RECEIVED
SEP 30 2026
Metropolitan Planning Commission

ZBA-0926-000648

Chatham County
Zoning Board of Appeals Application

1117 Eisenhower Dr ~ PO Box 8161
Savannah, Georgia 31412-8161
Phone: (912) 201-4300 / Fax: (912) 201-4301
www.chathamcounty.org

All information must be completed in full before this application will be processed and scheduled for a Zoning Board of Appeals (ZBA) hearing. Additional instructions and information regarding the appeals process are located on page four. Applicants are encouraged to meet with MPC staff to discuss the application prior to the day of submission. The monthly hearing dates and applicable submission deadline dates are attached.

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SEP 30 2026
METROPOLITAN PLANNING COMMISSION

1) Subject Property

Street Address: 3 Sorghum Lane

Subdivision Name: The Landings Lot Number(s): 2663

Property Identification Number(s): 1-0257D-03-010

Zoning District(s): Residential

2) Reason for Application

Check all that apply:

_____ To appeal an order, requirement, decision or determination of the Zoning Administrator when an error is alleged (Zoning Ordinance Section 10-6.1). You must attach a copy of the written determination of the Zoning Administrator that you are appealing. An appeal must be filed no later than 30 days after the date that the determination was rendered by the Zoning Administrator. The appeal must be filed with MPC and the Zoning Administrator.

_____ To establish a special use (Section 10-6.2) Use Number _____

✓ A request for an extension or expansion of a nonconforming use (Section 10-6.4)

_____ To request a variance (Section 10-6.3). Identify the type and amount of variance(s) below and refer to Page 4 for plot plan criteria. Example: 5 foot reduction of the 25 foot rear yard setback (use additional paper, if necessary):

We Are Asking for A 16ft setback Line Variance

3) **Property Owner(s)**

Name(s): DIANE DIVER

Address: 3 Sorghum Lane

City, State, Zip: SAVANNAH GA 31411

Telephone: [redacted]

E-mail addre

4) **Agent (If not 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.

Name(s): Michael Wolfe / ACE Remodeling Services LLC

Address: 1477 U.S. Hwy 80 East

City, State, Zip: Brooklet GA. 30415

Telephone: [redacted]

E-mail addre

5) **Fee**

The application fee is based on the type of use for which relief is requested. Make check payable to Chatham County.

____ Commercial: $1300.00 ($1,180 MPC fee + $120 BSRS fee)

✓ Single Family Residential: $620.00 ($500 MPC fee + $120 BSRS fee)

6) **Certification**

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 than an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Michael Wolfe
Applicant Name (Signature)

9/14/2026
Date

Michael Wolfe
Applicant Name (Print)

OFFICE USE ONLY

Project Planner:

Pre-application meeting date, if any:

Date notice posted on property:

Dates notice published in newspaper:

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Numbers 1-0257D-03-010, I (we) authorize Michael Wolfe (Agent Name) of ACE Remodeling Services, LLC (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Eleanor Diver
Owner Name (Signature)

Diane Diver
Owner Name (Print)

9/10/26
Date

Instructions

1. Applicants shall meet with MPC staff to discuss their application prior to the day of submission. Call 651-1440 for an appointment.

2. The application form must be completed (including appropriate fee) and include all required supplemental materials before it will be processed and scheduled for a hearing. A plot plan must be provided when a dimensional variance or use permit is requested. Three copies of the application, plot plan and any other supporting documents must be provided. Plot plan criteria are listed below.

3. A printed or typed list including the names, addresses and zip codes of surrounding property owners (within 200 feet of the subject property) must be submitted with the application.

4. Applications must be submitted to Building Safety and Regulatory Services, 1117 Eisenhower Drive, Savannah, GA 31406.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete, it will be scheduled for the next posted ZBA hearing date. The applicant will receive a notice of the date and time of the ZBA meeting. As a policy, MPC will mail a notice of the hearing to all owners of property within a 300 foot radius of the subject property. All ZBA meetings are held on the fourth Tuesday of each month at 9:00 a.m. unless otherwise posted.

2. The applicant must post a sign announcing the ZBA hearing at least 15 days prior to the scheduled hearing date. Once an application is deemed complete by MPC staff, the applicant will be contacted to pick up a sign at the Building Safety and Regulatory Services office. Instructions regarding posting will be attached to the sign.

3. A copy of the staff report will be provided to the owner or agent before the ZBA meeting. The ZBA is responsible for making the decision.

4. PowerPoint presentations must be provided to staff no later than the day prior to the meeting. Copies of any item used to support your petition must be submitted for the record. Petitioner shall provide a sufficient number of copies for the Board and Board Secretary.

5. A request to continue a petition that occurs after legal notice of the petition is published can be continued only by the ZBA; however, the ZBA may or may not grant the request.

6. A written decision of the ZBA will be prepared and sent to the owner or agent after the meeting.

Plot Plan Information

If you are applying for a dimensional variance, a plot plan must be submitted with this application. An example of a plot plan is available upon request. The plot plan must include the following information:

- North arrow and scale
- Street name(s)
- Dimensions of lot
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Dimensions between all structures on lot
- Location and dimensions of proposed addition
- Type of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

Other Contacts

Zoning Administrator: Building Safety and Regulatory Services, 1117 Eisenhower Dr (Phone: 912-201-4300)
(Mailing Address: P.O. Box 8161, Savannah, GA 31412-8161)

County Engineering: 124 Bull Street, Room 430 (Phone: 912-652-7800)
(Mailing Address: P. O. Box 8161, Savannah, GA 31412-8161)

Metropolitan Planning Commission: 110 E. State Street, Savannah, GA 31401 (Phone: 912-651-1440)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The Conflict of Interest in Zoning Actions Act (O.C.G.A. Chapter 67A) requires that an applicant for a map amendment /rezoning action must disclose campaign contributions in the amount of $250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the applicant.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this Act is a misdemeanor.

1. Within two years 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.

CHATHAM COUNTY COMMISSION	
Chester A. Ellis, Chairman	Tanya Milton, District 5
Wayne Noha, District 1	Aaron "Adot" Whitely, District 6
Malinda Scott - Hodge, District 2	Dean Kicklighter, District 7
Bobby Lockett, District 3	Marsha Buford, District 8
Patrick Farrell, District 4	

METROPOLITAN PLANNING COMMISSION		
Karen Jarrett, Chair	Michael Kaigler, Ex-Officio	Jeff Notrica
Travis Coles, Vice-Chair	Stephen Plunk	Traci Arrick
Amanda Wilson	Coren Ross	Joseph Welch
Laureen Boles, Treasurer	Joseph Ervin	Tom Woiwode
Jay Melder, Ex-Officio	Dwayne Stephens	

2. 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 and Dollar Amount of Contribution**

_____ _____
Signature of Petitioner or Petitioner's Agent Date

_____ _____
Printed Name File No.

Zoning Board of Appeals meetings are held on the 4th Tuesday of each month at the office of the Metropolitan Planning Commission 112 East State Street Savannah, Ga.

2025 Calendar of Meetings

Meeting Date	Cut off Date
01/28	12/27
02/25	01/24
03/25	02/28
04/22	03/28
05/27	04/25
06/24	05/30
07/22	06/27
08/26	07/25
09/23	08/29
10/28	10/03
11/18	10/24
12/16	11/21

JLM Productions, LLC

August 18, 2026
To: Natalie Adams
East Chicago, IN Special Events

Simmons
Holly Miller
[redacted]

Montgomery
Gage
[redacted]
2 Sorghum Lane
[redacted]
Spiva II
Howard E.
[redacted]
2 Sorghum Lane
[redacted]

Mark Hornsby 4 Sorghum Lane [redacted]

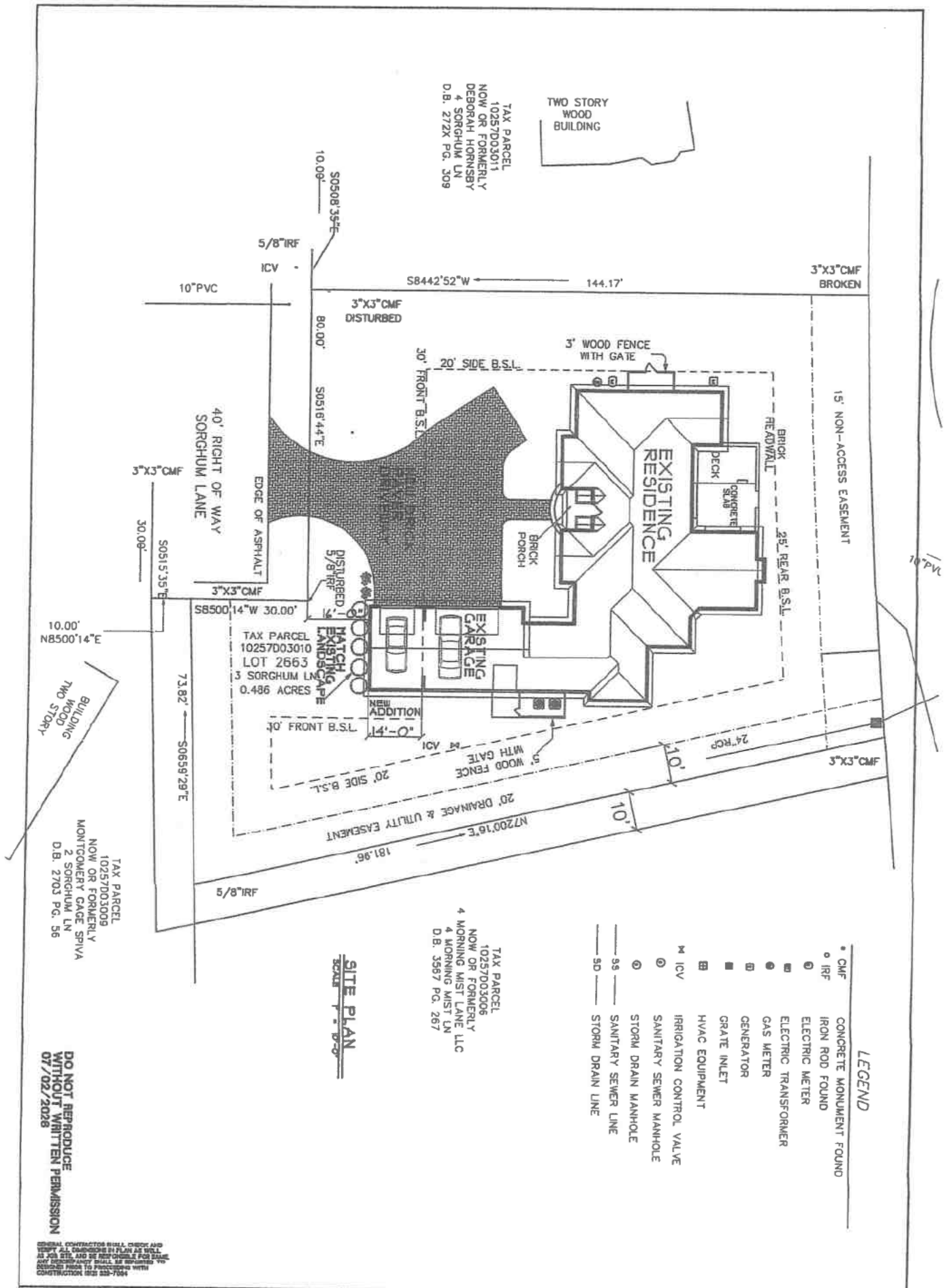
Lane, Jr.
Thomas M.
[redacted]
3 Sorghum Lane
[redacted]

Farrant
David
[redacted]
6 Sorghum Lane
[redacted]

Sincerely,

James L. Morris
President JLM Productions, LLC

JLM Productions LLC
3 Sorghum Ln,
Savannah, GA 31411
[redacted]



DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION 07/02/2026

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS IN PLAN AS WELL AS JOB SITE, AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCY SHALL BE REPORTED TO DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION. (912) 328-7064

AIBD AMERICAN INSTITUTE of BUILDING DESIGN

A NEW GARAGE ADDITION:

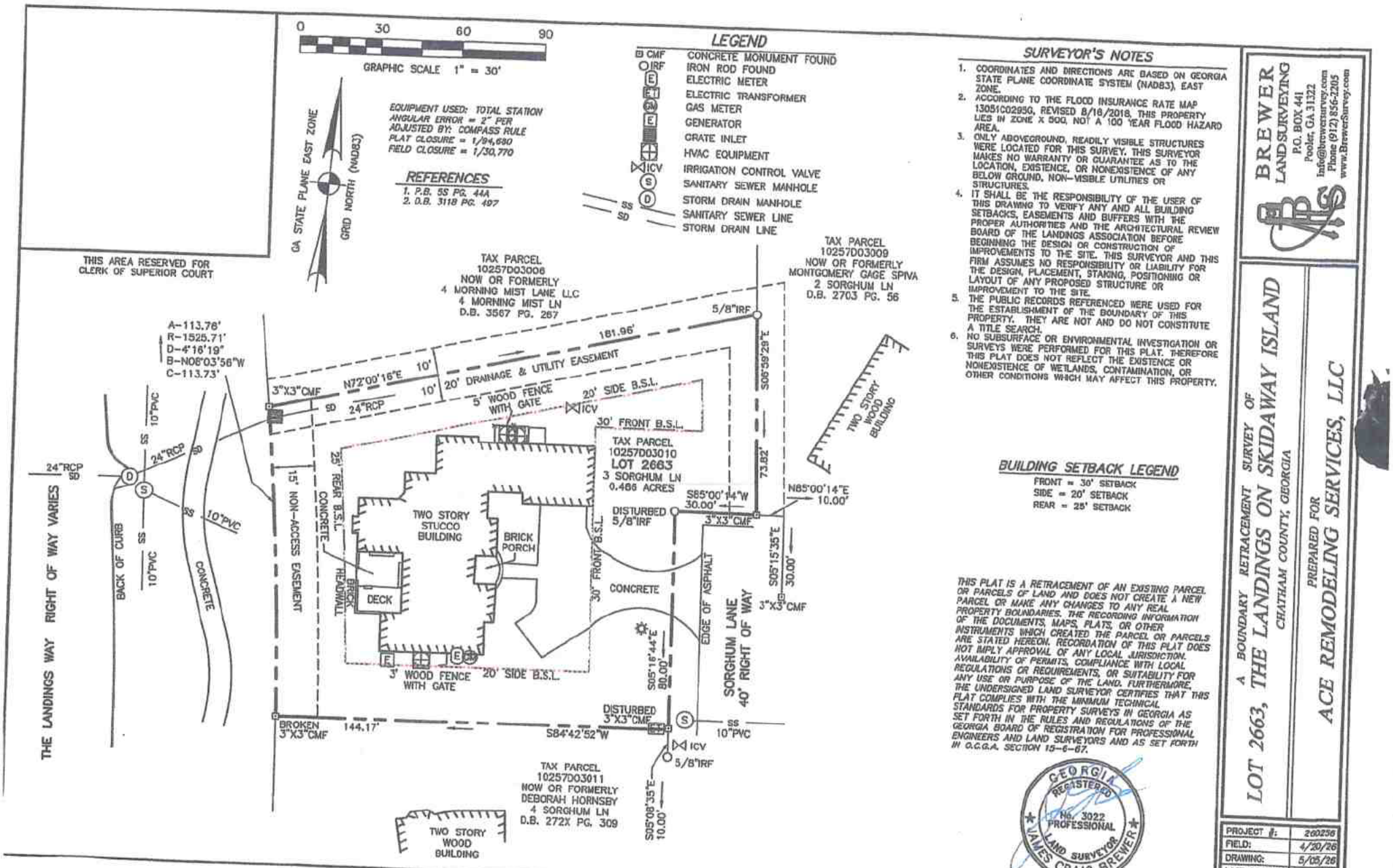
JAMES MORRIS & DIANE DIVER
LOT 2663, 3 SORGHUM LANE
THE LANDINGS SAVANNAH GA 31411

ZADACH DESIGN
RESIDENTIAL DESIGNER/PLANNER
106 Wild Heron Road
Savannah Georgia
Zip 31419
PHONE (912) 328-7064

Designed By:	Drawn By:	Checked By:	Date:
Stephen Zadach	Stephen Zadach	Stephen Zadach	07/12/2026

Revisions:

Sheet No. 0



SURVEYOR'S NOTES

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0295G, REVISED 8/16/2018, THIS PROPERTY LIES IN ZONE X SCG, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES AND THE ARCHITECTURAL REVIEW BOARD OF THE LANDINGS ASSOCIATION BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

BUILDING SETBACK LEGEND

FRONT = 30' SETBACK
SIDE = 20' SETBACK
REAR = 25' SETBACK

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR
JAMES CRAIG BREWER

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

LOT 2663, THE LANDINGS ON SKIDAWAY ISLAND

A BOUNDARY RETRACEMENT SURVEY OF
CHATHAM COUNTY, GEORGIA

PREPARED FOR
ACE REMODELING SERVICES, LLC

PROJECT #:	260256
FIELD:	4/20/26
DRAWING:	5/05/26
LAST REVISED:	N/A
DRAWN BY:	CAL