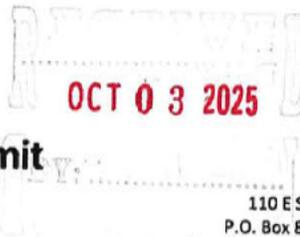


25-004968-ZA



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

### Special Use Permit Application



110 E State St, Savannah, GA, 31401  
P.O. Box 8246, Savannah, GA, 31412-8246  
Phone: 912.651.1440 / Fax: 912.651.1480  
[www.thempc.org](http://www.thempc.org)

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO [PLANNING@SAVANNAHGA.GOV](mailto:PLANNING@SAVANNAHGA.GOV).** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

**I. Subject Property**

Street Address(es): 2505 Abercorn Street & 104, 112, 114, and 116 E 41st Street  
Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 20074 03008, 20074 10001, 20074 03006, 20074 03005, 20074 03004  
Total acreage of the subject property: ~~0.88~~ acres 0.91 acres (SAGIS)  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):  
Former Suntrust Bank (now vacant building); existing parking lot (TC-1 zon. dist.)

**II. Action History**

Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

Yes  No If yes, please provide the Plan/Permit File Number(s): \_\_\_\_\_

**III. Special Use Permit Review Criteria**

Describe the purpose of the requested special use permit. Please refer to the review criteria in [Sec. 3.10.8](#)  
Request is to utilize existing paved parking lots as a principal use parking facility

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. Property Owner Information**

Name(s): 2505 Abercorn Street, LLC

Registered Agent: Jeffrey Notrica, Member

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: P.O. Box 10027

City, State, Zip: Savannah, GA 31412

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

E-mail address: [REDACTED]

**V. Petitioner Information, if different from Property Owner** (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): \_\_\_\_\_

Registered Agent: \_\_\_\_\_

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

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**VI. Agent, if different from Petitioner or Property Owner** (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): \_\_\_\_\_

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

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**VII. Letter of Authorization**

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)

\_\_\_\_\_, I (we) authorize \_\_\_\_\_

(Agent Name) of \_\_\_\_\_ (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request.

I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

**Property Owner(s)**

Name(s): 2505 Abercorn Street LLC

Registered Agent: Jeffrey Notrica, Member

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

Signature(s)

October 3, 2025

Date

**Witness Signature Certificate**

State of Georgia

County of Chatham

Signed or attested before me on October 3, 2025

Date

by Jeffrey Notrica

(Printed name(s) of individual(s) signing document)

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

Personally Known or  Produced Identification Type of ID \_\_\_\_\_

Signature of Notary Public

Andrea Robertson

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: January 4, 2028



**Andrea Robertson**  
NOTARY PUBLIC  
Chatham County, Georgia  
My Commission Expires  
January 04, 2028

**VIII. Disclosure of Campaign Contribution Form.** To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**Please answer the following questions:**

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below?
  - Yes  No If you answered "Yes", please complete Question 2.

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

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

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
Van Johnson, II	Mayor	October 2024	\$2,000.00
Each Alderman (see below)	Alderman	October 2024	\$2,000.00 each
(with the exceptions of			
Mr. Palumbo & Mr. Purtee)			


Jeffrey Notrica
10/3/25  
 \_\_\_\_\_  
 Signature of Petitioner or Petitioner's Agent or Opponent      Printed Name      Date

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

- A. Filing Fee.** The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.  
Special Use Permit: \$2,300.00
- B. Survey.** A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- C. Legal Description.** A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

**X. Application Checklist**

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

**Yes**   **No**

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

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

**XI. Certified Application**

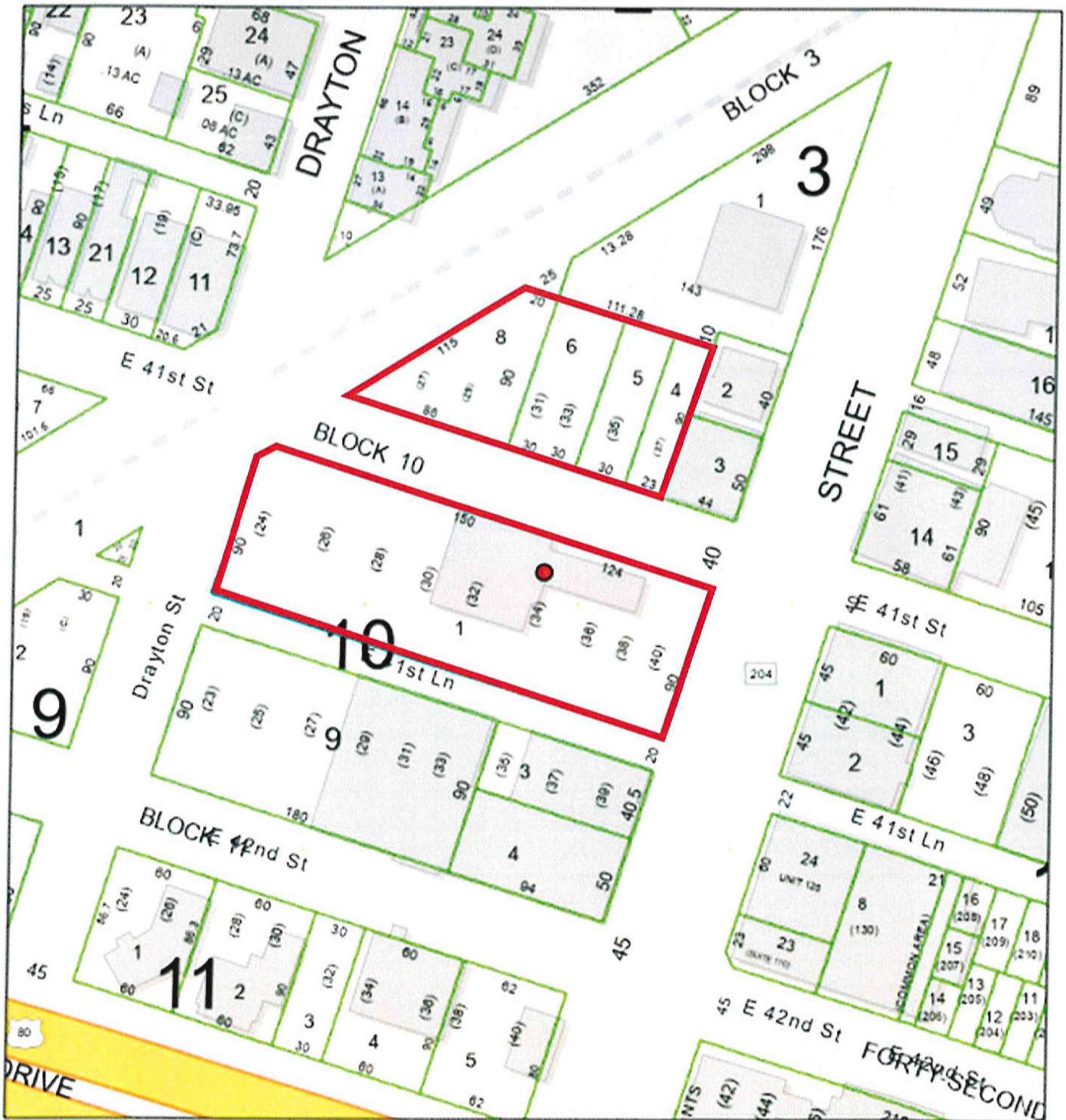
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

  
\_\_\_\_\_  
Signature of Petitioner or Petitioner's Agent

Jeffrey Notrica  
Printed Name

10/3/25  
Date

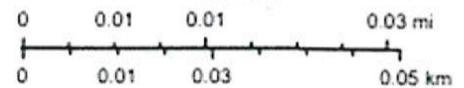
# 2505 Abercorn Street Special Use Permit (Parking Facility)



10/2/2025, 2:30:25 PM

Property Boundaries (Parcels)

1:1,128



# STATE OF GEORGIA

## Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

### Annual Registration

\*Electronically Filed\*

Secretary of State

Filing Date: 03/28/2023 17:34:14

#### BUSINESS INFORMATION

**BUSINESS NAME** : 2505 Abercorn Street LLC  
**CONTROL NUMBER** : 22226536  
**BUSINESS TYPE** : Domestic Limited Liability Company  
**ANNUAL REGISTRATION PERIOD** : 2023, 2024, 2025

#### BUSINESS INFORMATION CURRENTLY ON FILE

**PRINCIPAL OFFICE ADDRESS** : 2505 Abercorn Street, Savannah, GA, 31401, USA  
**REGISTERED AGENT NAME** : Robert McCorkle  
**REGISTERED OFFICE ADDRESS** : 319 Tattnall Street, Savannah, GA, 31401, USA  
**REGISTERED OFFICE COUNTY** : Chatham

#### UPDATES TO ABOVE BUSINESS INFORMATION

**PRINCIPAL OFFICE ADDRESS** : P.O. Box 10027, Savannah, GA, 31412, USA  
**REGISTERED AGENT NAME** : Robert McCorkle  
**REGISTERED OFFICE ADDRESS** : 319 Tattnall Street, Savannah, GA, 31401, USA  
**REGISTERED OFFICE COUNTY** : Chatham

#### AUTHORIZER INFORMATION

**AUTHORIZER SIGNATURE** : Jeff Notrica  
**AUTHORIZER TITLE** : Member