted well after their construction.

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

The Petitioner has presented the concept both at a general meeting of the Victorian Neighborhood Association (VNA) and with its leadership at critical intervals in the project's development. Several meetings were held with leadership of the Historic Savannah Foundation, the Downtown Neighborhood Association, and other concerned residents and neighborhood groups.

Impact and Suitability

Public Services and Facilities

The proposed developments would be served by City water, sewer and stormwater systems. Preliminary discussions have taken place with all plan reviewing departments to discuss potential on and off-site infrastructure improvements. The Plan must ultimately receive site plan approval of all departments following any zoning-related approvals by City Council and the MPC.

Comprehensive Land Use Plan Element

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect Traditional Commercial use on the subject parcel. At the time of the request, the parcel was designated for Traditional Neighborhood Character. As the name suggests, this Character Area would permit rezoning only to a Traditional Neighborhood (TN) zoning district. Traditional Commercial is described as 'Business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.' Staff supports the FLUM amendment as the parcel is on a major thoroughfare, and in proximity of other parcels already functioning in a principally commercial capacity.

The proposal would not introduce new or inconsistent principal uses but would introduce structures larger in scale and increased in intensity. The requested amendment is arguably more akin to a correction of the future land use map to reflect uses already in place for several decades than introduction of something wholly new. The requested FLUM designation more closely represents the Plan 2040 Character Area designation of existing and proposed uses of the arterial-fronting site.

Existing Zoning District

- Intent of the TN Zoning District: The Traditional Neighborhood ("TN-") districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. *Residential uses are the foundation of the TN- districts*, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. The TN- districts are listed below.
- Allowed Uses: The uses allowed in the zoning district appear in the attached chart.
- Development Standards: The development standards of the TN-1 zoning district appear in the attached chart.

5.12.5 Development Standards for Permitted Uses

Development in any TN- district shall meet the development standards; however,

5.12.5 Development Standards for Permitted Uses			
Standards	TN-1	TN-2	TN-3
Lot Dimensions (min)			
Single-family Detached			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
Single-family Attached			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (side-by-side)			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (over-under)			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Three-Four Family and Apartments			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Townhomes			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
Upper Story Residential			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
Nonresidential			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500

Bulfinch Setback (ft)

See Table 5.12.5

Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max)	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

Proposed Zoning District

- Intent of the TC-2 Zoning District: The Traditional Commercial (TC) districts support mixed-use, commercially oriented development in areas dating from the 19th and early 20th centuries, emphasizing a "Main Street" character with pedestrian-friendly design and historic continuity. These districts, often adjacent to Traditional Neighborhood (TN) and Traditional Residential (TR) zones, foster sustainable neighborhoods with convenient local commercial access. The TC districts vary in intensity, with TC-1 being the least intense and TC-2 the most, aimed at supporting vibrant, historically patterned commercial corridors in historic neighborhoods, especially those from Savannah's streetcar and early automobile periods.
- Allowed Uses: The uses allowed in the TC-2 zoning district appear in the attached chart.
- Development Standards: The development standards of the TC-2 zoning district appear in the attached chart.

5.IS.5 Development S-1.1ndard1 for l'erm ed U-

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LOw dth p.e	1	0.000000	11
Lot a.rh oe,un.i (so fil	1	0.000000	1500
LO" jdwil	1	0.000000	10
LOttUM""un-ttl<1 tt,	1	0.000000	450
Lat 4th 101	1	0.000000	1100
LOt hH Or wn.f.g fl	1	0.000000	150
L.Owlns.ie.unittf.)	1	0.000000	11
Lo.lt *CM""wn.tJC fi	1	0.000000	1111
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Front yard	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)
For blocks with contributing structures*		
Front yard	Avg of block face	A.11 of o.o.c. face
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face
Rear yard	10 (+/- uni)	10 (min)

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Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *The anticipated use intensity at this location is more consistent with the requested zoning district than the present. The "traditional" character areas (and associated zoning districts) are closely related by design and cumulative in nature, with each higher classification representing a slight increase in density and/or use intensity. Regardless of the use the intent of the District is that development be compact and walkable in its form, contributing to the relatively dense, historic urban context in which it is situated.*

As the intended use of the site is known, restriction of uses permissible in the requested district deemed inappropriate as well as restrictions on issuance of permits for redevelopment may be reasonable considerations in conditioning approval of the requested rezoning.

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: *While dated, the Parking Matters study conducted in 2016 offers valuable recommendations related to the strategic development of public parking assets in key redevelopment areas. The Victorian and Mid-City districts contain several parcels that are 1) already approved for new development, 2) presently developed as noncontributing structures, or 3) vacant, which will introduce significant new developments requiring off-street parking for which provision has not yet been made. The location of the proposed asset within this general area could be seen as consistent with the findings of this study.*

Serious consideration should be given to implementation of other associated Study recommendations such as the adjustment of parking pricing policies and strategic expansion of mobility options. Extension of fixed-route circulator services, in particular, along with thoughtful planning for accessibility of key neighborhood activity centers could encourage parking garage use among visitors, stabilizing circulation through the City's growing urbanized neighborhoods.

3-1 Plan for urban parking garage expansion to supply through coordination with development and land use planning

• Identify areas of development potential. The Parking Matters study regioned the city into the Urban Street View (USV) District and an area east of 4th Street known as the South of 4th District. These potential development areas are identified with a general assessment of development potential and their parking needs.

• Develop small area plans. The City of Memphis should develop master plans for potential development areas for further understanding appropriate development scale and potential uses for large facilities such as parking structures and opportunity for connecting these areas to other parts of downtown with transportation options.

• Determine financial feasibility of structures. The City should perform due diligence studies on potential sites to determine market feasibility and efficiency of structures, and should cover the costs of these studies. The City should also consider the potential for private development in parking structures, particularly in areas where the City is already providing parking. The City should also consider the potential for private development in parking structures, particularly in areas where the City is already providing parking.

Planning Time Frame	Long Term (3-5 Years)
Target Time Frame	Determined as needed or based on opportunity
Up Front Cost	No cost to adoption of policy; structure costs based on garage location and determined need
Service Costs	Based on garage location and determined need
Primary Operator	HPC
Strategic or Unstrategic	Home
Location	3.4.3.3 (Downtown) 3.4.3.4 (South of 4th)
Additional Actions	Ongoing evaluation with affected stakeholders and organizations

planning to address demand and potential availability in major downtown, regional and suburban locations.



The map shows the proposed parking structures and transit lines. The Broughton Line is shown in green, the Liberty Line in yellow, and the Park Line in red. The proposed parking structures are shown in blue. The map also shows the location of the proposed parking structures, including the one at the intersection of 4th and Main Streets.

Excerpts from 2016 Parking Matters study

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: The request is not likely to adversely affect existing use or usability of adjacent properties. Given that the site is arterial fronting on a corner, use intensification at this particular location is consistent with the intent of the existing and proposed zoning districts and the intent of the policies of the Comprehensive Plan.

5.12.8 Additional Requirements Applicable to the Tridltfotl Neighborhood Districts

a. All TN- Districts

- Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.
- Hours of operation for commercial uses shall be limited to:
 - 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
 - 6:00 a.m. until 11:00 p.m., Friday and Saturday.
- Drive-through service is not permitted.
- Accessory structures with a roof must be located in the rear yard.
- Principal use dwellings shall be a minimum of 450 square feet.
- On interior lots, permitted nonresidential uses are allowed only on the ground floor.

b. TN- District

- Nonresidential uses shall be located on a corner lot and abut a street that is classified as a collector or greater.
- lots of record existing as of the Effective Date of this Ordinance, shall be utilized to determine the extent to which the corner lot provision of this Ordinance shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of non-residential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

'TN' Standards currently favor use intensification on corner lots

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: *The proposed uses are permitted within the present zoning district and office use has been the principal use of the majority of the site for several decades.*

The "traditional" character areas (and associated zoning districts) are closely related by design and cumulative in nature, with each higher classification representing a slight increase in density and/or use intensity. The TC district is often placed adjacent to Traditional Neighborhood (TN) and Traditional Residential (TR) zones to foster sustainable neighborhoods with convenient local commercial access. The present request is made to permit intensification of use consistent with the parcels' location on a corner and adjacent to a high-volume thoroughfare.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: *The request represents a response to the changing and growing nature of the local real estate market. Protective measures are in place to ensure preservation of historic structures; the traditional districts with the Zoning Ordinance permit growth in a form that enhances and extends the existing development pattern, allowing it to be responsive to the evolving needs of the community.*

The proposal also represents the opportunity to secure a parking asset the City has identified as a priority in advance of significant development/redevelopment. Adequacy of underground parking can ensure the continued integrity of the historic development pattern even as the District develops and redevelops.

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: The requested zoning designation more closely represents the *Plan 2040* Character Area designation of existing and proposed uses of the site.

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; though, it should be noted some aspects of the existing structures and configuration are legal nonconforming. The site could reasonably be redeveloped under the development standards of the TN-1 district.*

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 will be available to serve the proposed use. The Developer is aware that satisfaction of all current development standards and approval of all reviewing departments will be required for issuance of site development permits.*

Proximity to a Military Base, Installation or Airport

MPC Comment: *The subject parcel is not within an installation A/GUZ or APZ, nor is it in proximity of an airport.*

Recommendation

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, the Planning Commission recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the TN-1 zoning district and only in accordance with all applicable supplemental use standards.

Note: The above represents MPC Staffs recommendation of approval only for the requested rezoning. Variances to development standards shall only be considered upon a final determination of the requested rezoning by City Council.

5.12.5 Development Standards for Permitted Uses

Development in any TN district shall meet the development standards as set forth below.

Standards		TN-1	TN-2	TN-3
Lot Dimensions (min)				
Single Family Detached				
LOT AREA (sq. ft.)	2,100	3,000	—	—
LOT WIDTH (ft.)	30	30	—	—
Single Family Attached				
LOT AREA PER UNIT (sq. ft.)	1,375	1,750	—	—
LOT WIDTH PER UNIT (ft.)	25	20	—	—
Three Family (Side-by-Side)				
LOT AREA PER UNIT (sq. ft.)	1,375	1,750	—	—
LOT WIDTH PER UNIT (ft.)	25	20	—	—
Two-Family (Over-under)				
LOT AREA PER UNIT (sq. ft.)	1,050	1,750	—	—
LOT WIDTH (ft.)	30	30	—	—
Three-Four Family and Apartments				
LOT AREA PER UNIT (sq. ft.)	1,050	1,750	—	—
LOT WIDTH (ft.)	30	30	—	—
Townhomes				
LOT AREA PER UNIT (sq. ft.)	1,050	1,750	—	—
LOT WIDTH PER UNIT (ft.)	18	18	—	—
Upper Story Residential				
LOT AREA PER UNIT (sq. ft.)	No min.	No min.	No min.	No min.
LOT WIDTH PER UNIT (ft.)	No min.	No min.	No min.	No min.
Nonresidential				
LOT AREA (sq. ft.)	—	—	—	—
LOT WIDTH (ft.)	20	20	20	20
Building				
Building Coverage (max)	60%	60%	60%	60%
Building Frontage (min)	75%	75%	75%	75%
Nonresidential Building Footprint (max sq. ft.)	2,500	2,500 [1]	2,500	2,500
Building Setbacks (ft.)				
For blocks without contributing structures*				
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)	0 (min); 5 (max)
Side yard (interior)	5 (min)	5 (min)	5 (min)	5 (min)
Side yard (corner)	5 (min)	5 (min)	5 (min)	5 (min)
Rear yard [2]	10 (min)	20 (min)	20 (min)	20 (min)
For blocks with contributing structures*				
Front yard	Avg of block face	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	5 (min)	5 (min)	5 (min)	5 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	20 (min)	20 (min)	20 (min)	20 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Height (max)	Avg of block face, not to exceed 40 ft. if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft	See
Accessory Structure Setbacks	See	See	See	See

5.13.5 Development Standards for Permitted Uses

Development in any TC district shall meet the development standards as set forth below.

Standards		TC-1	TC-2
Lot Dimensions (min)			
Single Family Detached			
LOT AREA (sq. ft.)	3,000	3,000	3,000
LOT WIDTH (ft.)	30	30	30
Single Family Attached & Two-Family (Side-by-Side)			
LOT AREA PER UNIT (sq. ft.)	1,450	1,450	1,200
LOT WIDTH PER UNIT (ft.)	18	18	18
Two-Family (Over-under)			
LOT AREA PER UNIT (sq. ft.)	1,300	1,300	1,000
LOT WIDTH (ft.)	30	30	30
Three- & Four-Family			
LOT AREA PER UNIT (sq. ft.)	1,450	1,450	1,200
LOT WIDTH PER UNIT (ft.)	18	18	18
Upper Story Residential			
LOT AREA PER UNIT (sq. ft.)	No min.	No min.	No min.
LOT WIDTH PER UNIT (ft.)	No min.	No min.	No min.
Apartment			
LOT AREA PER UNIT (sq. ft.)	435	435	435
LOT WIDTH (ft.)	30	30	30
Nonresidential			
LOT AREA (sq. ft.)	—	—	—
LOT WIDTH (ft.)	20	20	20
Building			
Building Coverage (max)	—	—	—
Building Frontage (min)	75%	75%	75%
Building Footprint (max sq. ft.) [1]	5,500	5,500	10,000
Building Setbacks (ft.)			
For blocks without contributing structures*			
Front yard	5 (max)	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)	10 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior) [2]	10 (min)	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard	10 (min)	10 (min)	10 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See	See	See

EXHIBIT E



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

M E M O R A N D U M

DATE: November 19, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Future Land Use Map Amendment

PETITION REFERENCED:

Petitioner: Jeff Jepson

Agent: Michael Garcia

Address: 1001 and 1015 Whitaker Street, and 120 and 124 West Park Street

Alderman: District - 2 - Detric Leggett

County Commission: District - 2- Malinda Scott Hodge

Property Identification Number: 20044- 25001, 25002, 24003, 24002

Petition File No.: 24-005816-ZA

MPC ACTION:

The Planning Commission recommends **approval** of a Future Land Use Map amendment from Traditional Neighborhood to Traditional Commercial, consistent with long standing uses on the subject parcels and adjacency to a minor arterial.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of a Future Land Use Map amendment from Traditional Neighborhood to Traditional Commercial, consistent with long standing uses on the subject parcels and adjacency to a minor arterial.

EXHIBITE

MEMBERS PRESENT: 8

Michael Kaigler
Dwayne Stephens
Coren Ross
Tom Woiwode
Laureen Boles
Amanda Wilson
Karen Jarrett - Chairwoman
Joseph Ervin



PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(7-0)

APPROVAL Votes: 7	DENIAL Votes:	ABSENT	Abstain	Recused	Online
Jarrett Boles Woiwode Ervin Wilson Kaigler Melder		Welch Notrica Amick Coles Ross Plunk			Stephens

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 Planning and Urban Design

EXHIBITE



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

¹¹*Planning the Future, Respecting the Past*

Council Report

To: City Council
From: The Planning Commission
Date: November 19, 2024
Subject: Comprehensive Plan - Future Land Use Map Amendment

Applicant/Agent: Jeff Jepson, Evans General Contractors

Michael Garcia, LS3P Associates, Ltd.

Address: 1001 and 1015 Whitaker Street. and 120 and 124 West Park Street

PIN's: 20044-25001, 25002, 24003, 24002

Site Area: 0.97 acres

Aldermanic District: 2 - Detric Leggett

Chatham County Commission District: 2 - Malinda Scott Hodge

File Number: 24-005816-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map from *Traditional Neighborhood* to *Traditional Commercial* in association with a proposed office building and underground parking facility. The request is made concurrently with a request to rezone the subject property.

Background:

The amendment is requested in connection with a proposed development that will utilize four parcels to construct 3 office buildings with an accessory underground parking facility that is intended to serve both the proposed structures and the general public for off-street parking needs in the vicinity of Historic Forsyth Park.

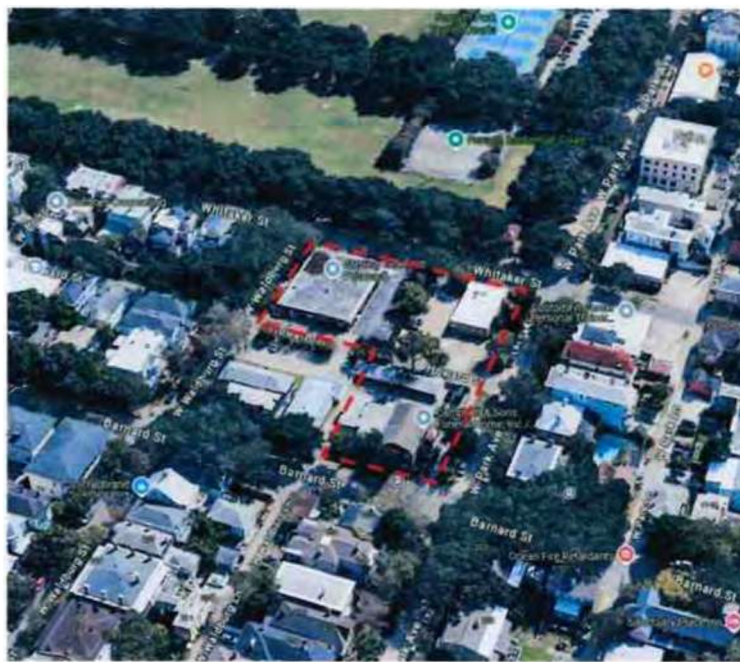
On [ch 28 202](#) Savannah's City Council endorsed a development agreement with *Forsyth Park Commons, LLC* for an underground public parking garage. Per the agreement, the partnership would result in the construction of a 2-story underground parking garage with 450 spaces to support the estimated 115,000 square foot office use. One hundred of the spaces are

EXHIBITE

to be made available to the public during business hours and all spaces made available to the public after business hours and on the weekend.




Future Land Use Map




Subject Parcels

URBAN CORE

The Urban Core character area contains the local and National Register Victorian and Streetcar Historic Districts, as well as the Eastside neighborhoods in the city of Savannah. This area is characterized by a mix of detached and attached buildings, and Urban Core architecture includes sidewalk network, building heights, and building footprints. In Downtown, building heights are more widely available, and future development should maintain the character of the area and be compatible with the surrounding community. The Urban Core should be a mix of detached and attached buildings, and Urban Core architecture includes sidewalk network, building heights, and building footprints. In Downtown, building heights are more widely available, and future development should maintain the character of the area and be compatible with the surrounding community.



NEIGHBORHOOD	AaYUSU	Attached & detached Residential, Multi-Family
SICODISTRICT	OAHYUSIS	Commercial, mixed-use, civic & institutional, short-term rental
DENSITY		Medium-high; 6-20 units per acre
TRANSPORTATION		Interconnected street grid, multi-modal transportation
INFRASTRUCTURE		Local roads, collector, arterial, expressway
PAVING		On-street, off-street, limited surface, private driveways
UTILITIES		Supported by existing municipal utilities
OPEN SPACE		Municipal parks, squares, cemeteries, waterfront



'Urban Core' - Plan 2040 Character Area Designation of the Subject Properties

Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. NewZO requires a Future Land Use designation of 'Traditional Commercial' for property to be rezoned to a Traditional Commercial (1 or 2) zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

MPC Comment: The Future Land Use map presently designates the subject parcels for 'Traditional Neighborhood' use. By definition, these include *"Residential areas in close proximity to downtown or in outlying historically settled areas. This category includes non-residential uses that are compatible with the residential character of neighborhoods."*

The requested 'Traditional Commercial' designation is intended for *"Business areas in close proximity to downtown or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on-street parking, and multi-tenant retail."*

Each of the subject parcels presently contains principal use nonresidential structures: two mid-century office buildings and a mortuary formed from the merging of two historic residences. According to the [District Resource Map](#), none of the structures in question were designated as 'contributing' to the character of the District. Demolition of all three structures is proposed contingent upon approval of a COA for the proposed office building. The structures to be demolished are not characteristic of the District's period of significance, neither are they conforming with regard to the current development standards of the District, which were adopted well after their construction.

The proposal would not introduce new or inconsistent principal uses but would introduce structures larger in scale and increased in intensity. Existing offices range in size from approximately 2,800 square feet in gross area to approximately 8,000 square feet. Proposed are structures closer to 10,000 square feet in floor area with multiple stories. Aside from the specific development proposed, however, it should be noted that the requested amendment is arguably more akin to a correction of the future land use map to reflect uses in place for several decades than introduction of something wholly new. The requested FLUM designation more closely represents the *Plan 2040* Character Area designation of existing and proposed uses of the arterial-fronting site.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

MPC Comment: The requested 'Traditional Commercial' FLUM designation more closely represents the *Plan 2040* Character Area designation of the site as well as the nature of its current and future uses.

The "Traditional" character areas (and associated zoning districts) are closely related by design and cumulative in nature, with each higher classification representing a slight increase in density or use intensity. Regardless of the use the intent of the District is that development be compact and walkable in its form, contributing to the relatively dense, historic urban context in which it is situated.

The specifically proposed development seeks to enhance District character through restoration of the traditional development pattern where it has been lost and construction of architecturally significant structures on the subject parcels.

- Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

MPC Comment: The "[Parkina Matters](#)" study, conducted in 2015 and 2016 by CORE MPO and the City of Savannah, addresses parking challenges in downtown and other dense areas. The report proposes strategies to improve parking and mobility, such as encouraging a "park once" behavior to reduce auto trips and parking demand. The report also recommends the creation of small area plans to facilitate the strategic establishment of new structures in redevelopment areas likely to experience significant future parking demand.

- Plan for future parking garages and extensions to supply through coordination with development and land use planning

Identify areas of development potential. The Parking Matters study reported how of these, the historic district, West River Street district and all areas east of East Broad Street and south of Liberty Street. Other potential development areas should be identified with a general assessment of development potential and land use planning.

Develop small area plans. The City will develop small area plans for general development, including appropriate development scale and potential, with the larger policies such as parking structures and mobility. Connecting these areas to other parts of downtown and transportation plans.

Determine financial feasibility of structures. MPC should perform due diligence studies on potential sites to determine overall feasibility and efficiency of structures, and identify goals for these areas. To be able to begin the process of development, the study should also include a general assessment of the area's ability to support parking development, especially through changes to zoning and development regulations defined further in this section, but also to continue to increase public parking supply for the greater downtown area. These areas might be remotely located relative to high-demand locations, though when connected to downtown with a larger system of mobility options they are natural candidates for future

IMPLEMENTATION GUIDANCE	
Priority	1-1, High
Target Year	Determined as needed or based on opportunity
Target Area	No cost to adoption of policy; structure costs based on garage location and determined need
Target Users	Based on garage location and determined need
Target Agencies	MPC
Strategy to be implemented, and by beginning	None
Notes/Recommendations	3.0, 3.3 (Zoning changes), 3.5 (Development plan)
Action/Activity	Ongoing evaluation with affected stakeholders and organizations

provide parking to absorb demand and preserve availability in higher-demand, higher-priority locations.



Recommended service uses the same number of vehicles per hour and stops as a network of similar-based routes, with suggested routes identified in the diagram above. These routes would allow riders to reach a stop in either direction of a route's trip segment with a walk of no more than five minutes, and current route segments divided above to 15-minute frequencies for the same operating cost as current shuttle service, leading to an overall zero-cost addition of passenger with time. Riders use transfer stops between routes. More detailed route planning will be necessary to identify particular alignments, turn restrictions and other operating factors.

Additionally, the [Forsyth Park Master Plan](#), while intended to be a guide, contemplates additions and modifications to the Park which could benefit from the provision of additional parking in close proximity.



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4. Written comments, evidence, and testimony of the public.

MPC Comment: MPC Staff has received mixed feedback regarding the proposal, with greater acceptance of the present iteration than the previous concept. The Petitioner's consideration of and response to community concerns resulted in an initial withdrawal to permit creation of the modified concept for the FLUM and rezoning requests presently under consideration.

Public comments have included concern for: an incompatible scale of development, impacts to the structural integrity of historic homes in the vicinity during construction, destruction of mature trees, increased traffic on Howard Street, and the omission of archaeological study of the site.

Staff has received written opposition to the project, favoring maintenance of the more so aspirational 'Traditional Neighborhood' designation the site presently carries.

Recommendation

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial, consistent with long standing uses on the subject parcels and adjacency to a minor arterial.

EXHIBIT F

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of this 28th day of March, 2024, by and between **FORSYTH COMMONS HOLDINGS, LLC**, a Georgia limited liability company ("Forsyth"); **SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY**, a public corporation of the State of Georgia ("SEDA"); and **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**, a municipal corporation existing under the laws of the State of Georgia ("City"). Forsyth, SEDA and City are hereinafter collectively referred to as "Parties" and individually as "Party."

WITNESSETH:

WHEREAS, Forsyth is or will be the owner of six (6) parcels of real estate located in the corporate limits of the City of Savannah adjacent to Forsyth Park and identified by the Chatham County Tax Commissioner as PINs: 20044 25001, 20044 25002, 20044 24001, 20044 24002, 20044 24003, and 20044 24008, and being more specifically described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Forsyth desires to develop the Property for commercial and office purposes, including a three (3) story subsurface parking garage and office buildings (the "Project");

WHEREAS, City desires to create public parking adjacent to Forsyth Park;

WHEREAS, in order to facilitate the Project, Forsyth shall convey the Property to SEDA and Forsyth shall demolish the existing structures on the Property and construct on the Property, subject to certain conditions set forth herein, a three (3) level subsurface parking garage for City (the "Parking Garage"), and two or more office buildings to be constructed above the Parking Garage (the "Office Buildings"), and as part of the Project Forsyth shall construct public restrooms at Forsyth Park (the "Public Restrooms").

WHEREAS, SEDA will enter into an intergovernmental agreement with City pursuant to which SEDA will issue a series of bonds ("Bonds"), at the request of City, in the approximate principal amount of Thirty-One Million Three Hundred Fifty Thousand and No Dollars (\$31,350,000.00), for the construction of the Parking Garage and the Public Restrooms, including capitalized interest and bond financing and closing costs;

WHEREAS, upon completion of the Parking Garage and the Office Buildings, SEDA shall lease the Parking Garage to City and the Office Buildings to Forsyth;

WHEREAS, the Project will serve as a gateway entrance to City's Historic District and Forsyth Park and City believes that the proposed development of the Property, together with the benefits to be derived from the Parking Garage and the Public Restrooms, will be in the best interests of the citizens of City; and

WHEREAS, Forsyth, SEDA and City now desire to set forth the proposed development of the Property in greater detail and have agreed to enter into this Development Agreement to evidence such understandings, agreements and commitments.

NOW, THEREFORE, for and in consideration of the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of the Recitals. The recitals of this Agreement are incorporated herein as if fully set out below.

2. Project. The Property is located south of the Historic District and is generally bounded by Barnard Street to the west, Whitaker Street to the east, West Waldburg Street to the north, and West Park Avenue to the south. Upon the issuance of the Bonds Forsyth will convey the Property to SEDA by Quitclaim Deed (the "Property Deed"), and SEDA and Forsyth shall develop the Property pursuant to applicable laws governing properties located in the Victorian District of the City of Savannah. The Property is currently fully developed as commercial offices. The proposed development will include the demolition by Forsyth of existing structures on the Property, the construction by Forsyth of the Parking Garage in the subterranean portion of the Property, as more particularly described in Exhibit B attached hereto and incorporated herein by reference, and the construction by Forsyth of two or more office buildings on the Property above the Parking Garage on either side of Howard Street (the "Office Buildings"). To the extent that the subsurface construction of the Parking Garage is built under Howard Street or encroaches into Whitaker Street, West Waldburg Street or West Park Avenue, City shall, at no additional cost or expense, grant certain easements and/or encroachment permits under these rights-of-way in order to allow for the construction of the Parking Garage; provided that such improvements do not materially interfere with City infrastructure that serves the general public. The property is located in a FEMA Flood Zone X and it is anticipated that the post re-development storm run-off will be equal to the pre-development run-off, i.e., no additional burden to existing storm infrastructure. City and Forsyth agree to work together to improve stormwater design where practicable, provided that Forsyth shall be required to pay the cost of any stormwater improvements that are required as a result of the construction of the Office Buildings. In addition, as part of the Project, Forsyth will design and construct the Public Restrooms, provided that the location and design thereof shall be subject to City approval.

3. Bond Authorization. City hereby agrees to enter into the Intergovernmental Agreement and authorizes the City Manager of City ("City Manager") to negotiate and execute the final terms of the Intergovernmental Agreement on behalf of City. The Bonds will be secured under the provisions of the Intergovernmental Agreement, which shall provide for payment by City of the amounts sufficient to pay the principal of and interest to become due on the Bonds, subject to the following terms and conditions: (i) the Bonds will constitute a limited or special obligation of SEDA and will be payable solely from the revenues pledged to the payment thereof under the Intergovernmental Agreement; (ii) the Bonds will be issued in the aggregate principal amount not to exceed Thirty-One Million Three Hundred Fifty Thousand and No Dollars (\$31,350,000.00); (iii) the Bonds will bear an effective interest rate not to exceed six percent (6.00%) per annum; (iv) the Bonds will amortize over a period of thirty (30) years after the issuance of the Bonds with a maturity date of thirty (30) years after the issuance of the Bonds (the "Bond Maturity Date"); (v) the debt service schedule for the Bonds will provide for the payment of interest only for the first two (2) years of the Bonds; and (vi) the proceeds of the Bonds will be used exclusively for the design and construction of the Parking Garage, including but not limited

to improvements of adjacent public rights-of-way, and for the payment of capitalized interest and bond financing and closing costs.

4. Funding. The construction and development of the Parking Garage will be funded by SEDA on a "progress draw" basis with the net proceeds of the Bonds. City hereby agrees to enter into a construction funding agreement with Forsyth pursuant to which the proceeds of the Bonds shall be made available to Forsyth (subject to the terms set forth in said construction funding agreement) to fund the construction of the Parking Garage. As security for the Bonds, Forsyth shall provide a completion guaranty for the Parking Garage in favor of SEDA and City. In addition, to the extent that any further collateral or security is required by the construction lender, SEDA shall, upon the request of Forsyth, grant a deed to secure debt on the Property in favor of the construction lender (the "Security Deed"). SEDA, City, Forsyth and the construction lender shall enter into a mutually acceptable funding agreement and/or intercreditor agreement to establish the priorities and rights relating to the Security Deed and the interests of SEDA, City and Forsyth.

5. Condominium Declaration and Leases. Upon completion of the construction of the Parking Garage and the Office Buildings, SEDA shall record a condominium declaration ("Declaration") to create and establish a condominium unit consisting of the Parking Garage (the "Parking Garage Condo Unit") and two condominium unit consisting of the Office Buildings (the "Office Building Condo Units"), as more particularly shown and described on that certain Concept Plan prepared for Forsyth and attached hereto as Exhibit C. The Parties acknowledge that the Project could consist of more than two (2) buildings based upon further reviews and approvals required from City; however, the Parties agree that each building will become a separate condominium unit as defined in the Declaration and shall be considered one of the Office Building Condo Units. The Security Deed shall provide that the construction lender shall release the Parking Garage Condo Unit from the Security Deed in exchange for a new leasehold security deed granted SEDA on the Office Building Condo Units. The Declaration shall address each unit owner's responsibility with respect to operations, insurance, access and maintenance of the respective units within Project, including identifying certain portions of the Project as common elements and limited common elements. Forsyth shall provide SEDA and City with a draft of the proposed Condominium Declaration for City's review and approval prior to commencement of construction of the Parking Garage.

Upon completion of the Parking Garage and the Office Building, SEDA will lease the Parking Garage to City (the "City Lease") and the Office Buildings to Forsyth (the "Forsyth Lease"). The term of the leases shall expire upon the Maturity Date (the "Lease Expiration Date"), the rent paid by City under the City Lease shall be nominal (\$1.00/year), and the rent paid by Forsyth under the Forsyth Lease shall be satisfied by its payment of the PILOT Payments (described below in Section 9). Upon the Lease Expiration Date, SEDA will convey the Parking Garage to City for a nominal sum (\$10.00) and will convey the Office Buildings to Forsyth for a nominal sum (\$10.00), and the Property Deed (described above in Section 2) will recite these reconveyance obligations of SEDA. Upon the Lease Expiration Date, the PILOT Payments shall terminate, provided that Forsyth shall remain responsible for any accrued and unpaid PILOT Payments.

Contemporaneously with the execution of the City Lease and the Forsyth Lease, City will enter into a parking lease with Forsyth (as more particularly described below in Section 8) in order to facilitate the development and marketing of the Parking Garage.

6. Parking Garage Construction Agreement. SEDA and City shall enter into the Parking Garage Construction Agreement with Forsyth Parking Garage Manager, LLC ("Forsyth Parking"), an affiliate of Forsyth, to act as its construction manager for the Parking Garage, and such agreement shall provide for the construction of the Parking Garage for a maximum guaranteed price approved by City pursuant to a sole source designation by City and in accordance with plans and specifications approved by SEDA and City, and which shall further provide: (i) that Forsyth Parking shall enter into a construction contract with Evans General Contractors, LLC ("Evans") for the construction of the Parking Garage; (ii) that Forsyth Parking shall monitor the progress of said construction; (iii) that Forsyth Parking shall review and present requests for progress payments to SEDA and City on a "progress draw" basis; and (iv) for such other terms and provisions as reasonably requested by SEDA or City. In the event that Forsyth Parking requests that SEDA and City approve an amendment to the maximum guaranteed price set forth in the proposed Parking Garage Construction Agreement as a result of Unforeseen Conditions, Force Majeure, a change in market conditions (as validated by Means Guide to Construction Costs), or special conditions required by SEDA or City that would constitute a change in the scope of work of said construction contract, the Parties shall negotiate such amendment in good faith.

7. Parking Garage Management. Upon completion of the Parking Garage and the issuance by City of a certificate of occupancy therefor, City shall maintain the Parking Garage in a professional manner and condition and provide or cause to be provided all services and shall make or cause to be made all repairs, to the Parking Garage, including without limitation, repair and maintenance services, trash removal, supplies, lighting, and any other services reasonably necessary to maintain and operate the Parking Garage.

8. Parking Garage Lease. City and Forsyth shall enter into a master lease agreement which shall grant Forsyth (and its successors and assigns) the right from time to time to lease parking spaces in the Parking Garage; provided, however, City and Forsyth acknowledge and agree that the leased parking spaces may include (i) assigned or reserved parking spaces; (ii) assigned or reserved hours of parking; and (iii) permanent or perpetual rights to parking spaces that will be assignable or transferable with the sale or lease of certain parcels or development pad sites within the Project. All leases will include rates and terms that are in accordance with applicable City ordinances and policies. The Parties anticipate that the master lease agreement will provide for a total of 300 parking spaces to be available to nearby office and retail establishments and to tenants of improvements to be constructed in the future on the Property; provided, however, the Parties acknowledge and agree that not less than 300 parking spaces shall be made available to the general public from 6:00 p.m. to 8:00 a.m., Monday through Friday, and available to the general public on weekends from 6:00 p.m. Friday to 8:00 a.m. Monday.

9. PILOT Revenue. Until the later of the Bond Maturity Date and the date that SEDA has conveyed the Parking Garage to City and the Office Buildings to Forsyth as provided above in Section 5, Forsyth agrees to make an annual payment in lieu of taxes to SEDA ("PILOT Payments") in the following amounts: (i) for calendar year 2024, \$30,365.00, (ii) for calendar year 2025, \$30,669.00, and (iii) for calendar years after 2025, an amount equivalent to the ad

valorem taxes that would be payable based on an assessed value of the Office Buildings of \$55 million and the 2024 mileage rate, or an amount equivalent to the ad valorem taxes that would be payable based on the actual assessed value of the Office Buildings and the actual mileage rate, whichever amount is greater. The Parties acknowledge and agree that the ad valorem taxes referred to above in this Section 9 do not include ad valorem taxes on inventory or other personal property and that neither the foregoing provisions of this Section 9 nor any other provision of this Agreement shall be deemed to affect any obligation that Forsyth or any tenant of Forsyth may have to pay ad valorem taxes on inventory or other personal property.

10. Distribution of PILOT Revenue. Until the later of the Bond Maturity Date and the date that SEDA has conveyed the Parking Garage to City and the Office Buildings to Forsyth, SEDA will distribute the PILOT payments it receives from Forsyth (the "PILOT Revenue") exclusively as follows: (i) first, the amount of Eleven Thousand Three Hundred Forty-five and 96/100 Dollars (\$11,345.96) to Chatham County, which amount shall be increased by a compounded annual rate of one percent (1%) per calendar year, (ii) next, the amount of Nineteen Thousand Eighteen and 92/100 Dollars (\$19,018.92) to the Savannah-Chatham County Public School System, which amount shall be increased by a compounded annual rate of one percent (1%) per calendar year, (iii) next, an amount equivalent to five percent (5%) of the PILOT Revenue to SEDA, and (iv) finally, the remainder of the PILOT Revenue to City's general fund.

11. Indemnifications. In addition to the completion guaranty agreement referred to in Section 4, Forsyth will enter into an indemnification agreement with SEDA and City whereby Forsyth shall agree to release and agree to indemnify, defend and hold harmless SEDA and City, and their respective members, directors, elected officials, officers, agents and employees, of and from any and all claims, demands, liabilities, losses, costs, or expenses, including reasonable attorneys' fees, incurred by any of them which arises out of or relates to any damage or injury to any person (including death) or property in connection with the design and construction of the Parking Garage and Office Buildings.

12. Inspection. During the pendency of construction of the Parking Garage, Forsyth Parking will permit SEDA and City and their respective agents to have access to the Parking Garage at reasonable times to conduct such surveys, studies, inspections and investigations as they shall deem appropriate.

13. Notices. All notices that may be or are required to be given to or made by either Party to the other in connection with this Agreement will be in writing and shall be deemed to have been properly given if delivered in person, or sent by overnight commercial courier or by registered or certified mail, return receipt requested, to the addresses set out below or by e-mail to the email address set out below with an original to follow promptly by certified mail, or at such other address or email address as specified by written notice and delivered in accordance herewith, to:

Forsyth: Forsyth Commons Holdings LLC
 Attention: Mr. Jeff Jepson
 1480 Chatham Parkway, Suite 200
 Savannah, Georgia 31405
 Email: david.paddison@seacrestpartners.com
jjepson@evans-gc.com

with copy to: Hunter Maclean
 Attention: Managing Partner
 200 East Saint Julian Street
 Savannah, Georgia 31401
 Phone: (912) 236-0261
 E-mail: bharmon@huntermaclean.com
skachmar@huntermaclean.com

SEDA: Savannah Economic Development Authority
 Attention: President/CEO
 906 Drayton Street
 Savannah, Georgia 31401
 E-mail: ttollison@seda.org

with copy to: Jonathan B. Pannell, Esq.
 Gray Pannell & Woodward LLP
 323 East Congress Street
 Savannah, Georgia 31401-2729
 E-mail: jonpannell@gpwlawfirm.com

City: The Mayor and Aldermen of the City of Savannah
 Attention: City Manager
 2 East Bay Street
 City Hall, 4th Floor
 Post Office Box 1027
 Savannah Georgia 31401
 E-mail: jay.melder@savannahga.gov

with copy to: Office of the City Attorney
 Attention: R. Bates Lovett
 6 East Bay Street
 Gamble Building, 3rd Floor
 Post Office Box 1027
 Savannah, Georgia 31401
 E-mail: BLovett@Savannahga.Gov

For purposes of this Agreement, the time of actual delivery, as evidenced by a signed receipt therefor, if made in person, or one day after deposit in the ordinary course of business, if by overnight commercial courier, or the date of postmark, if by mail, or on the date of written

confirmation of receipt by e-mail, shall be deemed the date of any notice, demand or delivery. Rejection or other refusal to accept or inability to deliver because of changed address or e-mail address of which no notice was given shall be deemed to be receipt of such notice, demand or delivery.

14. Time of the Essence. Time is of the essence in complying with the terms, conditions and agreements of this Agreement. Upon any failure of a Party to perform in compliance with this Agreement, the other Parties will have all rights and remedies afforded to such Party at law or in equity.

15. Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof and no representations, inducements, promises or agreements, oral or otherwise, between the Parties and not expressly stated herein, will be of any force or effect.

16. Successors and Assigns. This Agreement will be binding upon and inure to the benefit of the Parties, their respective heirs, legal representatives, successors and permitted assigns.

17. Amendment. Any amendment to this Agreement will not be binding upon the Parties unless such amendment is in writing duly executed by the Parties. City and Forsyth acknowledge and agree that the Parties may need to execute one or more amendments to this Agreement which shall provide greater detail with respect to the rights, duties and obligations of each Party. The approval of this Agreement by City will authorize the City Manager to execute amendments to this Agreement that are in furtherance of the terms and conditions contained herein.

18. Controlling Laws; Venue.

(a) Controlling Laws. This Agreement and provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Georgia and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted. Unless otherwise specified in this Agreement for particular issues, all City ordinances, rules, regulations and policies are applicable.

(b) Venue. The exclusive venue for resolution of any and all claims, controversies, or disputes arising out of or relating to any part of this Agreement, or any breach hereof, shall be Chatham County, Georgia, and each of the Parties hereby irrevocably submits to the jurisdiction of the federal and state courts situated in Chatham County, Georgia for any such resolution. Each of the Parties hereby waives irrevocably the defense of inconvenient forum to the maintenance of such action or proceeding, and hereby irrevocably and unconditionally agrees that service of process may be made by any means permitted by applicable law or, to the fullest extent permitted by law, on such Party at its address set forth in Section 15 by prepaid certified mail with a proof of mailing receipt validated by the United States Postal Service constituting evidence of valid service, and that such service shall, to the fullest extent permitted by law, have the same legal force and effect as if served upon such Party within the State of Georgia.

19. Definitions. As used herein, the following definitions shall apply:

(a) "Affiliate" shall mean a person or entity that controls, is controlled by, or is under common control with, Forsyth.

(b) "Control" or "Controlled By" means the power to direct the management and policies of an entity, whether through ownership of voting rights or other beneficial interest, by contract or otherwise; or to the acquiring or surviving entity in connection with a merger, consolidation, reorganization or sale of Forsyth, of all or substantially all of the assets of Forsyth.

(c) "Force Majeure" shall mean any event that causes an increase in time and/or cost of construction of the Project, if and so long as such event is caused by natural disaster, fire, earthquake, floods, explosion, extraordinary adverse weather conditions, declared or undeclared war, terrorism, riots, protests, mob violence, inability to procure or a general shortage of labor, equipment, facilities, energy, materials or supplies in the open market, failure of transportation, unforeseen physical conditions, strikes, lockouts, actions of labor unions, condemnation, court orders, laws, rules, regulations, orders of governmental or military authorities or any event of force majeure customarily found in construction contracts used in the building construction industry in the vicinity of the Project and actually contained in Forsyth's contract with its general contractor, so long as such cause is not within the control of the Party undertaking same.

(d) "Unforeseen Conditions" shall mean those conditions encountered at the site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the contract documents or (2) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the contract documents.

20. Miscellaneous.

(a) No Assignment. This Agreement is a contract for specialized services and is personal to the Parties and shall not be assignable in whole or in part by a Party without the prior written consent of the other Parties, which consent shall not be unreasonably withheld. Any attempted assignment without prior written consent shall be void and of no force or effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and permitted assigns. Notwithstanding the foregoing, (i) Forsyth may assign this Agreement, without the consent of SEDA or City, to a parent, subsidiary or Affiliate of Forsyth or to an entity controlled by Forsyth; and (ii) City may assign or delegate certain rights and obligations under this Agreement, without the consent of SEDA or Forsyth, to the Downtown Savannah Authority.

(b) Captions and References; Interpretation. The captions and paragraph headings in this Agreement are for ease of reference only and are not intended to limit, describe, supplement or be part of this Agreement. Any reference in this Agreement to "Section" or "Exhibit" shall refer to the corresponding Section or Exhibit of this Agreement, unless otherwise expressly indicated. Whenever the context may require, any pronouns used in this Agreement shall include the corresponding masculine, feminine, or neuter forms, and the singular form of nouns shall include the plural and vice versa. Whenever the word "including" is used, it shall have the same meaning as "including but not limited to" and "including without limitation." Any reference in this Agreement to "herein" or "hereof" shall refer to this Agreement as a whole rather than being limited to the particular section or subsection in which such term is used.

(c) Severability. In the event that any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, such provision shall be deemed an independent provision and such determination shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect and which shall be construed as to be valid and enforceable under applicable law.

(d) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument, and it shall not be necessary in making proof of this Agreement or its terms to produce or account for more than one of such counterparts.

(e) Exhibits. The following exhibits are attached hereto and incorporated by this reference herein:

Exhibit A:	Description of Property
Exhibit B:	Parking Garage Plans
Exhibit C:	Concept Plans

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Agreement under seal as of the day and year first above written.

Forsyth:

FORSYTH COMMONS HOLDINGSS, LLC, a
Georgia limited liability company

By: _____

Name: _____

Title: _____

[Forsyth signature page]

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

SEDA:

**SAVANNAH ECONOMIC DEVELOPMENT
AUTHORITY**, a public corporation of the State of
Georgia

By: _____

Hugh K. Tollison, President/CEO

[SEDA signature page]

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

**THE MAYOR AND ALDERMEN OF THE
CITY OF SAVANNAH**, a Georgia municipal
corporation

By: _____
Jay Melder, City Manager

[City signature page]

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

EXHIBIT A

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

DESCRIPTION OF PROPERTY

[on following page]

Exhibit A
Legal Description
[at "chedJ

Exhibit A
Legal Description

FIN	Acres
2004425006	0.22
2004425007	0.27
2004424008	0.31
2004424009	0.15
2004424001	0.18
2004424008	0.07
TOTALS	1.35



EXHIBIT B

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

PARKING GARAGE PLANS

[begins on following page]

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RE: Forsyth Park Parking Garage Cost Estimate (\$28,446,610.12)

Det11: Mr, M*idrr

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The new garage will provide 488 total parking spaces as shown on the table below.

PARKING COUNT	
TYPE	COUNT
Accessible Parking Spaces	1
Compact Parking Spaces (8' 0" x 16')	1
Compact Parking Spaces (8' 6" x 16')	
Parallel Rkt	
Summifard Parkin S 11.Cts	

Van Accessible Parking Spaces
GRAND TOTAL

orsyth Commons Holdings, LLC

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Respectfully submitted,

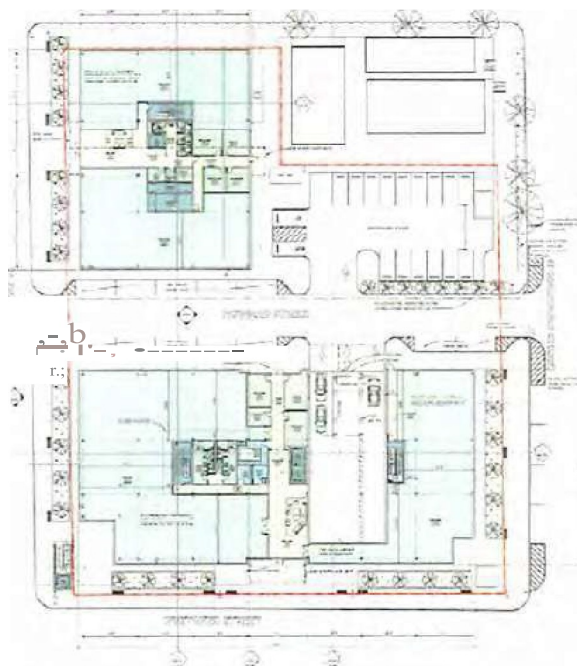
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EXHIBIT C

[to Development Agreement dated as of March 28, 2024, by and among Forsyth Commons Holdings, LLC, Savannah Economic Development Authority; and The Mayor and Aldermen of the City of Savannah]

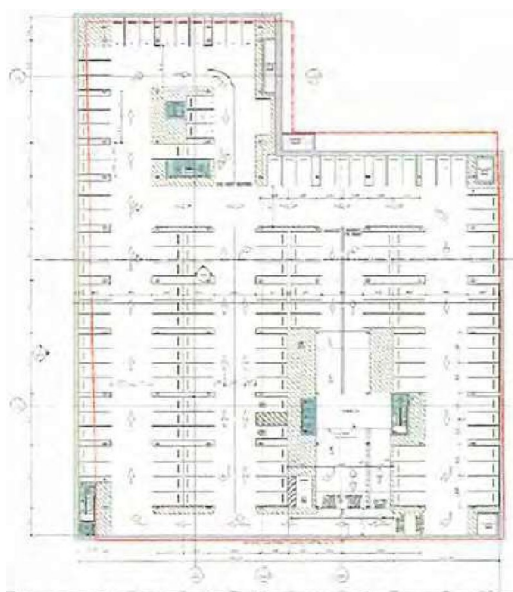
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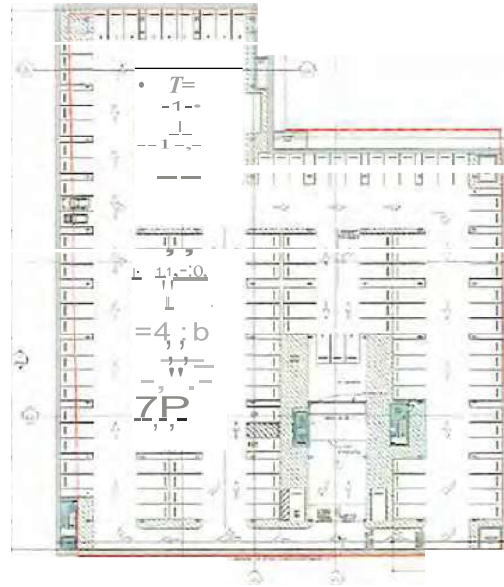
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40200



Room No.	Room Name	Area (sq. ft.)
101	Office	120
102	Office	120
103	Office	120
104	Office	120
105	Office	120
106	Office	120
107	Office	120
108	Office	120
109	Office	120
110	Office	120
111	Office	120
112	Office	120
113	Office	120
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116	Office	120
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118	Office	120
119	Office	120
120	Office	120

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EXHIBIT F

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Work Description	Details	Quantity	Unit	Price	Total Price	Notes
21 FIRE PROTECTION					\$544,000.00	
210000 Sub Bid					\$544,000.00	Included in Sub Bid
22 PLUMBING - WAREHOUSE					\$115,800.00	
220000 Incoming Service					\$115,800.00	
23 HVAC - WAREHOUSE					\$345,000.00	
230000 Incoming Service					\$345,000.00	
24 SERVICE & DISTRIBUTION						
240000 Main Switchgear	891	2,000	AMPS		Included in Sub Bid	
240000 House Panel		1,500	AMPS		Included in Sub Bid	
240000 Power Distribution	Garage	197,505	5F		Included in Sub Bid	
25 POWER & DEVICES - WAREHOUSE					\$300,000.00	
250000 Battery Chargers	EV-Charger Room				\$300,000.00	
26 SECURITY/ACCESS CONTROL					\$140,124.70	
260000 Security Gate System					\$140,124.70	
260000 Alarm System					\$140,124.70	
27 MISCELLANEOUS					\$30,000.00	
270000 Temporary Lights & Power					\$30,000.00	
01 OR&P, INSURANCE, DESIGN, PERMIT					\$1,024,097.20	\$119.20
01 PROJECT ADMIN					\$1,024,097.20	\$119.20
01 COMPUTER HARDWARE/SOFTWARE					\$7,500.00	0.04
010000 Textures					\$7,500.00	
01 SUB BONDS					\$123,615.50	0.53
010000 Sub Bonds		1,000	LS		\$123,615.50	
01 DESIGN & TESTING					\$1,096,383.00	5.55
010000 Civil Design		2	AC		\$210,000.00	
010000 Civil Traffic Study		1	LS		\$30,000.00	
010000 Architectural/Structural		1	LS		\$757,383.00	
010000 Geotech Report		1	LS			By Owner
010000 Topo Survey		2	AC			Included in Sub Bid
010000 Monitoring of Existing Buildings		1	NO			Included in Sub Bid
01 PERMITS						
010000 Site Permit	ALLOWANCE					

[illegible]

EXHIBIT G

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 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): 1001 Whitaker St/ 1015 Whitaker Street/ 120 West Park/ 124 West Park
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.): 20044-2sop1120044-2sop2,20044-2400312sop,c-24002
Total acreage of the subject property: .97 Acres
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): 2-story funeral home and carport, 1-story structure with surface parking, 1-story structure with surface parking

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: IN-1 _____
- Proposed zoning district(s) for the subject property: T-C-2 _____
{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.) _____
Office (General), Retail (General), 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.

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? Tradmanan1 Neighborhood
- What is the Future Land Use Category that allows the proposed Zoning District? Traditional Commercial

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. _____

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: Victorian Neighborhood Association
- Neighborhood President: N.....a.....n.....c.....y'-M.....a.....ia=-----
- Method of Notification: Posted online / Monthly meeting
- Date Notification Sent: November 1, 2024
- Date of Neighborhood Meeting: _N_o_ _;v...;_em_b_e_r_1=2l...2...;...;0...c2_4
- 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: _N_o_v_e_m_b_e_r_19..2_0_2_4

V. Property Owner Information

Name(s): Various property owners - see letters of authorization

Registered **Agent** _____
(Or Officer or Authorized Signatory, If Property Owner Is not an Individual. Provide GA Annual Registration.)

Address: _____

City, State, **Zip:** _____

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): Jeff Jepson

Registered Agent: Evans General Contractors

(Or Officer or Authorized Signatory, If Petitioner Is not an individual)

Address: 1480 Chatham Parkway, Suite 200

City, State, Zip: Savannah GA 31405

Telephone: 912-629-0222

Fax: _____

E-mail address: jjepson@evans-gc.com

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): Michael Garcia

Firm or Agency: LS3P Associates Ltd.

Address: 321 West Congress Street

City, State, Zip: Savannah Ga 31401

Telephone: 912-695-2111

Fax: _____

E-mail address: michaelgarcia@ls3p.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)

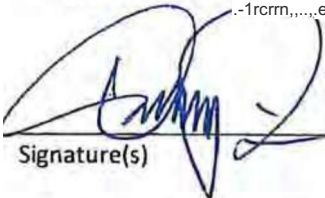
VII. Letter of Authorization

As fee simple owner, I authorize the subject property that is identified as Property Identification Number(s) (PIN) (200044-25001) / 200044-25002 / 200044-24003 / 200044-24002 (we) authorize Jeff Jepson (Agent Name) of Evans General Contractors (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): 5(dlc!L&r>t S C I 1-l-Cc

Registered Agent: OA-V(IJ f. /JII4(YiSD/LI {1/L.v/1-1t.1VI mt-ri 6t


Signature(s)

9/20/24
Date

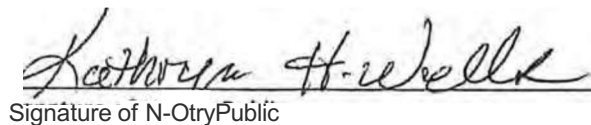
Witness Signature Certificate


State of Georgia =='
County of Q\4-(---
Signed or attested before me on 9/21/24 Date

by J11 U0
(Printed name(s) or 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 D Produced Identification Type of ID _____


Signature of Notary Public



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

My commission expires: _____

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
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	

- 8.** 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 _____ Printed Name _____ Date 09-20-2024

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 200044-25001 1200044-25002 V 200044-24003 J 200044-24002 (we) authorize Jeff Jepson (Agent Name) of E_v_a_n_s_G_e_n_e_r_a_l_C_o_n_t_r_a_c_t_o_r_s (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): 1015 Whitaker, LLC

Registered Agent: Key D- Compton
(Or Officer or Authorized Signatory, If Property owner is not an individual)

Signature(s) /4

9/20/2024
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 9/20/2024
Date

by Key D. Compton
(Printed name(s) or Individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

g; Personally Known or D Produced Identification Type of ID _____

Jean Logan McCullough
Signature of Notary Public



Jean Logan McC11JJaugb
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 1_2_; _1_7 "/ 2_0_2_7

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 focal 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	Wavne 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

Signature of Petitioner or Agent: Key O. Compton. Printed Name: Key O. Compton. Date: 9/20/2024

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) **(PIN)**
200044-25001 / 2000 4-25002 / 200044-24003 / 200044-24002

authorize Jeff Jepson (Agent Name) of
Evangelical Contractors (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): for --1-- 'LL : tt : : r : : d : l = t + - s . L : : : : : = 0 < : --- = --- = --- =

Registered Agent:

Brian Baugh
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature]
Signature(s)

Date

9-20-24

Witness Signature Certificate

SN\$
State of a

County of Jvull

Signed or attested before me on Zi::2-1?:2-!-L::J

who proved me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification

Type of ID .Ovtvif\$ lAllrS.l

[Signature]
Signature of Notary Public

CLARK
ASHLEY J. State of Kansas
Notary Public • St. Ires 3-27-20
My Appointment

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 2 - 1 . 71 . : : z ; , - - . . . , , - - , - - = : - - -

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? **D** Yes **d** 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
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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 Watklhs	

- 8.** 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

Brad Baugh

Printed Name

09-20-2024

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

- | | |
|--|---|
| KI | Part I. Subject Property |
| <input checked="" type="checkbox"/> | Part II. Action Required |
| <input checked="" type="checkbox"/> | Part III. Rezoning Review Criteria Form |
| <input checked="" type="checkbox"/> | Part IV. Neighborhood Meeting |
| <input checked="" type="checkbox"/> | Part V. Property Owner Information |
| <input checked="" type="checkbox"/> D | Part VI. Petitioner Information |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Part VII. Agent |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Part VIII. Letter of Authorization |
| <input checked="" type="checkbox"/> | Part IX. Disclosure of Campaign Contribution Form |
| <input checked="" type="checkbox"/> | Part X. Application Fee |
| <input checked="" type="checkbox"/> | Part XI. Complete Application Checklist |
| <input checked="" type="checkbox"/> | Part XII. Certified Application (Signed 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). |
| | 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"/> | 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

Michael Garcia

Printed Name

10-28-2024

Date

RETAIN THIS PAGE

Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a ORI.
3. The application form must be complete according to Sec. 3.1.4 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
4. All applications must be submitted electronically to planning@savananhqa.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Rezoning and Comprehensive Plan's Future Land Use Map Amendment Process (After the Application is Submitted)

1. All rezoning applications will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to Sec. 3.1.4, the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Bldg. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. During the meeting, an overhead projector and computer are available for use. The overhead projector can display all paper items (e.g., photographs, maps, site plans). PowerPoint presentations must be provided to MPC staff at least two days prior to the hearing. A copy of any materials used to support your petition must be submitted for the record at the time of the hearing.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
- a. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a recommendation to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

RETAIN THIS PAGE

2024 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline <i>(Appl/cation submittal deadlines are on Tuesdays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: <u>laning@savannahga.gov</u>		Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i> Pre-meeting: 12:00 p.m. Meeting Time: 1:30 p.m. Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room		City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i> Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor. Meeting Time: 2:00 p.m.	
DEC20		JAN 16			
JAN 12		FEB 6			
FEB 2		FEB 27	FEB 8		FEB 22
FEB 23		MAR19	MAR14		MAR28
MAR 15		APR 9	APR 11		APR25
APR 5		APR 30	MAY9		MAY23
APR 26		MAY21	NO MEETING		JUN 27
MAY17		JUN 11	JUL 11		JUL 25
JUN 7		JUL 9	AUG8		AUG 22
JUN 28		JUL 23	SEP 12		SEP 26
JUL 19		AUG 13	OCT10		OCT24
AUG9		SEP 10	NOV 14		
AUG30		SEP 24	NOV 26*		
SEP 20		OCT15	DEC12		
OCTII		NOV5			
NOV1		NOV19			
NOV22		DEC 17			
DEC 13		JAN 7, 2025			

* Regular City Council Meeting may be rescheduled due to the holidays.

NOTE O.C.G.A. § 36-66-4(a). A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

November 1st, 2024

EXHIBIT A

The Planning Commission
20 Interchange Drive -Administration Building
Savannah, Georgia 31415

RE: (Forsyth Park Office Buildings 1-3)

Dear MPC Staff,

This petition is requesting a Zoning Map Amendment (Rezoning) and a Comprehensive Plan FLUM Amendment for the properties at 1001 and 1015 Whitaker Street and 120 and 124 West Park Avenue within the Victorian Historic District. The properties consist of (2) single story structures, mid-century design aesthetic, with adjacent surface parking along Whitaker Street and a 2-story brick building with a surface parking lot with a multi-bay parking garage along Park Avenue that is the former location of Campbell & Sons Funeral Home. The current structures on these properties are non-contributing structures to the Victorian Historic District and have previously been approved for demolition under a separate submittal in 2023.

The proposed Rezoning for these properties is to rezone from a **TN-1** to a **TC-2** and to amend the Comprehensive Plan FLUM for these properties from **Traditional Neighborhood** to **Traditional Commercial**.

This petition proposes new construction of (3) Office Buildings and an 3-story underground parking deck that is intended to be leased to the City of Savannah as a public parking amenity:

Building 1 is proposed to be a multilevel office building (3 story structure with a recessed 4th story) with the main entry fronting Whitaker Street and includes vehicular access from Howard Street to the underground parking deck within the ground floor building footprint. The vehicular access is within the ground floor building footprint to minimize visibility and maximize the parking deck efficiency in terms of parking layout and public access.

Building 2 is proposed to be a multilevel office building (4 story with a recessed 5th story) with the main entry also fronting Whitaker Street. This building mass will include approximately 3,000 SF of ground floor retail space and vertical circulation for public access to the underground parking deck. Buildings 1 and 2 masses are intended to be separate buildings but will be connected by a bridge for the upper floors 2-4, providing a pedestrian pass-through between Howard and Whitaker Street.

Building 3 is proposed to be a multi-level office building (3 story with a recessed 4th story) with the main entry at West Park Avenue,

- The Underground Parking Deck's main entry will be located along Howard Street within the ground floor footprint of Building 1. All 3 proposed buildings vertical circulation will be incorporated into the parking deck layout. The parking deck will provide a total of 437 parking spaces, with access to a public stair and elevator lobby located on the southeast corner of Building 2. The required total number of parking spaces for the deck is 290 spaces. The deck spans between all buildings and a future residential development that will be submitted under a separate petition at a later date.

Rezoning Review Criteria

The purpose for the requested rezoning is reviewed with the following criteria

Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses permitted by the current zoning district.*

The current TN-1 zoning district permits the use of general office and retail as well as special use of a parking facility. The proposed TC-2 zoning district also permits the same uses. However, the proposed TN-1 limits building footprint, lot coverage and height that conflicts with adequate support for these permitted uses in this district. Rezoning to TC-2 allows for a greater building footprint and removes a maximum lot coverage, both encouraging greater visual compatibility with the surrounding context in the Victorian District immediate to this site. The general development pattern along Whitaker Street and Park Avenue tends to be larger building footprints and more building coverage of the respective lots, creating a wall of continuity that borders Forsyth Park.

- ii. Whether the proposed zoning district addressed a specific need in the county of city*

The proposed development is consistent with several PLAN 2040 goals such as:

- o Economic Development
 - Foster a positive environment that provides opportunities for all businesses
 - Become a community with economically vibrant, safe neighborhoods and commercial centers
- o Land Use
 - Utilize small area and corridor plans as a means to protect the character of existing areas and ensure new development is compatible.
 - Enhance the character and image of major corridors by implementing the design and construction of safe, attractive, vibrant, and pedestrian-friendly streetscapes that project a positive image while encouraging walking.

This proposed development intends to provide the neighborhood with approximately 118,000 SF of commercial/retail space. New commercial and retail space in mass would help address the lack of existing inventory dedicated to these uses in downtown Savannah and Victorian District. These uses also help promote day to day activity and support of current businesses Within the area.

Compatibility

- i. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

We are proposing several street improvements along Waldburg Street, Whitaker Street, Howard Street, and West Park Avenue. Improvements include:

- o Existing tree lawns along West Park Avenue and West Waldburg Street are proposed to be expanded to enhance the pedestrian experience.
- o Existing sidewalks are proposed to remain with improvements that address accessibility and pedestrian safety.
- o New brick tree planters are proposed to be incorporated into the right-of-way and within the property boundary. Fauna and landscaping is proposed to be relatively shallow in root depth to avoid conflicts with the subgrade parking deck immediately below.
- o Howard Street is proposed to be repaved with permeable pavers. The pavers will span the length of street between West Park Avenue and West Waldburg Street.
- o Additional improvements along Howard Street are proposed such as expanding the sidewalks on both sides of the street and providing (10) parallel parking spaces within the street right-of-way.

- ii. *Whether the zoning proposal is compatible with the present zoning pattern and conforming uses.*

Several properties adjacent to these properties in this petition are designated traditional commercial along Park Avenue, Bull Street, and Drayton Street. The FLUM for the Savannah Comprehensive Plan also notes several areas surrounding Forsyth Park that are already designated as Traditional Commercial land uses or will become so.

- iii. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The current parcels are approximately .97 acres. Of the total acreage, about .48 acres is off street surface parking due to the smaller building footprints currently in place in these properties. The proposed buildings under a TC-2 zoning district will eliminate the current surface parking on these properties and provide valuable commercial and retail space that will enhance the pedestrian experience and align more to the visual compatibility standards of the surrounding context.

Consistency

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

The Comprehensive Plan FLUM currently designates these properties as Traditional Neighborhood character area. The request to change the current designation to Traditional Commercial character area would conform to the policy and intent of the Comprehensive Plan as several blocks adjacent to these properties are intended to be the proposed TC character area.

Reasonable Use

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

The current properties do not fully utilize the potential of their location, site and overall land. Two of the 3 buildings currently in place are single story commercial buildings and non contributing structures and do not carry the similar aesthetic and visual compatibility as the surrounding buildings, especially along Whitaker Street. The current funeral home located on Barnard and Park Avenue also does not utilize the property to its utmost potential. The pattern of development on this site through the years has seen several additions but they do not fall within the overall character of the surrounding context. The proposed zoning change and land use designation allows for a future use that is a more efficient and Improved use of the land in such a prominent corner intersection at Forsyth **Park** and the Victorian District.

Adequate Public Services

- i. Whether adequate school, public safety and emergency facilities, roads, 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.*

Current work is being done with civil consultants to support future densities and the drainage required for the planned uses allowed. There is also street improvements related to permeable surface drainage that will help reduce the cities overloading of its current systems. Being along Whitaker Street facing Forsyth, the public park access is going to be steps away from these properties.

The proposed future underground parking deck is also a positive contribution to public services. We are proposing a public parking deck with independent access on site for the public who utilize this facility. The vehicular access to the parking deck is located on Howard street in an effort to reduce traffic on prominent streets along public amenities such as Forsyth. The vehicular ramp is also within the building 1 footprint to reduce traffic and immediate visibility for pedestrians and adjacent neighbors. We are expanding sidewalks along Howard Street's right of way in order to enhance the pedestrian experience beyond just Whitaker Street.

We look forward to staffs review and recommendations for this petition and welcome any questions regarding clarity or intent within the submission

Sincerely,

A handwritten signature in blue ink that reads "Michael Garcia". The signature is fluid and cursive, with the first name "Michael" and last name "Garcia" clearly distinguishable.

Michael Garcia, Assoc. AIA

Senior Associate

LS3P

Attachments: Variance Application-Amended
EXHIBIT A_Project Narrative Revised
EXHIBIT B_Revised Building Massing
EXHIBIT C_Revised Plan and Elevations

EVANS GENERAL CONTRACTORS

Savannah Office Buildings

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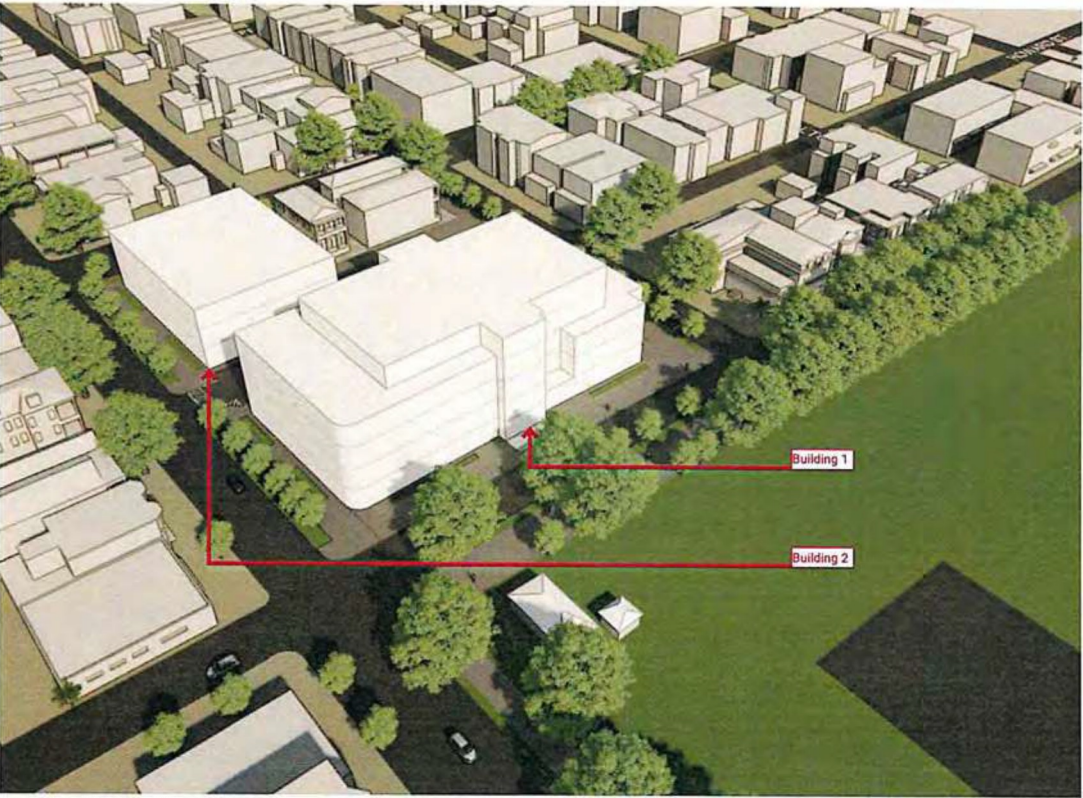
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Original Massing



Axonometric view of option A

Proposed Square Footage

	Building 1 (71')	Building 2 (43')
1	17,495 sf	10,075 sf
2	22,068sf	10,075 sf
3	22,068 sf	10,075 sf
4	17,935 sf	
5	12,760 sf	
TOTAL	92,326 sf	30,225 sf

Potential Variance Requests

- Rezone Properties - TN-1 to TC-2
- Height Variance on Building 1

Potential Special Exception Request

- Building Footprint Exception for Building 1

SAVANNAH OFFICE BUILDINGS

Original Massing



View from Whitaker & Park



View from Waldburg & Howard

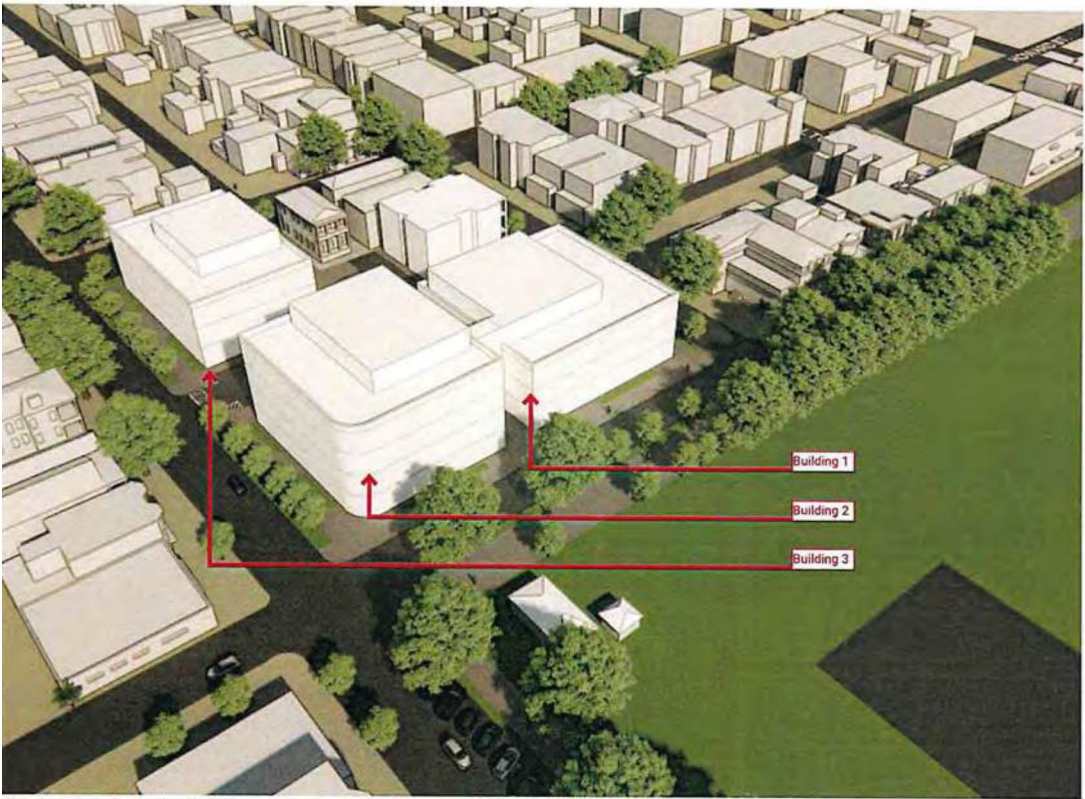


View from Barnard & Park



View from Whitaker & Waldburg

Revised Massing Option



Axonometric view of option D

Proposed Square Footage

loor	Building (57')	Building 2 (71')	Building 3 (57')
1	12,054 sf	10,000sf	9,600sf
2	12,054 sf	10,000sf	9,600sf
3	12,054 sf	10,000sf	9,600sf
4	5,280,f	10,000 sf	3,600sf
S		4,845 sf	
TOTAL	41,442 sf	44,845 sf	32,400 sf 118,687 sf

Potential Variance Requests

- Height Variance on Buildings 1,2,&3
- Building Footprint for Buildings 1,2,3
- Building Coverage for Buildings 1and 2

SAVANNAH OFFICE BUILDINGS

Revised Massing Option



View from Whitaker & Park



View from Waldburg & Howard



View from Barnard & Park



View from Whitaker & Waldburg

Revised Massing Option



View from Forsyth 1



View from Forsyth 2



View from Barnard & Waldburg Ln



View from Park & Bull

Revised Massing Option



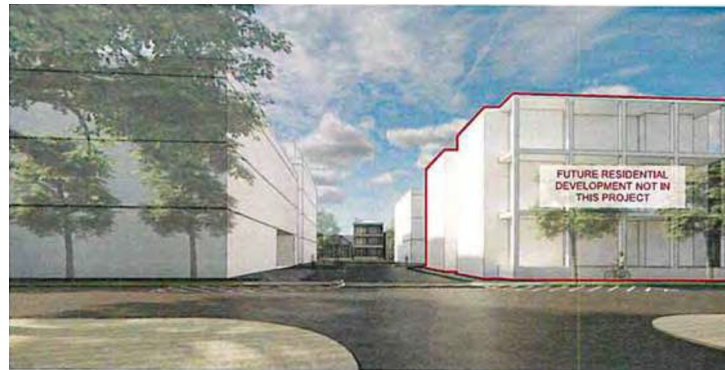
View from Whitaker & Waldburg



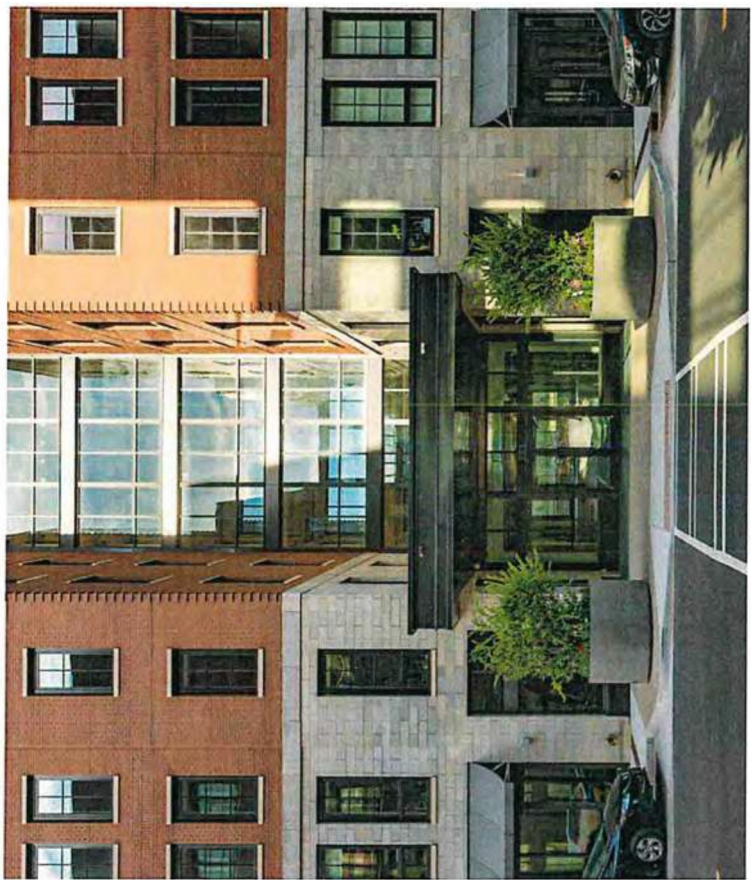
View towards proposed bridge



View from Whitaker & Waldburg



View from Waldburg & Howard



EXHIBITG
Savannah Office Buildings | Forsyth Common Holding, LLC

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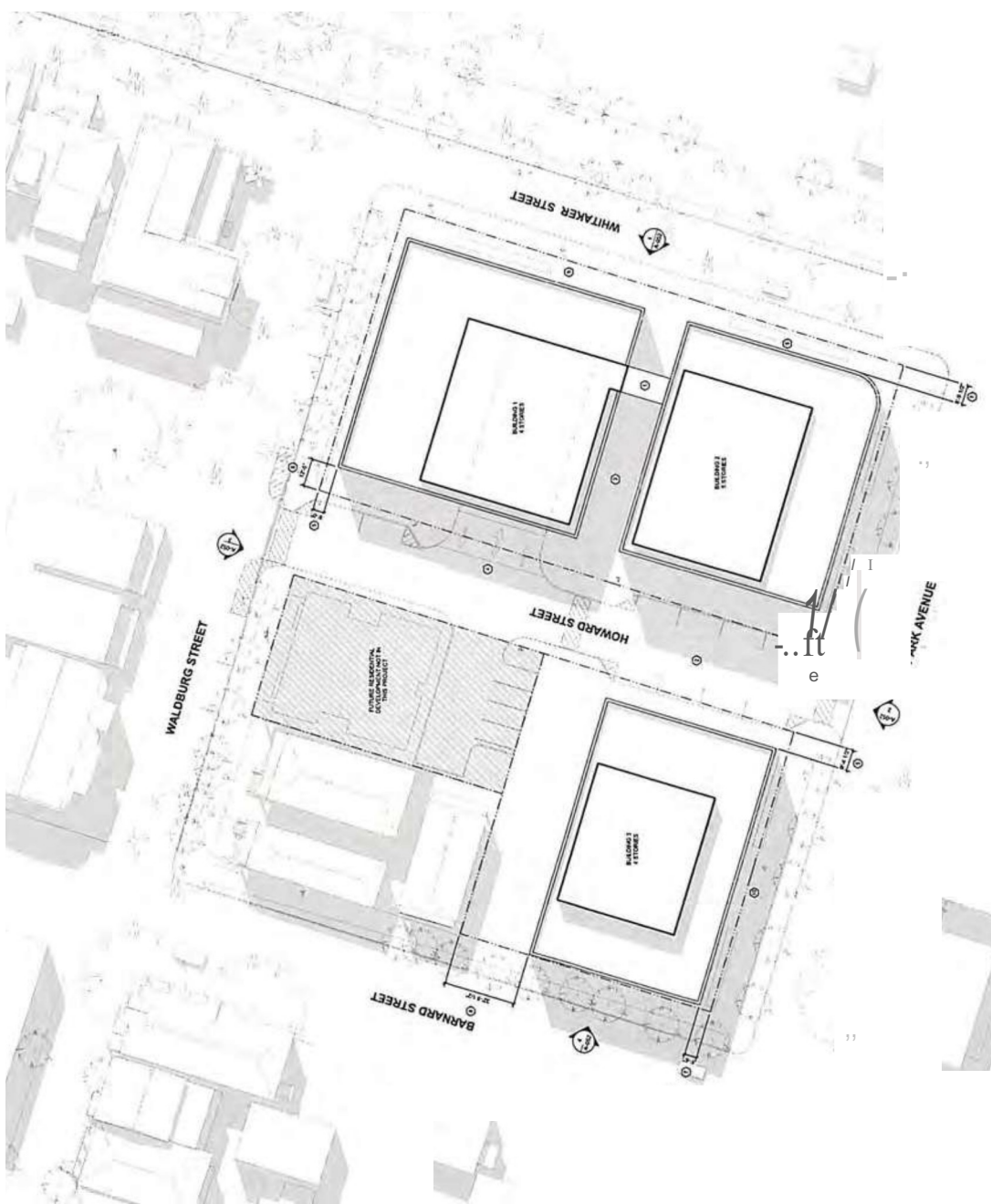
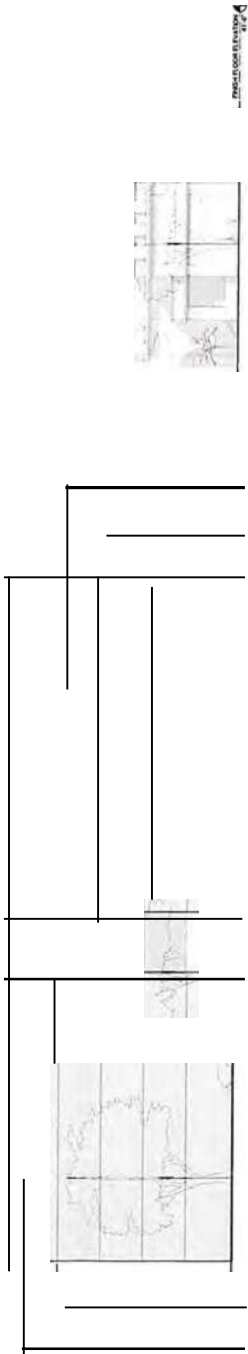


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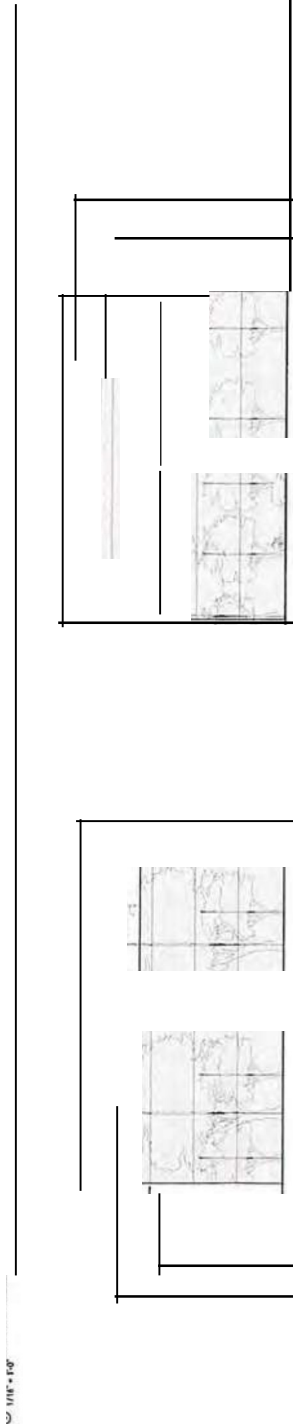
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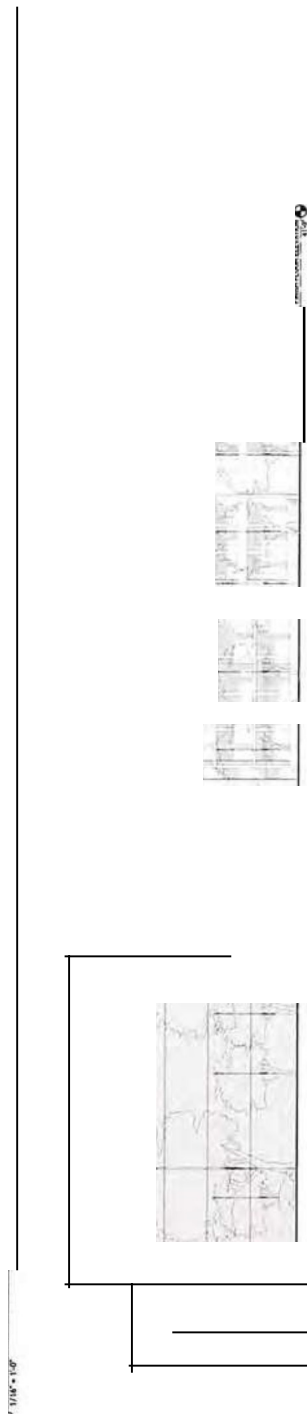
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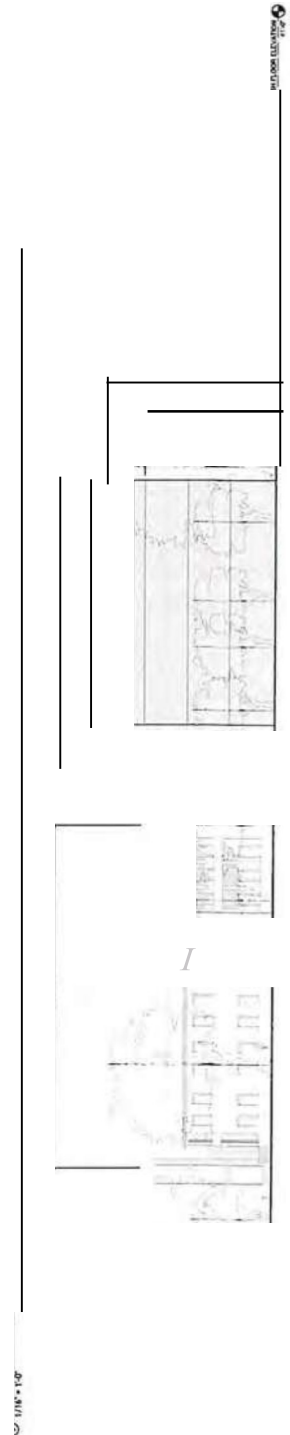
PLAN FOR ELEVATION



PLAN FOR ELEVATION



PLAN FOR ELEVATION



PLAN FOR ELEVATION

EXHIBITG

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EXHIBIT H-1

Campaign Contribution Disclosure Report Georgia Government Transparency and Campaign Finance Commission 200 Piedmont Avenue S.E. Suite 1416 West Tower Atlanta, GA 30334 404-463-1980 www.ercs.ga.gov			
1. Report Type <small>(Select One)</small> <input type="radio"/> Original <input checked="" type="radio"/> Amendment Amendment #: _____	2. Filing is being made on behalf of (Select One): Candidate or Public Official Office Held or Sought: <u>Savannah, Chatham County City Council At-Large Post 1</u> <small>(Indicate county, municipality, district, office, jurisdiction, etc.)</small> Filer ID: <u>C2011003782</u> <small>(Filer ID that begins with the letter "C")</small> Organization or Person Other Than Candidate's Campaign Committee Committee Name: <u>Chatham County Chamber of Commerce</u> Filer ID: _____ <small>(Filer ID that begins with the letter "NC")</small>		I certify that the information provided is true and correct. M. Kirkham, Director OAC <div style="font-size: 1.2em; font-weight: bold;">SEP 27 2023</div>
3. Identifying and Contact Information (1) <u>Carolyn Bell</u> (2) <u>9/21/2023</u> <small>Full Name of Candidate or Other Than Candidate/Committee Name</small> <small>T/May's Date</small> (3) <u>210 E. Bolton Street, Savannah, GA 31401</u> <small>Mailing Address</small> <small>City</small> <small>State</small> <small>Zip Code</small> (4) <u>(912) 663-7907</u> and/or <u>chbe1121a@aol.com</u> <small>Primary Telephone Number</small> <small>E-Mail</small> (5) If a Candidate or Public Official is there a campaign committee (JCC) alone or more (to make campaign transactions), keep financial records of the campaign or file the reports? <input type="radio"/> Yes <input checked="" type="radio"/> No (6) If yes, is the committee registered with the Commission? <input checked="" type="radio"/> Yes <input type="radio"/> No (7) If yes, complete the following: <div style="display: flex; justify-content: space-between;"> <u>Julian Miller</u> <small>Name of Committee Chairperson</small> <u>Jacqueline Tomlin</u> <small>Name of Committee Treasurer</small> </div>			
4. Period for which you are Reporting You Must Check Only One Box			
My On-Election Year <input type="checkbox"/> June 30, _____ (year) <input checked="" type="checkbox"/> December 31, _____ (year) <div style="border: 1px solid black; padding: 2px; text-align: center;"> Supplemental Reporting </div> <input checked="" type="checkbox"/> June 30, _____ (year) <input checked="" type="checkbox"/> December 31, _____ (year)	My Election Year <input checked="" type="checkbox"/> January 31, _____ (year) <input checked="" type="checkbox"/> April 30, _____ (year) <input type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> September 30, _____ (year) <input type="checkbox"/> October 25, _____ (year) <input checked="" type="checkbox"/> December 31, _____ (year)	Run-Offs <small>(Report required only if you are in a Run-Off Election)</small> <input type="checkbox"/> 6 days before Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before General Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Run-Off _____ (year)	Special Election <input checked="" type="checkbox"/> 15 days before Special Primary, _____ (year) <input type="checkbox"/> 15 days before Special, _____ (year) <input type="checkbox"/> Dec. 31, _____ (year)
<small>*Supplemental reporting is required of candidates who have been removed from office. See O.C.G.A. § 21-5-4.</small>			
<div style="display: flex; justify-content: space-between;"> <div> State of <u>Georgia</u> County of <u>Chatham</u> I, <u>Julian Miller</u>, being duly sworn (affirm), depose and say that the information provided in this report is true, complete, true, and correct. Further, I affirm that the contents in this report are the same as the content also electronically filed. </div> <div style="text-align: right;"> Cheryl Newman NOTARY PUBLIC Bryan County, GEORGIA My Commission Expires 01/27/2026 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> Sworn to and subscribed before me on <u>September 22</u>, 20<u>23</u> <u>Cheryl Newman</u> Signature of Notary Public </div> <div> <u>1/27/2026</u> Commission Expiration </div> <div> <u>Carolyn H. Bell</u> a. Signature of Candidate b. Or Xu11izuti1111/Clwi1pcr,1...1/TrlllJ.wrrer </div> </div>			

	Homo	Addntn	Ompatton	Campany	Q,ed</ Onh/ 0.lino	O,ocU	foul	O..n...Foe	Tot.ii mlnu"fh	Owte RI""wd	Date DtpOsUd
119	Albtrt.1R v./1mctt	1519 ChlV'y Choi P.d., V>nll:1111, GA1141S	"En f0		Ctfld	2815	550.00		\$S0.00	9/20/2011	9/12/2023
4it	Al & Fond:rt lgu-WO	70 Perett+M C(Ks.ng. .lbc,m1,h, GA 3141	reatld		Ci>rc.l	8393	\$1,000.00		\$1,000.00	1/11/10J1	8/11/2023
10G	Ambr+r Fwby	G.11 E.a.1t 1B1h Street. S n1Vh1 GA 11 01			On1llc.		\$10000		100.00	9/14/2011	9/19/2011
IS	Anony1OUA				Cnh		\$1.00		\$1.00	8/9/Z01.J	8/9/2023
11	iwley Williams	1.66, S.tli1Mlih,GA31410	Iu\InMS n	An1teyWill11ms	Online		\$:1,000.00	540.30	\$959.70	8/5/1011	8/10/2021
6.1	Austn S..1Mn Jr	46 Lox CVPICU W.v.,/kl1""10<1d Hi G 11124	R,ttud		Chc>J	4298	\$3,000.00		\$1,000.00	8/1 1/01'B	8/12/2023
33	6..hor.l&O1,3drnCorte.s.e	101E G.ton St. SO1OMih. GA 31<01	et'fed		Chc<	1019	\$11 DJC)OO		\$1,000.00	J11/J021	8/11/2013
101	Batty & ren G.le	700Wilmittofl lil:ind Rd 101, \$,lv.in,ul\, GA 31410	Retir,ed		Clirc1	691)	SUB OD		\$118.00	9/1/0Z3	9/12/2023
9	kn 8..Wil1J Jt	115 8 Pfn1 Mt..adow. Poolitr, GA JUn	Presldfnt	AdmUc WJile Ser	Choclr	IHS	\$1,500.00		\$1,500.00	&7/2023	&7/2013
J7	Benny Jonb Jr & Shae Jones,	1628 Walthour Rd, Savann11h, GA 31.410	Er&inff1r1d8		Choe*	1,10	\$1,000.00		\$1,000.00	1/9/2023	8/9/1023
,1	&e:m,ud & Em,m, Convtts.	4114 lumIM Ave,s,w.afInah,GA 31.,04	REfRt-D		Cnc>C)	40SO	\$S00.00		\$S00.00	8/11/2023	B/2/1013
104	8-erike lom.lfl	1,061\ Abetom St,Sav,ann,ah. CA31419	Maft.etiff&	lomm Cf'atwte SeNkH	Online		550.00	SL30	\$41.10	9/1-/2021	9/19/2.07)
1.n.	Broncb Coktrn3n1Huff & " urf	111 11 14Jldin, C>cto, s.v.,...,h, GA 31405	T cl41cnu		Cilo>k	416	\$100.00		\$100.00	9/20/2011	9/12/2013
113	Bte.rcbM Jen .ns	J06UGr.,.,F"o YltvV, S.,.,1,m.,h,GA11-01i	RETIRED		Chvd	1019	\$2S.00		\$2S.00	9/10/1023	9/12/2011
31	Bt+n\ Buemort	101 COunt1\ Club Or, S-wannah, Gil 11410	Co'tmellrig		Choe	2269	\$1,000.00		\$1,000.00	5/11/20.11	8/11/2011
138	ISrl.an Femu	305' E Otatlton St, Sav1(G,1,1101	111111111	Retitll.d	OrJInt		\$110.00		\$B0.00	1'20/2023	
711	a.,ln Ptfv,n	1318:arbam Rd, Stvannah, 11.1:111	1efili		Cho>k	1114	\$3,300.00		\$3,300.00	ti/16hO11	11/JG/2013
U	Bud M1t1>dortf	6S Myn1 b'and lId, OJufflon, SC19910	Mln>,JgimMt	M>ns1ldortf1 Inc	O>Int		\$3,300.00	S1.31.30	\$1,167.70	8/8/W23	8/10/1011
s1	au.,onL, W OffiteJ lLC	2.244 E 11hd\$1,S,Jv.:ior.sh, GA 3H04	At10fnt'P		Chc>l	1031	00.00		\$500.00	1/11/10Z1	8/11/2011
67	Capital Oe. me,n P..Mfnfl tr)c	6400 Po-Nttr Ferry lId, St.e.-400, f1b1"U, GA 30139	Rt1\ Elttte: OrVC1lopn1ent	Capita) ee... lop(ncoot *****1P	Chocl	1111	\$3,300 00		\$3,300.00	J1/11/1011	1,1NOU
! L	ca,olyn 1, Chattes tie	2Mksh Dr .f'av.mnah,GA11410			Chc>k		\$1111		\$100.00	11/G/2023	11&/70U
95	CCC.Upprr EllUS1de, UC		loper		ChKt	1077	\$S00.00		\$500.00	1/Z /WJ3	8/28/2D2J
ui	Ch,le> & BarN, M Gotphin	7'S Southbrldco Blvd, S1innnah, GAJUQS			Chcek	1007	\$100.00		\$100.00	9/ZO/ZOU	9/11/1023
JO	Chil1let Obrien	Z Suw>tch Or, s.,...,n,h, 1H11	Rc1r1cd	fwlir>d	Online		\$15000	510\30	\$239.70	8/B/1J123	8/10/Z021
US	Ch ftn.:i 0. ThmJ JUC)r1	1S02.Stnton 81vd, lip1 4106, S.v.,jnrwt., GA)1<07	OOUUSUOR	M1.O1A1ION C1INTT1	Chrd.	1012	\$100.00		\$100.00	9/20/1011	9/1J/2013
113	Oomen,Jne, F. WuhJf&IOR	PO 80+ 4R1>J Midwwf, C14 31120	11CT1A<O		Chki	9974	\$20000		\$200.00	9/21/>011	9/1 2023
49	Colond 1ham;a & 1:1:ren WJld11ms	674 Wyndham Wa1, Pooler, GA 31111	Coond1rwomau	City or Poolr	ChKk	1,511	\$100000		\$10000	8/11/2013	8/U/>011
68	Commfnn To 11K1 Jess-P1tn	101 L, hne, S.11J,11nnih, GA11J.1J1			Choe*	1333	\$150.00		\$150.00	9/U/20H	8/11/1013
3	ConV JOno)	9'5ndv Point Rood, SOY-M+h, GA 11.04	LSVR	t.5VA	Onttre,		.13,300.00	SU1.10	\$1,167.70	8/2/201J	e/4/20U
6	0.,icCrillR	s G1tm.b.111 111""1d, s.,...,n,t., GA 31406	0""""j""	Criulnc	Onllnc		\$3,300.00	SI12.30	\$1,167.70	8/5/2023	8/9/Z0Z1
11	"9nj1C1 . Sr.,Olty	'5008bulf S, Apt60t Snann:ah, G 31J01	Y>oud CD""r.tdor		Chvd	105	\$15000		\$1500.00	9/18/2023	9/19/2023
0	CM1,d & ttaltt G.Irfunhl	.aoo MaN 80c.,lev1td, Sle1A 1, SWO: ONh, GA 31406.	M1r,1&n1 M ber-	O..wld G>rfun+1 & Co 11.C	C<1	WIS	\$1,000.00		\$1,000.00	8/1/1023	11/2023
711	Oav.>J T,1,JsM	s Moo1C11 un., s.wanna , GA ,U1 1	Reurld		Cho>	408	\$1,000.00		\$1,000.00	8/16/1013	8/16/2013
121	Oeloffs SCreen>03t,1ldi	PO BalC 22111,1., Jethth C...A 31403	Enltetkian		Cho>*	1,8s	\$50.00		\$S.0.00	9/20/101J	9/22/2023
136	O1annB&Aib1tJSton	101 11rtten1hm Cross1R11\Poolerf, GA 1U22	Roftrtd		Choe*	5116	\$100.00		\$100.00	9/6/2073	9/n/2021
67	OonWoLrs	2.00 ES'11T1t h.mlln \$1, S,jv nm.,hJ GA 31.801	Rc1r1t"O		Chc>l	1S81	\$3:,300Q0		\$100.00	8/2u/021	8/11/2023
109	Doo1t+ M.10111	11A1btrt0M St, S n11.it\, GA 11401	01111111	11'e Ofdt P1<1 1CK1e	c >l	41HO	\$J,65000		\$1,65000	9/1S\1021	9/1S/2023
110	Oonr,1 MJQel	11S Wen CMfU\$ s1, S-AV.11111,11. GA 31401	own,	G1r1b'1k1off 1nc	Chrel	264SO	\$:..t.65000		\$t.650.00	9/LSnoll	9/1S/2013
35	o., E1etv'n Diody	4750 Cuu1.ber1ind Dr, 531annah, GA U41'f	111&ed		chW	341	\$200.00		\$U0.00	1/11/1011	1/11/2073
12A	Dr.Evefv'n D1vd	050 CumbM1nd Of, SiWiK1natt, GA dHDS	ReJ1ld		Chocl	J12	\$100.00		\$100.00	9/20/10..1	/12/2013
3	Or, J Afphonio & Dr (v1 n Do111d'1	*1s0 Cum""1nd or s.,...,nn,11, GA 31401	Rf1kid		Chocl	1011	\$10000		\$200.00	e1111w21	11/11/2023
123	Or.i Alrho1uo & Qr E'lyott 0.1ndy	4750 Cu,n Ot .ton ft, GA 3140S	Rt1rtd		Cho>J;	2081	\$1C10.00		\$,00.00	9/10/10Z1	9/22/2023
io	o., Rebecca1 Cooper	179 Btdy.vd PoN Rd rt. fte.)uh>w-t, S-C 29901	RETIRED		C .dl	9915	\$10000		\$200.00	11/11/1023	11/11/2023
70	Oul11nv h1duu,1n. Inc	PO Box.546. Sawntah, GA 3140	d>om1<-1	01.1L11 1ndw.1nt1,\1'Pe	Ch>.	7S1S	\$3)00.00		\$300.00	11/1 V1011	
97	EJaine a rrow	SOTJdP'VJH, f W>V..tia1111d1Ath, C1AA111	Reo.,rd	1'e.ttfed	OnlrM.		\$1110.00		\$100.00	112/1117)	9/1/2013
3:1	11iM h BtaSW1-11 1U	18 Sotttt,1'at1;wel1Avr. ""tr1h. GA31411'	rt		Ch.c1:	2447	\$3,300.00		\$1,100.00	1/U/707)	1/11/2023
Un	Elsls Chhhoim	401 E Brv""s S...oM>h, GA 1 1401	Alto,ocy	11olr1wn Fallr,n<	Chd	+88	\$S00.00		\$S00.00	9/12/11111	9/12/11111
64	Emm1;, P1c1er & Emily P, ,Y11111.11U	1614 Ele.,AQF SI, SM,nn.,t., GA J 114'15	RQMJO		Chtd	8307	\$100000		\$100.00	8/13/1023	1/11/11111
111	Eudort P Allen F. N1co1t A11f-n Masle	4601Mt.111ow AWt.s v.1ru,at1 G 3J os	RCTIACO		Chce	006	\$50.00		\$50.00	/10/2021	9/12/1023
61	ro,jv,h Man.skin P,openy owner LLC.	700 06V101S1, S.v,1:1nrl, GA 11A01	1101,1		ChK	14076	\$2,sooooo		\$1,WO00	atU/2023	a111n0n
2	rraocesc., M1ch1lavem1 & lo nLwn1Oce G rt.11	21a ES5thS1, sav.1nn1h, GA 3JJ05	J., tW.)>	Akore P1o1ert1os 11C	O1 t1	1149	\$100.00		\$100.00	M/J/2023	,1,72w
J	rttd1Sm11h	01SOGeaMeyerAV1, Sav>nhh,GA31401	RmP.ED		CM<)	1/158	\$1,000.00		\$1,000.00	8/7/2013	8/7/101H
113	hodd1e t Stevcn1r J & Nr1d1a.S1C1C.R1	106H Gmy r.. V/o:, s.,...,n,h, G 31406			fn<<	9179	\$500.00		\$SO0.CO	9/10/2013	9/22/1025
9?	Gt'O1t'rWur,fW t	9 Pe>th1t'W v>NE,AUJW>.,GA.901OS	1,14"1,1,actmcr	f1oe,r1 Decor	Chccl	6079	\$2.1X10.00		\$1,000.D11	8/13/2021	B/14/2011
S.O	Gea,aeWood11	9 sandy pgm1 lId, S.v.,rv1h, G113U0,1	Con1fu.h1nt	S.1cmJrS Cernultf1g	Chccl	1551	\$3 00.00		\$3 00.00	11/J1/2011	8/11/2013
94)	G1eon E, W.,Un., Jr	PO 8 .SA..X1tS1'11n,ah, GA114 U	coo	Uv,ar,n1th C.OUt1t of ,1t& g	Ch>dc	411	\$2,000.00		\$1,000.00	8/B/2OU	8/1C/2073
9Z	HenuenasGr	PO Box21S, f'ndr, G1131321	RI-OKFED		C>	J5J4	\$50.00		\$50.00	9/20/1013	9/21/2021
9B	Henn11ms	21281V,11m111 Rd, S.,...,nn.,GAJUJO	Senior 1.,ey Awo nu Mln1C>	Domlnk111fM()1Y	Onlr1c		\$S00.00		\$S00.00	9/11/2011	9/11/2021
37	HUShe,P"b11eAtb1ri	2 ft1G>beth clr.,t S>vonn,t., GAJ1<106	lobb11sc1		Chc1c:	17111	\$500.00		\$S00.00	B/11/2011	8/11/2013
54	HUrJt1tM1 +nGt'O11 PAC.IWC	PO Bee9848, SA>nn,h, GA 31UL2	111111111		Ch1J.,	24S1	\$S0000		\$S0000	8/U/1011	8/U/101H
7S,	1n 11,cl1n111 & H11 1,81mcllo	10 11ff ny P1 S no hJGA11-06	11fctcmcy		(,oc>	1895	\$3,300.00		\$3,300.DO	8/G/2023	&1&/1J17!
11	J1yOCoolCqTrnE	411 Sou1t1bt1t Bk.t1\ U11t 10C1, S1V.tr 11,GA11-OS	H11 Admk111111ar		Cho>l	7S	\$2,500.00		\$1,500.00	8/16/20:11	8/16/2013
0	taeqvcln1' Tom1tn	111 H1d1orv G1o'Ve ln, S1 nn.,t1, GA 31&C>	""11rw		Ch1k	5071	\$1<X10.00		\$1,000.00	M/1/2013	11/J1/2011
134	tic:quety'n J Jenk1nJ\Sm1h	S.,..., , P1,Sn>nn""11, GA 31J19			Chcek	Z90S	\$100.00		\$100.00	9/10/1011	JJ21,1J11
108	J>xt11, C1dc WJwn 111	7370 Hodsson Mc'mon11 o., Suto 10,5,J'tanr1. . GA31Bu dor		Beucen Homu	Cl1c<1		\$1,000.00		\$1,000.00	9/15/101J	9/1S/2021
23	11f1t,c JoJtph Col11"" 111	A. O E M>tc1n St. Sl1v>.,,111,th, GA 3U01	11f11nt r.		Chc>.	1,1RS1	\$149 OD		\$10.00	R/9/10U	R/9/10U
GI	b1nei 1Undley it & StephW11111 U1K11	17YJts\ aluffOt S.W>n,uh,GA1140G	a..0	Byrd Coo1U1 Co	Chocl:	111/;	\$3,300.00		\$1,30000	8/11/1013	1/11/W13

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EXHIBIT H-2

PLEASE SEE ADDENDUM ATTACHED

Page Total\$ _____

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80																				

bM:£1inC1Mc:k_l.W

SC11.00

EXHIBIT H-3

Campaign Contribution Disclosure Report

Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue S.E. | Suite 1416 West Tower | Atlanta GA 30334 | 404-463-1980 | www.ethics.ga.gov

1. Report Type <small>(Select One)</small> <input checked="" type="checkbox"/> Original <input type="checkbox"/> Amendment Amendment # _____	2. Filing is being made on behalf of (Select One): Candidate or Public Official Office Held or Sought: <u>City of Savannah - District 4 Alderman</u> <small>(Include county, municipality, district, precinct, judicial circuit, etc.)</small> Filer ID: <u>C2019000507</u> <small>(Filer ID that begins with the letter "C")</small> Organization or Person Other than Candidate's Campaign Committee: Committee Name: _____ Filer ID: _____ <small>(Filer ID that begins with the letter "NC")</small>	Use Filer's Most Recent Mark Mail and Deliver <div style="text-align: center; font-size: 1.2em; font-weight: bold;">APR 24 2023</div>
---	---	--

3. Identifying and Contact Information

- (1) Nick Palumbo (2) 2/24/2023
Full Name of Candidate or Other Than Candidate. Campaign Committee Name *Today's Date*
- (3) 216 E-51st Street Savannah GA
Mailing Address *City* *State* *Zip Code*
- (4) 912-220-8439 and/or nickforsavannah@gmail.com
Primary Telephone Number *E-Mail*
- (5) If a Candidate or Public Official is there a campaign committee (one or more persons) to make campaign transactions, keep financial records of the campaign or file the reports? ☒ Yes ☐ No
- (6) If yes, is the committee registered with the Commission? ☒ Yes ☐ No
- (7) If yes, complete the following: _____
Name of Committee Chairperson *Name of Committee Treasurer*

4. Period for which you are Reporting

You Must Check Only One Box

My Non-Election Year	My Election Year	Run-Offs	Special Election
<input type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<input checked="" type="checkbox"/> January 31, _____ (year) <input checked="" type="checkbox"/> April 30, 2023 (year) <input checked="" type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> September 30, _____ (year) <input checked="" type="checkbox"/> October 25, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<small>(Report required only if you are in a Run-Off Election)</small> <input type="checkbox"/> 6 days before Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before General Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Run-Off _____ (year)	<input checked="" type="checkbox"/> 15 days before Special Primary _____ (year) <input checked="" type="checkbox"/> 15 days before Special _____ (year) <input type="checkbox"/> Dec. 31, _____ (year)

*Supplemental reports are required for candidates who have unsuccessfully campaigned for office or who were removed from office; See O.C.G.A. § 21-5-41

State of Georgia County Chatham

I, Nick Palumbo, being duly sworn (affirm), depose and say that the information in this report form is complete, true, and correct. I affirm that the contents in this report are the same as the contents in the electronic filing submitted, if also electronically filed.

Sworn to and subscribed before me on April 24, 2023

(Signature of Notary Public) 9-11-2026
 Signature of Notary Public Commission Expires 11/11/2026

(Signature of Filer)
 a. Signature of Filer
 b. Organizational Name: OTIO11/CHAMCO

State of Georgia

Campaign Contribution Disclosure Report

Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.

Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions
	Received Date Contribution Type*	Occupation & Employer			Estimated Value
					Description
First Name or Business Name Hunter Maclean	Date 4-6-23	Occupation Political Action Committee	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 500	Est Value
Last Name Georgia PAC					
Address PO BOX 9848					
Address2					
City Savannah	<input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Employer HunterMaclean GeorgiaPAC	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary		Description
State GA					
Zip 31412					
Aff. Comm.					
First Name or Business Name Seabring Properties, LLC	Date 4-5-23	Occupation Property Manager	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 250	Est Value
Last Name					
Address 209 Brown Thrush Road					
Address2					
City Savannah	<input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Employer Seabring Properties, LLC	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary		Description
State GA					
Zip 31419					
Aff. Comm.					
First Name or Business Name John	Date 4-3-23	Occupation Contractor	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 500	Est Value
Last Name Coleman					
Address 104 Commodore Drive					
Address2					
City Savannah	<input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Employer Bonitz of Georgia	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special Primary		Description
State GA					
Zip 31410					
Aff. Comm.					

Itemized Contributions Page Total \$ 1250

EXH ITH-3

EXHIBIT H-4

First Name or Business Name	Date	Occupation	Cash Amt.	Est. Value
CHRISTA'S TRUCKING Last Name Address 10909 JAMESTOWN RD City SAVANNAH State GA Zip 31419 Aff. Comm.	q / Cif-23 #11		\$250 ⁰⁰	0
ROBERT JAMES Last Name Address 4761 SULLIVAN DR City SAVANNAH State GA Zip 31405 Aff. Comm.	9-12-23 BANKER		\$750 ⁰⁰	6
HUNTER MACLEAN Last Name Address P.O. BOX 9848 City SAVANNAH State GA Zip 31412 Aff. Comm.	8-17-23 h1/At./F0.8!2:		\$500 ⁰⁰	D
PRESERVE SOUTH Last Name Address 11675 BARKWATER DR SUITE 240 City ALPHARETTA State GA Zip 30009 Aff. Comm.	9-28-23		\$1749 ⁰⁰	0

Itemized Contributions Page Total

- Contribution Type (Monetary, In-Kind, Common Source, Credit Received on Loan)
- Election Cycle (Primary, General, Special, Special Primary, Run-Off Primary, Run-Off General, Run-Off Special, Run-Off Special Primary)
- If any such person(s) shall have a fiduciary relationship to the lending institution or party making the advance or extension of credit

2-8-2023
11-11-11

EXHIBIT H-5

ЕЛПІВІ І П-З

First Name or Business Name Jl:ct<eJ Last Name Address 168 Outland Island Rd Address2 City SAV State GA Zip 31410 Aff. Comm	Date 6-20-23 <input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Employer Retired	Cash Amt 1. su	Description
First Name or Business Name Jl:ct<eJ Last Name Address GA - pa-cl Address2 ID b.1i I y '3 City SAV State GA Zip 31412 Aff. Comm	Date 6-20-23 <input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Employer Retired	Cash Amt 500	Description
First Name or Business Name Gregory Last Name Parker Address 17 W McDough St Address2 S: -LJ City SA Zip 7'f'J/If'I Aff. Comm	Date 6-20-23 <input type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Occupation CEO Employer The Parker Companies	Cash Amt 1,000	Description
First Name or Business Name 3ciff Last Name Kale Address 3 Merly Court Address2 A: V City A: V Aff. Comm	Date 6-20-23 <input checked="" type="checkbox"/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Occupation President Employer Kale Management Company	Cash Amt 1,500	Description

Itemized Contributions Page Total \$ 2. S z) S

- Contribution r/p (None) In-Kind, Common Source, (re: J11 R cca, ct. 1 on loan)
- Election Cycle (Prin: General, Special, Primary). Run-Off (in: ml. R1111-Off/Spec, 11/1111af)
- If any such person(s) shall have a relationship to the lending 111, tituli 1111 party making the such a loan (re: c/en ion, 11111111)

EXHIBIT I-1

State of Georgia Campaign Contribution Disclosure Report Itemized Contributions

**Must list contributions received by a single contributor for which the aggregate total more than \$100.00.
Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.**

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions
	Received Date Contribution Type"	Occupation & Employer			Estimated Value
					Description
First Name / Business Name Donna M	Date 04/11/2023	Occupation Other	QPrimary :zjGeneral =ispecial 0 Special Primary 0 Runoff Primary 0 Runoff General 0 Runoff Special 0 Runoff Special Primary QRecall <input type="checkbox"/> Associated with a regulated entity	Cash Amt. \$2,500.00	Est. Value \$0.00
Last Name Jepson					
Address 143 Puttenham Xing	(2)Monetary Olnkind Ocommon Source credit Received on <input checked="" type="checkbox"/> Refund	Employer Jepson Holdings		Description	
Address2					
City Pooler					
State Zip GA 31122					
Aff. Comm.					
	Otnterest				
First Name / Business Name JelTrey F.	Date 04/11/2023	Occupation Other	QPrimary (2)General QSpecial QSpecial Primary 0 Runoff Primary 0 Runoff General 0 Runoff Special 0 Runoff Special Primary QRecall <input type="checkbox"/> Associated with a regulated entity	Cash Amt. \$2,500.00	Est. Value \$0.00
Last Name Jepson					
Address 143 Puttenbam Xing	[2]Monetary O1nkind Ocommon Source O Credit Received on Loan QRefund	Employer No11h Point Real Estate, Inc.		Description	
Address2					
City Pooler					
State Zip GA 31322					
Aff. Comm.					
	QInterest				
First Name / Business Name JK Homes, Inc.	Date 04/11/2023	Occupation	QPrimary (2)General QSpecial DSpecial Primary 0 Runoff Primary 0 Runoff General 0 Runoff Special 0 Runoff Special Primary QRecall <input type="checkbox"/> Associated with a regulated entity	Cash Amt. \$2,000.00	Est. Value \$0.00
Last Name					
Address 22 Commerce PI	(2)Monetary Qlnkind 0 Common Source O Credit Received on Loan <input type="checkbox"/> Refund	Employer		Description	
Address2					
City Savannah					
State Zip GA 31406					
Aff. Comm.					
	QInterest				
Itemized Contributions Page Total				"7,000.00	\$0.00

EXHIBIT I-2

PLEASE SEE ADDENDUM ATTACHED

10/19

State of Georgia Campaign Contribution Disclosure Report Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.

Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions
	Received Date Contribution Type*	Occupation & Employer			Estimated Value
					Description
First Name or Business Name		Occupation		Cash Amt	Est. Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip	<input type="checkbox"/> Credit Received on Loan				
Aff. Comm.					
First Name or Business Name	Date	Occupation		Cash Amt	Est Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip	<input type="checkbox"/> Credit Received on Loan				
Aff. Comm.					
First Name or Business Name	Date	Occupation		Cash Amt	Est. Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip	<input type="checkbox"/> Credit Received on Loan				
Aff. Comm.					

Itemized Contributions Page Total \$ _____.

Public Officer/Candidate/Other Than Candidate Committee Name

Detric Carlton Leggett

Page 4 of 10
EXHIBIT 1-2

EXHIBIT I-3

Campaign Contribution Disclosure Report

Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue S.E. | Suite 1416 West Tower | Atlanta GA 30334 | 404-463-1980 | www.ethics.ga.gov

1. Report Type <small>(Select One)</small> <input checked="" type="checkbox"/> Original <input type="checkbox"/> Amendment Amendment # _____	2. Filing is being made on behalf of (Select One): Candidate or Public Official Office Held or Sought: <u>City of Savannah - District 4 Alderman</u> <small>(Include county, municipality, district, precinct, judicial circuit)</small> Filer ID: <u>C2019000507</u> <small>(Filer ID that begins with the letter "C")</small> Organization or Person Other than Candidate's Campaign Committee: Committee Name: _____ Filer ID: _____ <small>(Filer ID that begins with the letter "NC")</small>	Use Filer's Most Mark Mail and Delivery <div style="text-align: center; font-size: 1.2em; font-weight: bold;">APR 24 2023</div>
---	---	---

3. Identifying and Contact Information

- (1) Nick Palumbo (2) 2/24/2023
Full Name of Candidate or Other Than Candidate. Campaign Committee Name *Today's Date*
- (3) 216 E-51st Street Savannah GA
Mailing Address *City* *State* *Zip Code*
- (4) 912-220-8439 and/ or nickforsavannah@gmail.com
Primary Telephone Number *E-Mail*
- (5) If a Candidate or Public Official is there a campaign committee (one or more persons) to make campaign transactions, keep financial records of the campaign or file the reports? ☒ Yes ☐ No
- (6) If yes, is the committee registered with the Commission? ☒ Yes ☐ No
- (7) If yes, complete the following: _____
Name of Committee Chairperson *Name of Committee Treasurer*

4. Period for which you are Reporting

You Must Check Only One Box

My Non-Election Year	My Election Year	Run-Offs	Special Election
<input type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<input checked="" type="checkbox"/> January 31, _____ (year) <input checked="" type="checkbox"/> April 30, 2023 (year) <input checked="" type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> September 30, _____ (year) <input checked="" type="checkbox"/> October 25, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<small>(Report required only if you are in a Run-Off Election)</small> <input type="checkbox"/> 6 days before Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before General Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Run-Off _____ (year)	<input checked="" type="checkbox"/> 15 days before Special Primary _____ (year) <input checked="" type="checkbox"/> 15 days before Special _____ (year) <input type="checkbox"/> Dec. 31, _____ (year)

*Supplemental reports are required for candidates who have unsuccessfully campaigned for office or have resigned from office; See O.C.G.A. § 21-5-41

State of Georgia County 01 Chatham File # _____

I, Nick Palumbo, being duly sworn (affirm), depose and say that the information in this report form is complete, true, and correct. I affirm that the contents in this report are the same as the contents in the electronic filing submitted, if also electronically filed.

Sworn to and subscribed before me on April 24, 2023

Margaret E. Smith Notary Public
 My Commission Expires September 11, 2026

Signature of Filer: T. Palumbo
 Commission Expiration: 9-11-2026
 a. Signed by: T. Palumbo
 b. Original: OTIO11/C/11111 ffffff.YULC3

State of Georgia

Campaign Contribution Disclosure Report

Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.

Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions
	Received Date Contribution Type*	Occupation & Employer			Estimated Value
					Description
First Name or Business Name Jeffrey <hr/> Last Name Jepson <hr/> Address 143 Puttenham Xing <hr/> Address2 <hr/> City Pooler <hr/> State GA Zip 31522 <hr/> Aff. Comm.	Date 4-6-23 <hr/> Monetary <input type="checkbox"/> In-Kind <input checked="" type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Occupation Construction <hr/> Employer Evans General Contractors	<input checked="" type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input checked="" type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 1000	Est. Value <hr/> Description
First Name or Business Name Waters BP Inc. <hr/> Last Name <hr/> Address <hr/> Address2 <hr/> City Savannah <hr/> State GA Zip 31404 <hr/> Aff. Comm.	Date 4-5-23 <hr/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Occupation Convenience Store <hr/> Employer Waters BP Inc.	<input checked="" type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input checked="" type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 500	Est. Value <hr/> Description
First Name or Business Name West Construction Company <hr/> Last Name <hr/> Address PO BOX 61388 <hr/> Address2 <hr/> City Savannah <hr/> State GA Zip 31406 <hr/> Aff. Comm.	Date 3-22-23 <hr/> Monetary <input type="checkbox"/> In-Kind <input type="checkbox"/> Common Source <input type="checkbox"/> Credit Received on Loan	Occupation Construction Company <hr/> Employer West Construction Company	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt. 250	Est. Value <hr/> Description

EXHIBIT I-4

CFCCCOR10/19

First Name or Business Name Building Better Communities PAC	Date 07/24/23	Occupation Engineering	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Aml. 250	EsL Value
Last Name					
Address 27 Chatham Center South Drive					
Address2 Suite A					
City Savannah	In-Kind	Employer EMC Engineering Services, Inc.			Description Check
State GA	Common Source				
Zip 31405					
Aff. Comm.	Credit Received on Loan				
First Name or Business Name James Corde	Date 08/04/23	Occupation Construction	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Aml. 1,000	Est. Value
Last Name Wilson III					
Address 7370 Hodgson Memorial					
Address2 Suite D-10	Monetary	Employer Beacon Builders Inc.			Description Check
City Savannah	In-Kind				
State GA	Common Source				
Zip 31406					
Aff. Comm.	Credit Received on Loan				
First Name or Business Name Wade	Date 08/17/23	Occupation Lawyer	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Aml. 250	EsL Value
Last Name Herring					
Address 1 Verdell Drive					
Address2	Monetary	Employer Hunter Maclean			Description Check
City Savannah	In-Kind				
State GA	Common Source				
Zip 31406					
Aff. Comm.	Credit Received on Loan				
First Name or Business Name Jeffrey	Date 08/28/23	Occupation Construction	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Aml. 1,800	Est Value
Last Name Jepson					
Address 143 Puttenham Xing					
Address2	Monetary	Employer Evans General Contractors			Description Check
City Pooler	In-Kind				
State GA	Common Source				
Zip 31322					
Aff. Comm.	Credit Received on Loan				
Itemized Contributions Page Total \$3,300 \$					

- Coolnbullon Type (Monetary, In-Kind, Common Source, Credit Received on Loan)
- Election Cycle (Primwy, Geocral, Special, Special Primary, Run-Off Primary, Run-Off General, Run-OU-Special, Run-Off Special Primary)
- If any such person(s) shall have a fiduciary relationship to the lending institution or party making the advance or extension of credit

EXHIBIT I-5

CFC-CCDR 10/19

F pP(iag\ Last: ePxn' Ai4?JVtrm3IJ-¥IMf1		Date MHJ,0)23	Occupation 6ttJ/f/1(l C(Jli2/1(Jol (01CSIBc0C'11	<input checked="" type="checkbox"/> Primary General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Calih Amt. J Jcco	Est. Value 0
Address 2 City i)CQLE State GA Zip. 1--w. AIT Comm.		Monetary In-Kind Common Source Credit Received on Loan	Employer			Description 0
First Name or Business Name Last Name Address Address2 City State Zip AIT Comm.		Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt.	Est. Value
First Name or Business Name Last Name Address Address2 City State Zip AIT Comm.		Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt.	Est. Value
First Name or Business Name Last Name Address Address2 City State Zip AIT Comm.		Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt.	Est. Value
First Name or Business Name Last Name Address Address2 City State Zip AIT Comm.		Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt.	Est. Value
First Name or Business Name Last Name Address Address2 City State Zip AIT Comm.		Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Cash Amt.	Est. Value

Itemized Contributions Page Total \$

\$

• Contribution Type (Monetary, In-Kind, Common Source, Credit Received on Loan)

•• Election Cycle (Primary, General, Special, Special Primary, Run-Off Primary, Run-Off General, Run-Off Special, Run-Off Special Primary)

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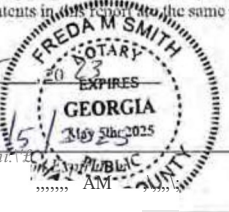
Public Officer/Candidate/Other Tiian Candidate Committee Name

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EXHIBIT J-1

Campaign Contribution Disclosure Report Georgia Government Transparency and Campaign Finance Commission 200 Piedmont Avenue S.E., Suite 1416 West Tower Atlanta, GA 30334 404-463-1980 www.ethics.ga.gov		
1. Report Type (Select One) <input type="radio"/> Original <input checked="" type="radio"/> Amendment Amendment #: _____	2. Filing is being made on behalf of (Select One): Candidate or Public Official Office Held or Sought: <u>Savannah, Chatham County, City Council At-Large Post 1</u> <small>(Include county, municipality, district, post or judicial seat)</small> Filer ID: <u>C2011002782</u> <small>(Filer ID that begins with the letter "C")</small> Committee or Person Name: <u>John P. Miller</u> <u>John P. Miller</u> <u>John P. Miller</u> Filer ID: _____ <small>(Filer ID that begins with the letter "C")</small>	Use Earlier of Post Mark or Hand-Delivered Date <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED CLERK OF COMMISSION OCT 26 2023 </div>
3. Identify information and contact information (1) <u>CAROLYN BELL</u> (2) <u>10/25/23</u> Full Name of Candidate or Official: <u>Carolyn Bell</u> Today's Date: <u>10/25/23</u> (3) <u>ZIO E. ecc. SII</u> Swann 11/14/01 Address: <u>Alai/11g 4JJ, ess</u> City: <u>Cit</u> Zip Code: <u>111401</u> (4) <u>m1113.1001</u> and/or <u>10/11/00>01.com</u> Phone: <u>P-1111111111</u> Email: <u>10/11/00>01.com</u> (5) If not a candidate or public official, is the filer a candidate or public official? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not a candidate or public official, are you a candidate or public official? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (6) If yes, is the committee registered with the CQJ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (7) If yes, complete the following: <u>J_u_l_i_a_n_M_i_l_l_e_r</u> <u>J_a_c_q_u_e_l_i_n_e_T_o_m_l_i_n</u> Name of Committee: <u>John P. Miller</u> Name of Committee Treasurer: <u>John P. Miller</u>		
4. Period for which you are Reporting You Must Check Only One Box		
My Non-Election Year <input type="checkbox"/> June 30, ____ (year) <input type="checkbox"/> December 31, ____ (year) My Election Year <input checked="" type="checkbox"/> January 31, ____ (year) <input type="checkbox"/> April 30, ____ (year) Run-Offs <input type="checkbox"/> 6 days before Primary Run-Off (year) <input type="checkbox"/> 6 days before General Run-Off (year) <input type="checkbox"/> 6 days before Special Primary Run-Off (year) <input type="checkbox"/> 6 days before Special General Run-Off (year)	Special Election <input type="checkbox"/> 15 days before Special Primary, ____ (year) <input type="checkbox"/> 15 days before Special, ____ (year) <input type="checkbox"/> Dec 31, ____ (year)	My Election Year <input checked="" type="checkbox"/> June 30, ____ (year) <input type="checkbox"/> December 31, ____ (year) Run-Offs <input type="checkbox"/> 6 days before Primary Run-Off (year) <input type="checkbox"/> 6 days before General Run-Off (year) <input type="checkbox"/> 6 days before Special Primary Run-Off (year) <input type="checkbox"/> 6 days before Special General Run-Off (year)
I, <u>John P. Miller</u> , being duly sworn (affirm), depose and say that the information in this report form is complete, true, and correct. Further, I affirm that the contents in this report are the same as the contents in the electronic filing submitted, if also electronically filed. Sworn to and subscribed before me on <u>October 25, 2023</u> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> Signature of Public Official: <u>John P. Miller</u> Public Official: _____ </div> <div style="width: 30%; text-align: center;">  </div> <div style="width: 30%;"> Signature of Candidate: <u>John P. Miller</u> Candidate: _____ </div> </div>		

Revenues

Name	Address	Occupation	Company	Check / Cash / Online	Check #	Total	Online Fee	Total minus fee	Date Received	Date Deposited
142 Aaron M & Doyle H Levy	115 Lee Blvd, Savannah, GA 31405	Retired		Check	6724	\$200.00		\$200.00	9/25/2023	9/25/2023
146 Alton Brown	41 Park of Commerce Way, Ste 101, Savannah, GA 31405	Environmental Consultant	Resource & Land Consultants	Online		\$1,000.00		\$1,000.00	10/17/2023	10/17/2023
148 Angela B Young	41 Angel Oaks Dr, Savannah, GA 31410	Retired		Check	2486	\$100.00		\$100.00	10/18/2023	10/18/2023
149 Catherine Bowman	7505 Waters Ave., Suite D3, Savannah, GA 31406	Attorney	The Bowman Law Office	Online		\$250.00		\$250.00	9/26/2023	9/26/2023
144 Cecilia Russo Turner	115 Follant Avenue, Savannah, GA 31410	Public relations and marketing	Cecilia Russo Marketing, LLC	Online		\$1,000.00		\$1,000.00	9/27/2023	9/27/2023
171 Cynthia T Gilbert	7 Wilshire Retreat, Savannah, GA 31411	Retired		Check	389	\$100.00		\$100.00	10/11/2023	10/11/2023
146 David E & Jeanne M Maddison	1539 Walhoun Rd, Savannah, GA 31410	Insurance	Seacrest Stealing	Check	3115	\$2,500.00		\$2,500.00	10/4/2023	10/4/2023
157 Dale Cox	5105 Paulsen St, Ste 28EC, Savannah, GA 31405	Attorney	Cox, Rodman & Middleton LLC	Check	1188	\$100.00		\$100.00	9/28/2023	9/28/2023
180 Frank Kohler Peoples, Jr	PO Box 10502, Savannah, GA 31412	Maritime	Peoples Industries	Check	3852	\$500.00		\$500.00	10/11/2023	10/11/2023
185 Gladys A Hill	31 W Bluff Dr, Savannah, GA 31406	Realtor	Austin Hill Realty	Check	308	\$500.00		\$500.00	10/12/2023	10/12/2023
160 Gwendolyn & Lawrence E Waring II	223 W 31st Street, Savannah, GA 31401	Attorney	The Waring Law Firm	Check	9275	\$200.00		\$200.00	10/4/2023	10/4/2023
164 H Clark Doriso	304 E Charlton St, Savannah, GA 31401	Retired	Cushman & Wakefield	Check	1021	\$500.00		\$500.00	10/4/2023	10/4/2023
172 Harvey J Gilbert	4 Bremby Dr, Savannah, GA 31406	Retired		Online	2078	\$500.00		\$500.00	10/11/2023	10/11/2023
184 Henry Reed	128 W Jones St, Savannah, GA 31401	Retired		Check		\$200.00		\$200.00	10/12/2023	10/12/2023
151 James McVinn, Debra Brantley, Tina McVinn	121 Canfield Ln, Savannah, GA 31405	Dentist	Melvin Family Dentistry	Check	6162	\$250.00		\$250.00	9/28/2023	9/28/2023
159 Jane Feller	120 Habersham St, Savannah, GA 31401	Retired		Online		\$500.00		\$500.00	10/12/2023	10/12/2023
179 JC Lewis Ford	PO Box 60759, Savannah, GA 31420	Automotive Developer	JC Lewis Ford Dealership	Check	401847	\$500.00		\$500.00	10/12/2023	10/12/2023
167 Jeff & Leann A Kalc	3 McRin Ct, Savannah, GA 31405	Realtor	Nole Management Co.	Check	6154	\$100.00		\$100.00	10/12/2023	10/12/2023
155 Jeffery Alan Jones	615 Maupas Ave, Savannah, GA 31401	Realtor	Austin Hill Realty	Check	1356	\$500.00		\$500.00	10/4/2023	10/4/2023
165 Julian Miller	711 Bradley Point Rd, Savannah, GA 31410	Attorney	Morris Manning & Martin LLP	Check	1179	\$500.00		\$500.00	10/4/2023	10/4/2023
147 Katherine Oxnard	822 East 40th Street, Savannah, GA 31401	Writer	Coastal Region Properties LLC	Online	3118	\$100.00		\$100.00	9/28/2023	9/28/2023
161 Lynn S Foster	504 East State Street, Savannah, GA 31401	Community Advocate	Self	Check		\$200.00		\$200.00	10/4/2023	10/4/2023
141 Mark B & Ginnie B Hoch	22 Commerce Place, Savannah, GA 31406	Home Builder		Check	1324	\$50.00		\$50.00	9/25/2023	9/25/2023
145 Mark Kontler	820 E 40th St, Savannah, GA 31401	Jeweler	Kontler Quality Homes Inc	Online	9944	\$500.00		\$500.00	9/27/2023	9/27/2023
187 Michael Cleveland & Christopher Carpinotto	100 MC Laws St, Savannah, GA 31405	Physician	Christopher Carpinotto Jewelry	Check	5254	\$50.00		\$50.00	10/18/2023	10/18/2023
146 Nicholas Hudson	1326 E 50th St, Savannah, GA 31401	Cir Onaler	ENT Associates	Check	10251	\$200.00		\$200.00	10/11/2023	10/11/2023
182 Old Town Trolley Tours of Savannah, Inc	1135 Louisville Rd, Savannah, GA 31415	Tourism	Morcor Studio	Online		\$100.00	\$4.30	\$95.70	9/27/2023	9/27/2023
173 Olla T Thomas	1717 Stuyvesant St, Savannah, GA 31405	Retired	Old Town Trolley	Check	4537	\$50.00		\$50.00	10/11/2023	10/11/2023
153 Patricia C Lyons	620 E 50th St, Savannah, GA 31405	Non-profit	Senior Citizens Inc.	Check	3029	\$250.00		\$250.00	9/29/2023	9/29/2023
143 Paul Bradley	98 Oceanview Ct, Tybee Island, GA 31218	Physician	Savil Health	Check	1147	\$1,000.00		\$1,000.00	10/4/2023	10/4/2023
163 Paul P & Frances S Jinchey	227 E 45th St, Savannah, GA 31405	Hospital Administrator	St. Joseph's / Candier	Check	101	\$250.00	\$10.30	\$239.70	9/29/2023	9/29/2023
154 Paul Pressly	127 E 45th St, Savannah, GA 31405	Retired	Retired	Check	99	\$1,000.00		\$1,000.00	10/4/2023	10/4/2023
189 Peel LLC	4615 N Lewis Ave, Joux Falls, MO 57104	Transload Facility	Peel Terminal - Savannah	Check	45286	\$1,000.00		\$1,000.00	9/28/2023	9/28/2023
175 Randy Houston	105 Kirby Rd, Savannah, GA 31419	Consultant	Houston Sales Solutions, LLC	Check	1148	\$200.00		\$200.00	10/11/2023	10/11/2023
278 Robert S Clem Jr	128 E 49th St, Savannah, GA 31405	Retired		Check	1038	\$100.00		\$100.00	10/11/2023	10/11/2023
170 Rosette-Savannah	PO Box 13734, Savannah, GA 31406	Retired/Candidate		Check	1040	\$500.00	\$20.30	\$479.70	10/11/2023	10/11/2023
149 Shari Millhides	PO Box 15489, Savannah, GA 31416	Attorney	Savannah Professional Firefighters	Online		\$100.00	\$4.30	\$95.70	9/29/2023	9/29/2023
276 Shilo Real Estate and Consulting Services LLC	107 E Jones St, Savannah, GA 31401	Real Estate	Shari S Millhides, P.C.	Check	1612	\$1,000.00		\$1,000.00	10/11/2023	10/11/2023
188 Steve O'Brien	PO Box 10143, Savannah, GA 31417	Non-Profit Administrator	Steel Donagan Real Estate	Check	3798	\$2,500.00		\$2,500.00	10/4/2023	10/4/2023
152 Thaddeus V Hodges	17 Magnolia Crossing, Savannah, GA 31411	Retired	Stephen Green Properties, LLC	Check	1458	\$100.00		\$100.00	10/11/2023	10/11/2023
283 Travis Stringer	411 Merweather Dr, Savannah, GA 31406	Owner	Historic Savannah Foundation	Check	1627	\$250.00		\$250.00	9/29/2023	9/29/2023
174 William (Bill) Granger	333 E 44th St, Savannah, GA 31405	President	Wesley Monumental Church	Online	1197	\$2,500.00	\$100.30	\$2,399.70	10/12/2023	10/12/2023
191 William Daniel Jr	2602 Barnard St, Savannah, GA 31401	Retired	Granger Companies	Check	10038	\$2,500.00		\$2,500.00	10/11/2023	10/11/2023
156 William H and Dale B Wallace	22 Mulberry Bluff Dr, Savannah, GA 31406	Retired	Retired	Check	1708	\$100.00		\$100.00	10/12/2023	10/12/2023
158 William Robinson	116 Washington Ave, Savannah, GA 31405	Chairman	Port City Logistics	Check		\$1,000.00	\$40.30	\$959.70	9/29/2023	9/29/2023
	2607 Salcido Avenue, Savannah, GA 31406			Online		\$31,100.00		\$31,100.00	10/2/2023	10/2/2023

EXHIBIT J-2

PLEASE SEE ADDENDUM ATTACHED

19

State of Georgia Campaign Contribution Disclosure Report Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.

Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions
	Received Date Contribution Type*	Occupation & Employer			Estimated Value
					Description
First Name or Business Name		Occupation		Cash Amt	Est. Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip					
Aff. Comm.	<input type="checkbox"/> Credit Received on Loan				
First Name or Business Name	Date	Occupation		Cash Amt	Est Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip	<input type="checkbox"/> Credit Received on Loan				
Aff. Comm.					
First Name or Business Name	Date	Occupation		Cash Amt	Est. Value
Last Name			<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Primary		
Address					
Address2	Monetary	Employer			Description
City	<input type="checkbox"/> In-Kind				
State	<input type="checkbox"/> Common Source				
Zip	<input type="checkbox"/> Credit Received on Loan				
Aff. Comm.					

Itemized Contributions Page Total \$ _____.

Public Officer/Candidate/Other Than Candidate Committee Name

Detric Carlton Leggett

Page 4 of 10
EXHIBIT J-2

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EXHIBIT J-3

Campaign Contribution Disclosure Report

Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue S.E. | Suite 1416 West Tower | Atlanta GA 30334 | 404-463-1980 | www.ethics.ga.gov

1. Report Type <small>(Select One)</small> <input checked="" type="checkbox"/> Original <input type="checkbox"/> Amendment Amendment # _____	2. Filing is being made on behalf of (Select One): Candidate or Public Official Office Held or Sought: <u>City of Savannah - District 4 Alderman</u> <small>(Include county, municipality, district, precinct, judicial circuit, etc.)</small> Filer ID: <u>C2019000507</u> <small>(Filer ID that begins with the letter "C")</small> Organization or Person Other than Candidate's Campaign Committee: Committee Name: _____ Filer ID: _____ <small>(Filer ID that begins with the letter "NC")</small>	Use Electronic Filing Mark Mail and Delivery Recipient <div style="text-align: center; font-size: 1.2em; font-weight: bold;">APR 24 2023</div>
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3. Identifying and Contact Information

- (1) Nick Palumbo (2) 2/24/2023
Full Name of Candidate or Other Than Candidate. Campaign Committee Name *Today's Date*
- (3) 216 E-51st Street Savannah GA
Mailing Address *City* *State* *Zip Code*
- (4) 912-220-8439 and/ or nickforsavannah@gmail.com
Primary Telephone Number *E-Mail*
- (5) If a Candidate or Public Official is there a campaign committee (one or more persons) to make campaign transactions, keep financial records of the campaign or file the reports? ☒ Yes ☐ No
- (6) If yes, is the committee registered with the Commission? ☒ Yes ☐ No
- (7) If yes, complete the following: _____
Name of Committee Chairperson *Name of Committee Treasurer*

4. Period for which you are Reporting

You Must Check Only One Box

My Non-Election Year	My Election Year	Run-Offs	Special Election
<input type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<input checked="" type="checkbox"/> January 31, _____ (year) <input checked="" type="checkbox"/> April 30, 2023 (year) <input checked="" type="checkbox"/> June 30, _____ (year) <input type="checkbox"/> September 30, _____ (year) <input checked="" type="checkbox"/> October 25, _____ (year) <input type="checkbox"/> December 31, _____ (year)	<small>(Report required only if you are in a Run-Off Election)</small> <input type="checkbox"/> 6 days before Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before General Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Primary Run-Off _____ (year) <input type="checkbox"/> 6 days before Special Run-Off _____ (year)	<input checked="" type="checkbox"/> 15 days before Special Primary _____ (year) <input checked="" type="checkbox"/> 15 days before Special _____ (year) <input type="checkbox"/> Dec. 31, _____ (year)

*Supplemental reports are required for candidates who have unsuccessfully campaigned for office or who were removed from office; See O.C.G.A. § 21-5-41

State of Georgia County 01 Chatham File # _____

I, Nick Palumbo, being duly sworn (affirm), depose and say that the information in this report form is complete, true, and correct. Further, I affirm that the contents in this report are the same as the contents in the electronic filing submitted, if also electronically filed.

Sworn to and subscribed before me on April 24, 2023

Margaret E. Smith Notary Public
 My Commission Expires September 11, 2026

Signature of Filer: Nick Palumbo Commission Expires 11-2026

a. Signature: T. J. Pugh
 b. Organi: otio11/C/1111'E H111111TJ.C3

State of Georgia

Campaign Contribution Disclosure Report

Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.

Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle**	Cash Amount	In-Kind Contributions	
	Received Date Contribution Type*	Occupation & Employer			Estimated Value	
					Description	
First Name or Business Name Conrad and Dorothy	Date 4-5-23	Occupation CEO	<div><div></div> Primary</div> <div><div>[!]</div> General</div> <div><div>D</div> Special</div> <div><div>D</div> Special Primary</div> <div><div>D</div> Run-Off Primary</div> <div><div></div> Run-Off General</div> <div><div>7</div> Run-Off Special</div> <div><div></div> Primary</div>	Cash Amt. 250	Est. Value	
Last Name Kearns						
Address 4 Sapphire Road						
Address2	<div><div>[!]</div> Monetary</div> <div><div></div> In-Kind</div> <div><div>D</div> Common Source</div> <div><div></div> Credit Received on Loan</div>	Employer Southside Fire and EMS			Description	
City Savannah						
State GA						Zip 31410
Aff. Comm.						
First Name or Business Name Jeff	Date 4-1-23	Occupation President	<div><div></div> Primary</div> <div><div>[!]</div> General</div> <div><div></div> Special</div> <div><div></div> Special Primary</div> <div><div></div> Run-Off Primary</div> <div><div></div> Run-Off General</div> <div><div>7</div> Run-Off Special</div> <div><div></div> Primary</div>	Cash Amt. 1000	Est. Value	
Last Name Kole						
Address 3 Merlin Court						
Address2	<div><div>[!]</div> Monetary</div> <div><div>n</div> In-Kind</div> <div><div>D</div> Common Source</div> <div><div></div> Credit Received on Loan</div>	Employer Kole Management Company			Description	
City Savannah						
State GA						Zip 31405
Aff. Comm.						
First Name or Business Name David	Date 4-4-23	Occupation President	<div><div></div> Primary</div> <div><div>[!]</div> General</div> <div><div></div> Special</div> <div><div></div> Special Primary</div> <div><div></div> Run-Off Primary</div> <div><div></div> Run-Off General</div> <div><div></div> Run-Off Special</div> <div><div></div> Primary</div>	Cash Amt. 1000	Est. Value	
Last Name Paddison						
Address 1528 Walthour Road						
Address2	<div><div>[!]</div> Monetary</div> <div><div></div> In-Kind</div> <div><div>D</div> Common Source</div> <div><div></div> Credit Received on Loan</div>	Employer Sterling Seacrest Pritchard			Description	
City Savannah						
State GA						Zip 31410
Aff. Comm.						

EXHIBIT J-4

CFC-CCDR 10/19

First Name or Business Name Ansley	Date 06/18/23	Occupation Owner	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	C: \$ / Amt.	Est. Value 500
Last Name Williams					
Address 322 East Factors Walk					
Address2	Monetary	Employer			Description
City Savannah	U In-Kind	Live Oak Restaurant Group			Online Contribution
State GA	D Common Source				
AIT. Comm.	D Credit Received on Loan				
First Name or Business Name David	Date 06/30/23	Occupation Insurance Agent	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	Ca, h / Amt.	Est. Value 1000
Last Name Paddison					
Address 1529 Walthour Road					
Address2	Monetary	Employer			Description
City Savannah	0 In-Kind	Sterling Seacrest Partners			Online Contribution
State GA	D Common Source				
Afr. Comm.	D Credit Received on Loan				
First Name or Business Name Micheal	Date 6/30/23	Occupation Vintage Home Restoration	<input type="checkbox"/> Primary <input checked="" type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	C, h / Amt.	Est. Value 750
Last Name Condon					
Address 28 Cherry Drive					
Address2	Monetary	Employer			Description
City Milton	iLJ In-Kind	Self			Check
State MA	D Common Source				
Aff. Comm.	tJ Credit Received on Loan				
First Name or Business Name	Date	Occupation	<input type="checkbox"/> Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Special Primary <input type="checkbox"/> Run-Off Primary <input type="checkbox"/> Run-Off General <input type="checkbox"/> Run-Off Special <input type="checkbox"/> Run-Off Special Primary	CIIIh Ami	Est. Value
Last Name					
Address					
Address2	D Monemry	Employer			Description
City	0 In-Kind				
State	D Common Source				
Aff. Comm.	D Credit Received on Loan				
Itemized Contributions Page Total \$					\$2,250

• Contnbuon Type (Monetary, In-Kmd, Common Source, Credit Received on Loan)

• Election Cycle (Primary, General, Special, Special Primary, Run-Off Primary, Run-Off General, Run-Off Special, Run-Off Special Primary)

• If any such persoo(s) shall have a fiduciary relationship to the lending institution or party making the advance or extension of credit

EXHIBIT J-5

State of Georgia Campaign Contribution Disclosure Report Itemized Contributions

Must list contributions received by a single contributor for which the aggregate total more than \$100.00.
Note: Loans are no longer reported in "Itemized Contributions" section. See Loan Reporting section below.

Full Name of Contributor Mailing Address (Affiliation of Committee if any)	Contributor		Election Cycle*	Cash Amount	In-Kind Contributions
	Received Date Contribution Type*	Occupation & Employer			Estimated Value
					Description
First Name / Business Name Olympia Cafe	Date 03/03/2023	Occupation	0Prtmary	Cash Amt. \$3,000.00	Est. Value \$0.00
Last Name			0 General 0 special <input type="checkbox"/> Special Primary		
Address 5 E River St			<input checked="" type="checkbox"/> Runoff Primary		Description
Address2	IZ] Monetary		0 Runoff General		
City Savannah	0Inkind <input checked="" type="checkbox"/> Common Source	Employer	0 Runoff Special Runoff Special Primary		
State GA	<input checked="" type="checkbox"/> Credit Received on Loan		0Recall		
Zip 31 01	<input type="checkbox"/> Refund				
Alf. Comm.	0Interest		<input type="checkbox"/> Associated with a regulated entity		
First Name / Business Name Jeanne M.	Date 04/11/2023	Occupation Other	<input type="checkbox"/> Primary	Cash Amt. \$2,500.00	Est. Value \$0.00
Last Name Paddison			IZ] General 0 special <input type="checkbox"/> Special Primary		
Address 1529 Walthour Rd			0 Runoff Primary		Description
Address2	IZ] Monetary		0 Runoff General		
City Savannah	0Inkind	Employer	0 Runoff Special Runoff Special Primary		
State GA	0common Source <input checked="" type="checkbox"/> Credit Received on Loan	Savannagh Wildlife Rescue	0Recall		
Zip 31410	<input type="checkbox"/> Refund				
Aff. Comm.	0Interest		<input type="checkbox"/> Associated With a regulated entity		
First Name / Business Name JamesL	Date 04/J 1/2023	Occupation Other	<input type="checkbox"/> Primary	Cash Amt. \$250.00	Est. Value \$0.00
Last Name Pannell			IZ] General 0Specfal 0 Special Primary		
Address Post			<input checked="" type="checkbox"/> Runoff Primary		Description
Address2 Ofc 8050	IZ] Monetary		0 Runoff General		
City Savannah	0Inkind <input checked="" type="checkbox"/> Common Source	Employer	0 Runoff Special Runoff Special Primary		
State GA	0credit Received on Loan	James L. Pannell, Attorney At Law	0Recall		
Zip 31412	<input type="checkbox"/> Refund				
Alf. Comm.	<input type="checkbox"/> Interest		<input type="checkbox"/> Associated with a regulated entity		

Itemized Contributions Page Total

\$5,750.00

\$0.00

EXHIBIT K

From: [Clara Greig](#)
To: [Edward Morrow](#); [Sally Helm](#)
Subject: Opposition to 24-005816 ZA & 24-005815-ZA
Date: Monday, November 18, 2024 9:54:30 PM

Mr. Morrow-

Please add my comments to the public record in Opposition of 24-005816 ZA & 24-005815-ZA.

I am compelled to express my outrage regarding the proposed changes to the FLUM and the zoning adjustment from residential to commercial use for properties located at 1001, 1015 Whitaker, 120, 124 W Park Ave within the Victorian District.

As a deeply concerned citizen, I find these proposals not only misguided, but also potentially devastating for our community, heritage, and quality of life.

The Victorian District is far more than just a collection of buildings; it embodies our community's history, culture, and identity. To even consider altering zoning to commercial use is to risk irrevocably changing the neighborhood's character. Such actions would inevitably lead to the degradation of community cohesion, and heightened levels of traffic and noise - none of which are conducive to the peaceful, residential environment that we all cherish.

We must critically evaluate the long-term consequences of prioritizing economic gain over community well-being. This committee exists to compel responsible community planning. Allowing the heart of a neighborhood to be converted to a massive commercial complex betrays everything this committee stands for and directly contradicts the concept of community planning.

I implore you to heed the voices of the community who value the uniqueness and integrity of the Victorian District. The proposed zoning changes would set a dangerous precedent, undermining the historic and residential fabric of our cherished historic neighborhoods.

Thank you for your attention to the urgent matter, and for considering the strong sentiments of the residents of the Victorian District and citizens of Savannah. I respectfully insist that, as community representatives, you must reject the proposal for the zoning change from residential to commercial use and the modifications to the FLUM.

Regards,

Clara Greig

EXHIBITK

EXHIBIT L

From: [Tana Fileccia-Flagg](#)
To: [Edward Morrow](#); [Sally Helm](#)
Subject: FLUM Amendment request, Zoning Request to change from TC-1 to TC-2- opposition to these changes for the record
Date: Tuesday, November 19, 2024 9:52:07 AM

I am reaching out to you to express my **opposition** to a vote by the MPC regarding the zoning and use changes for the following properties: 1001, 1015 Whitaker, 120, 124 W Park Ave. This includes a zoning change from TC-1 (Residential) to TC-2 (Commercial) as well as a change to FLUM from Traditional Neighborhood to Traditional Commercial.

My husband and I reside at 115 W Park Ave, Savannah, GA 31401, directly across from actions that these changes will impact since these change requests are a precursor to a two story underground parking garage and 3 office buildings ranging from 3 to 5 stories tall to loom over the Victorian Neighborhood and Forsyth Park.

Changing the zoning to commercial use risks altering the character of the neighborhood, leading to the loss of historic properties and community cohesion, increased traffic, and noise pollution, which are not conducive to a residential environment.

It is important to consider the long-term implications of prioritizing business over community.

I believe that the proposed zoning changes would set a dangerous precedent and negatively affect the historic and residential nature of our beloved neighborhoods.

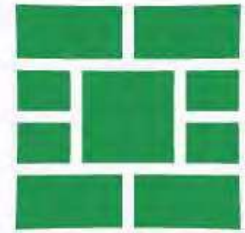
We implore you to consider those of us who live in this community.

Thank you for considering our concerns.

Tana Fileccia-Flagg

Ronald Flagg

EXHIBIT M



SEPTEMBER 14, 2023, 2:00 p.m. - CITY COUNCIL REGULAR MEETING

**CITY GOVERNMENT
OFFICIAL PROCEEDINGS
OF THE MAYOR AND ALDERMEN
SAVANNAH, GEORGIA**

The regular meeting of the City Council was held at 2:03 p.m. Mayor Johnson recognized Alderman Nick Palumbo who introduced Adam Solender, Chief Executive Officer of Jewish Educational Alliance and Savannah Jewish Federation to offer the invocation. The Pledge of Allegiance was recited in unison.

PRESENT:

Mayor Van R. Johnson, II, Presiding
Aldерwoman Kesha Gibson-Carter, At-Large, Post 1
Aldерwoman Alicia Miller Blakely, At-Large, Post 2
Aldерwoman Bernetta B. Lanier, District 1
Alderman Detric Leggett, District 2
Aldерwoman Linda Wilder-Bryan, District 3
Alderman Nick Palumbo, District 4, Vice-Chairman
Aldерwoman Dr. Estella Edwards Shabazz, District 5, Mayor Pro-Tern
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:

City Manager Joseph A. Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey

EXHIBITM

[Exhibit 4: Measurement Report - Sey Hey.pdf](#)

[Exhibit 5: Security Plan - Sey Hey.pdf](#)

[Exhibit 6: Security Plan - Transitional Permit.pdf](#)

Mayor Johnson declared the alcohol hearing open for Items #8, #9 and #10.

No speaker(s).

a. Mayor Pro-Tern Dr. Shabazz moved to close the alcohol hearings for Items #8, #9 and #10, seconded by Alderman Leggett and Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Alderman Leggett moved to approve Item #9, seconded by Alderwoman Miller Blakely and Alderman Palumbo. The motion passed unanimously, 9-0-0.

[10. Approval of a Class E \(Beer, Wine\) \(By the Package\) Alcohol License to ShivKumar Patel for 7-11 Mini! Store, a Convenience Store Located at 3700 Waters Avenue. The establishment is located between East 53rd and East 54th Streets in Aldermanic District 3.](#)

[Exhibit 1: Checklist-7-11 Mini! Store.pdf](#)

[Exhibit 2: Density Map- 7-11 Mini! Store.pdf](#)

[Exhibit 3: Alcohol Reports - 7-11 Mini! Store.pdf](#)

[Exhibit 4: Measurement Report - 7-11 Mini! Store.pdf](#)

[Exhibit 5: Security Plan - 7-11 Mini! Store.pdf](#)

Mayor Johnson declared the alcohol hearing open for Items #8, #9 and #10.

No speaker(s).

a. Mayor Pro-Tern Dr. Shabazz moved to close the alcohol hearings for Items #8, #9 and #10, seconded by Alderman Leggett and Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Alderwoman Wilder-Bryan moved to approve Item #10, seconded by Alderman Palumbo. The motion passed unanimously, 9-0-0.

ZONING HEARINGS

[11. Recommendations by the Historic Preservation Commission for a Text Amendment to the City of Savannah Zoning Ordinance Section 7.9. Victorian District Contributing Resources Map for 1001 Whitaker Street \(20044 25001\), 124 West Park Avenue \(20044 24003\), and 1015 Whitaker Street \(20044 25002\) which Are All Zoned TN-1 \(Traditional Neighborhood-1\). Aldermanic District 2 \(File No. 23-003955-ZA\). Recommend Denial.](#)

[Exhibit 1: Historic Preservation Commission Recommendation \(File No. 23-003955-ZA\).pdf](#)

[Exhibit 2: Map of Subject Properties.pdf](#)

[Exhibit 3: Photos of Subject Properties.pdf](#)

Mayor Johnson declared the zoning hearing open for Item #11.

Speaker(s):

- . **Melanie Wilson, MPC representative**
- . **Leah Michalak, MPC representative**
- . **Andrew Jones - IN SUPPORT**
- . **Nancy Maia - OPPOSED**
- . **Ronald Motyka - OPPOSED**
- . **Gary Guthrie - OPPOSED**
- . **Robin Williams - IN SUPPORT**
- . **Kathy Ledvina - IN SUPPORT**
- . **Michael Brown - OPPOSED**
- . **Rebecca Fenwick - OPPOSED IN SUPPORT**
- . **Harold Yellin - representing the applicant**

EXHIBITM

Mayor Johnson asked for the dates of each property. Ms. Michalak answered: 1001 Whitaker Street was built in 1961, 1015 Whitaker Street was built in 1957, and 124 West Park Avenue was originally constructed prior to 1888, but was modified in the 1960's.

Alderwoman Wilder-Bryan asked for the specific renovations for 124 West Park Avenue building. Ms. Michalak indicated in the 1960's the two individual buildings were joined and fully skinned (covered) in brick.

Alderman Palumbo expressed concern why the structures were not added in 2018 as contributing structures. City Manager Melder indicated the structures were viewed as not being contributing in 2018, and Ms. Michalak stated it was not until the Council adopted the new zoning ordinance in 2019 that allowed the ability to add structures of exceptional importance. Alderman Palumbo, Ms. Wilson and Ms. Michalak discussed MPC's ability and timing to list structures as historic, contributing or Victorian.

Alderman Leggett asked Attorney Yellin if Campbell & Son's Funeral Home Director was in favor of making the structure non contributing (yes, he favored the decision of the City Manager to not add the three structures to the contributing map). Alderman Leggett asked if there was anything in the deed paperwork to eliminate these buildings from any historic registry (there is nothing to that effect). After Alderman Leggett inquired about the alternatives, if Item #19 is not approved, Attorney Yellin indicated the one-story buildings would be the norm in the community. When those building were constructed there were no zoning requirements/restrictions. Now that NewZo is in effect, the community would have restrictions on size and style of any new buildings.

Alderwoman Miller Blakely asked Attorney Yellin when the building was purchased by the new owners: 1001 Whitaker Street in 2010; 1015 Whitaker Street approximately 2016; and 124 West Park Avenue approximately 2008. Alderwoman Miller Blakely asked if MPG is recommending the three buildings be added as contributing structures. Ms. Wilson answered the Historic Preservation Commission (HPC) is recommending the buildings be added as contributing structures. Alderwoman Miller Blakely asked what would be the impact on the infrastructure if the buildings were demolished. Ms. Wilson stated, if the buildings are demolished, new buildings according to NewZo would be constructed. The infrastructure would not be effected.

Alderwoman Gibson-Carter asked if there were any other factors contributing to the designation of a contributing structure such as history, use and people associated with the building. Ms. Wilson indicated the criteria is not limited to the physical structure. Alderwoman Gibson-Carter and Attorney Yellin discussed possible purposes of the buildings (office space and underground parking). Alderwoman Gibson-Carter identified the petitioner as a contributor to candidates campaigns.

Alderman Palumbo and Alderwoman Wilder-Bryan raised a point of order. Mayor Johnson acknowledged the point of order.

Mayor Johnson indicated contributions to all City Council Members campaigns can be found at www.savannahga.gov under Clerk of Council for viewing by the public. Alderwoman Gibson-Carter stated the information is not available to citizens without access to the internet, and the information is hard to locate on the site. Mayor Johnson indicated the information is readily available to the public and thanked Clerk of Council for making the information prominent to citizens.

Mayor Johnson expressed concern for the Campbell & Son's Funeral Home Letter stating the building needs extensive repairs and making the structure a contributing structure would make it more difficult to maintain operations. Ms. Wilson stated Mr. Campbell would need to submit any improvements/repairs for approval to HPC.

After extensive due diligence, Alderwoman Lanier stated her concern for how the community will benefit or how it would impact the community. There is nothing in writing. Alderwoman Lanier has recommended establishing a community benefits ordinance for developers and itfff:YH i groups.

In this particular case, the area residents and developers need to meet (and they might have already done so) to establish some type of community benefits for the residents.

Alderwoman Wilder-Bryan stated there needs to be an economic driver and what Mr. Campbell has requested is an economic driver. Alderwoman Wilder-Bryan expressed campaign contribution information is available to citizens. Candidates live in Savannah, contributions come from residents of Georgia, not Florida or South Carolina. Constituents are satisfied with her performance and she is committed to the residents of Savannah.

Alderwoman Gibson-Carter raised a point of order. Mayor Johnson acknowledged.

Alderman Palumbo moved to close the zoning hearing for Item #11, seconded by Alderman Leggett and Alderwoman Miller Blakely. The motion passed unanimously, 9-0-0. See related Agenda Item #19.

12. Petition of Joshua Yellin on Behalf of Michael Condon, Vintage Home Restoration, LLC, for a Zoning Map Amendment of the 0.04-Acre Property Located at 222 West Duffy Street (p/N 20052 16013) from TN-1 (Tradition a)Neighborhood-1) to TC-1 (Tradition a)Commercial-1). Aldermanic District 2 (File No. 23-003454-ZA). [Continued from the August 24, 2023 Council Meeting at the Petitioner's Request]

[Exhibit 1: MPG Recommendation Packet \(File No. 23-003454-ZA\).pdf](#)

[Exhibit 2: Maps for 222 West Duffy Street \(File No. 23-003454-ZA\).pdf](#)

[Exhibit 3: Site Visit for 222 West Duffy Street \(File No. 23-003454-ZA\).pdf](#)

Mayor Johnson declared the zoning hearings open for Items #12 and #13.

Speaker(s):

- Edward Morrow, MPC representative
- . Ms. Pearl Reddick - OPPOSED
- Ms. Doris Fogle - OPPOSED
- . Josh Yellin, representing applicant

Mayor Johnson asked Ms. Reddick if she was an authorized speaker/representative of the Church (yes). Alderman Leggett indicated notification of the restaurant serving alcohol was received two days ago and there was no opportunity for meetings.

Attorney Yellin indicated there was a meeting with the neighborhood association and a good neighbor agreement was signed. The petitioner met with the Church last evening and discussed hours of operation.

Mayor Johnson, Mayor Pro-Tern Dr. Shabazz, Attorney Yellin and Ms. Fogle discussed the parking, prior restaurants, restaurants next to churches serving alcohol, and meetings with members of the Church.

Alderwoman Wilder-Bryan requested a listing of all establishments requesting special use permits since January 2020. City Manager Melder will provide Council with the list.

Alderman Leggett moved to close the zoning hearing for Items #12 and #13, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0. See related Agenda Items #13 and #20.

13. Petition of Joshua Yellin on Behalf of Michael Condon, Vintage Home Restoration, LLC, for a Special Use Permit with Conditions to Allow on Premises Consumption of Alcoholn Association with a Restaurant Located at 222 West Duffy Street (. N)20052 16013). Aldermanic District 2 (File No. 23-003455-ZA). [Continued from the August 24, 2023 Council Meeting at the Petitioner's Request]

[Exhibit 1: MPG Recommendation Packet \(File No. 23-003455-ZA\).pdf](#)

[Exhibit 2: Maps for 222 West Duffy Street \(File No. 23-003454-ZA\).pdf](#)

[Exhibit 3: Site Visit for 222 West Duffy Street \(File No. 23-003454-ZA\).pdf](#)

Mayor Johnson declared the zoning hearings open for Items #12 and #13.

EXHIBITM