



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

25-006080-2A

Variances to Development Plans

DEC 1 2 2025



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

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

I. Subject Property

Street Address(es): 21 Alfred Street Savannah Ga. 31408, 19 Alfred St
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.) 2-0628-02015, 20628 02014
Total acreage of the subject property: .30 Acres (13,350 sq. ft.)
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Church place of assembly place of worship. RSF-6

II. Action Requested

A. Type of Request:

- ☒ New Master Plan
☐ Amendment to an existing Master Plan. Please provide the File Number: _____
☐ Variance to a Site Plan Permit. Please provide the File Number: _____

B. Provide a description of request. Variance for 7'-10" front reduction for new entry to be covered and have a handicap ramp.

The congregation has grown and the Pastor is asking for permission to expand Sanctuary along with office space.

The property has since been combined with lot 19. and reduction of 50 foot rear setback

C. 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): _____

III. Review Criteria

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan ([Sec. 3.21.10](#)).

The two properties known as 21 & 19 Alfred Street has been combined pending review and submission by Health Department and Surveyor.

The nature of this request is for approval to build additional Sanctuary and Office space to accommodate growing congregation and aid to community.

IV. Property Owner Information

Name(s): First African Baptist Church Of Woodville

Registered Agent: _____

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

Address: 21 Alfred Street

City, State, Zip: Savannah, Ga. 31408

Telephone: _____ Fax: _____

E-mail address: _____

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): DMW Drafting And Design (Dontre M Wallace)

Registered Agent: _____

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

Address: 27 Amber Drive

City, State, Zip: Port Wentworth Ga. 31407

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)
2-0628-02015

I (we)
authorize Dontre M. Wallace (Agent Name) of
DMW Drafting And Design (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): First African Baptist Church Of Woodville

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

Signature(s)

Date

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____
Date

by _____
(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

(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
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

Dontre Wallace

Dontre Wallace Dec-17-2025

Dontre Wallace

Signature of Petitioner or Petitioner's Agent

Dontre Wallace Dec-17-2025

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.
- ☐ \$300.00 for variances to a Development Plan
- 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. Action Required |
| ☒ | ☐ | Part III. 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.

Dontre Wallace

Signature of Petitioner or Petitioner's Agent

Dontre Wallace

Printed Name

Dec-15-2025

Date

RETAIN THIS PAGE

Instructions

1. Applicants are requested to contact 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 DRI.
3. The application form must be completed according to Sec. 3.1.5 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a public hearing.
4. All applications must be submitted electronically to planning@savannahga.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. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting.
6. A schedule of the application deadlines and Planning Commission meetings are part of this application.

Variance to Development Plan Processes (After the Application is Submitted)

1. All petitions will be considered by the Planning Commission at a public 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/time and 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 Building. 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. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and the Board secretary.
7. Once the Planning Commission hears the petition, they will approve, approve with conditions, deny, or continue the petition to the next meeting or a date certain.
8. Notification of the Planning Commission's final decision will be sent to the petitioner by the City.
9. The petitioner or agent should be in attendance at all Planning Commission meetings. If no one is present to represent the petition, the petition may still be discussed.

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2025 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: planning@savannahga.gov	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: 12:30 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.	
DEC 13	JAN 7		
JAN 3	JAN 28		
JAN 24	FEB18	JAN 9*	JAN 23*
FEB 14	MAR 11	FEB 13*	FEB 27*
MAR 7	APR 1	MAR 13	MAR 27
MAR 28	APR 22	APR 10	APR 24
APR 18	MAY 13	MAY 8	MAY 22
MAY 9	JUN 3	JUN 12	JUN 26
MAY 30	JUN 24	JUL 10	--
JUN 20	JUL 15	AUG 14	AUG 28
JUL 11	AUG 5	SEP 11	SEP 25
AUG 1	AUG 26	OCT 9	OCT 23
AUG 22	SEP 16	NOV 13	TUES, NOV 25
SEP 12	OCT 7	DEC 11	
OCT 3	OCT 28		
OCT 24	NOV 18		
NOV 21	DEC 16		
DEC 12	JAN 6, 2026		

* **City Council meetings will be held at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G.**

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.

Printable page

PARID: 20628 02015

FIRST AFRICAN CHURCH WOODVILLE

21 ALFRED ST

Most Current Owner

Current Owner

FIRST AFRICAN CHURCH WOODVILLE

Co-Owner Care Of Mailing Address

GA 31408

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
FIRST AFRICAN CHURCH WOODVILLE			ST	SAVANNAH	GA	31408

Parcel

Status	ACTIVE
Parcel ID	20628 02015
Category Code	309 - Church
Bill #	2980260
Address	21 ALFRED ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31408-
Neighborhood	17500.00 - Q500 N & S OF BAY ST
Total Units	
Zoning	RSF-6
Class	E2 - Exempt - Churches
Appeal Status	

Legal Description

Legal Description	LOT 77 BLK 3 WOODVILLE
Acres	.3
Deed Book	
Deed Page	

Inspection

Inspection Date	Reviewer ID
06/14/2022	PSMILLER
05/01/2019	NAVANGOR
12/14/2015	ALCUMMIN
03/10/2011	CASMITH
07/22/1992	STAFF

Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	G2 - GENERAL COMMERCIAL 2
Square Feet	13,350
Acres	.3065
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

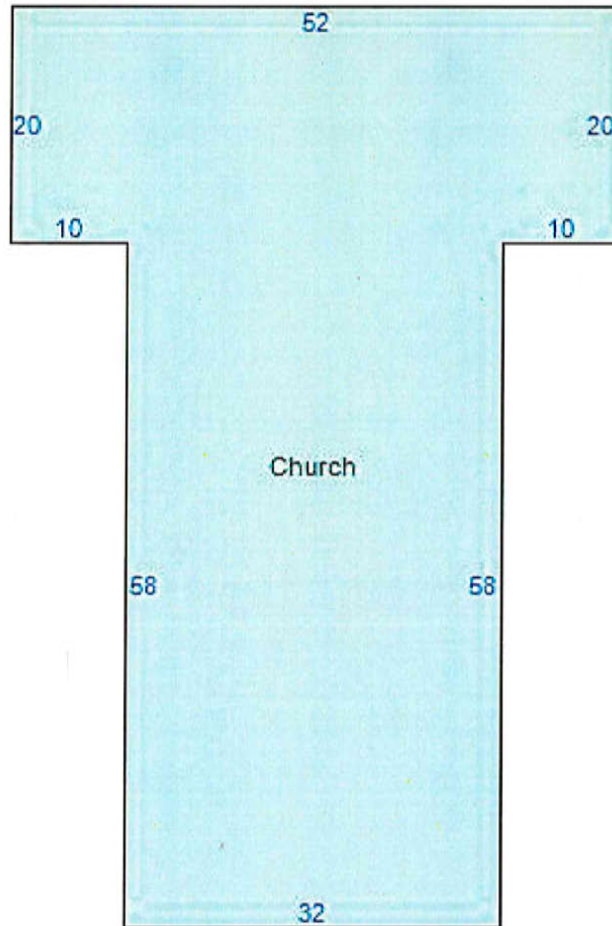
Commercial Building

Card	1
Actual Year Built	1955
Effective Year Built	
Main Occupancy	309 : Church
Quality / Condition	2 / A-AVERAGE
Units	
Total Area	2,896
Basement Area	
Finished Basement Area	No

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2025	40,100	97,500	137,600	
2024	40,100	101,900	142,000	
2023	40,100	105,400	145,500	

2022	40,100	85,400	125,500
2021	40,100	72,800	112,900
2020	40,100	72,100	112,200
2019	6,010	7,680	13,690
2018	6,010	7,680	13,690
2017	6,010	7,680	13,690
2016	6,010	7,680	13,690



Item	Area
Church	2896



Printable page

PARID: 20628 02014

FIRST AFRICAN BAPTIST CHURCH O

19 ALFRED ST

Most Current Owner

Current Owner	Co- Owner	Care Of	Mailing Address
FIRST AFRICAN BAPTIST CHURCH O			19 ALFRED ST SAVANNAH GA 31408- 3201

Digest Owner (January 1)

Owner	Co- Owner	Address 1	Address 2	City	State	Zip
FIRST AFRICAN BAPTIST CHURCH O		19 ALFRED ST		SAVANNAH GA		31408

Parcel

Status	ACTIVE
Parcel ID	20628 02014
Category Code	309 - Church
Bill #	2980899
Address	19 ALFRED ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31408-
Neighborhood	17500.00 - Q500 N & S OF BAY ST
Total Units	
Zoning	RSF-6
Class	E2 - Exempt - Churches
Appeal Status	

Legal Description

Legal Description	78 BLK 3 WOODVILLE
Acres	.29
Deed Book	

Deed Page

Permits

Permit #	Permit Date	Status	Type	Amount
22-07767-BC	10/12/2022	Complete	NC - NEW CONSTRUCT	\$6,000.00
01848-1	02/12/1993	Complete	RN - RENOVATIONS	\$850.00

Inspection

Inspection Date	Reviewer ID
03/07/2025	FLPERRY
01/21/2020	NAVANGOR
12/14/2015	ALCUMMIN
03/10/2011	CASMITH
05/22/2003	MWTHOMAS

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
04/01/1991	5,000	U		-		

Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	G2 - GENERAL COMMERCIAL 2
Square Feet	12,632
Acres	.29
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Commercial Building

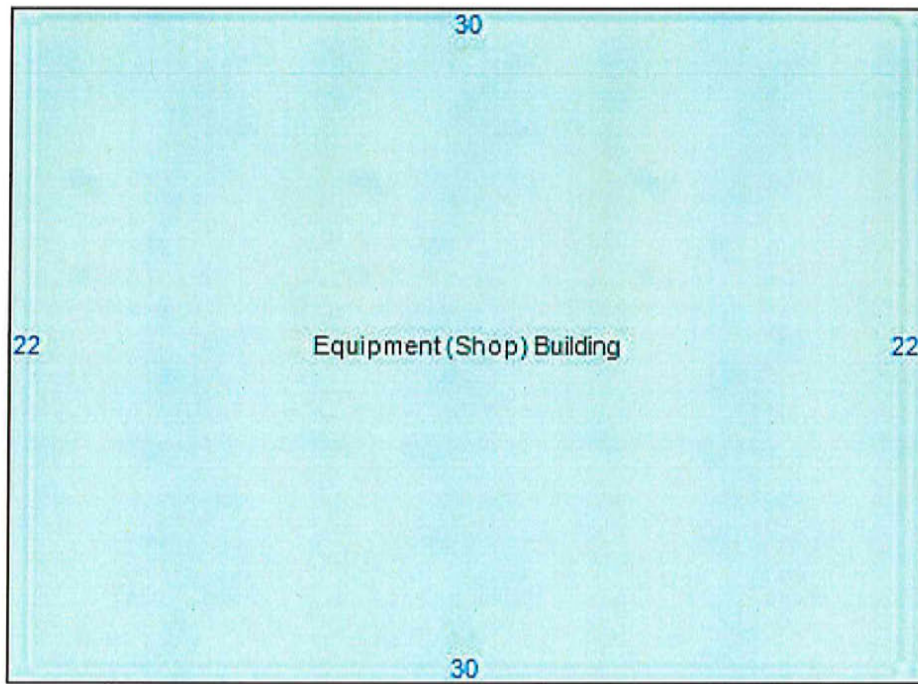
Card	1
Actual Year Built	2020
Effective Year Built	

Main Occupancy	470 : Equipment (Shop) Building
Quality / Condition	1 / A-AVERAGE
Units	
Total Area	660
Basement Area	
Finished Basement Area	No

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2025	37,900	14,600	52,500	
2024	37,900	0	37,900	
2023	37,900	0	37,900	
2022	37,900	0	37,900	
2021	37,900	0	37,900	
2020	37,900	0	37,900	
2019	37,900	0	37,900	
2018	6,000	0	6,000	
2017	6,000	0	6,000	
2016	6,000	0	6,000	



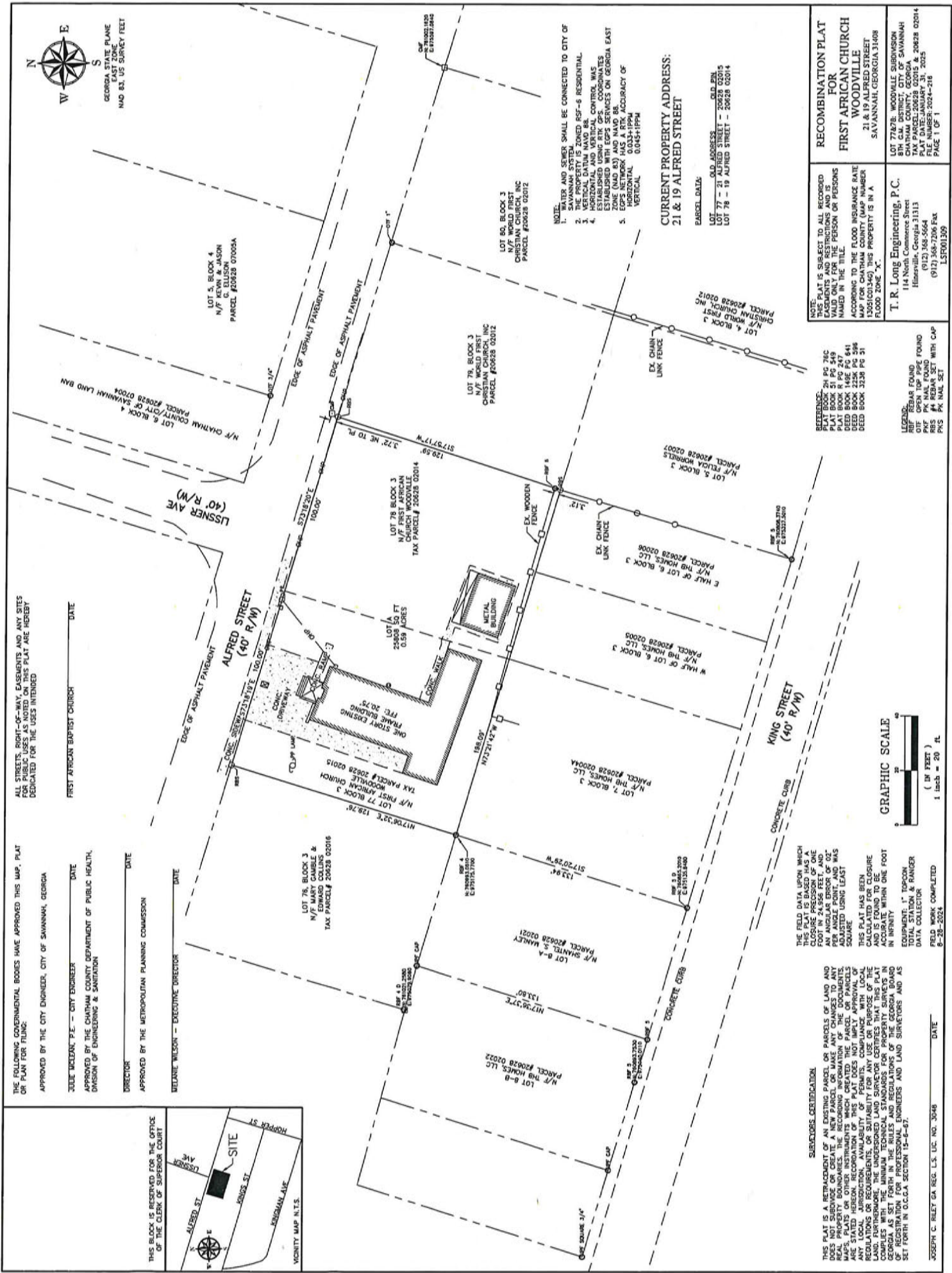


Item	Area
Equipment (Shop) Building	660



3/7/25, 11:44:59 AM

20628 02014



ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES
SHOWN ON THIS SURVEY MAP ARE HEREBY
DEDICATED FOR THE USES INTENDED

THE FOLLOWING GOVERNMENTAL BOOKS HAVE APPROVED THIS MAP, PLAT
OR PLAN FOR FILING:
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE WILKINSON, P.E. - CITY ENGINEER
DATE _____
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
DIRECTOR _____
DATE _____
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE WILKINSON, P.E. - CITY ENGINEER
DATE _____
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
DIRECTOR _____
DATE _____

THIS BLOCK IS RESERVED FOR THE OFFICE
OF THE CLERK OF SUPERIOR COURT



NOTE:
1. WATER AND SEWER SHALL BE CONNECTED TO CITY OF
SAVANNAH SYSTEMS. TONED 855-6 RESIDENTIAL.
2. VERTICAL DATUM NAVD 88.
3. HORIZONTAL AND VERTICAL CONTROL WAS
ESTABLISHED WITH EPCS SERVICES ON GEORGIA EAST
ZONE (NAD 83) AND NAVD 88.
4. EPCS NETWORK HAS A RTK ACCURACY OF
0.045+1PPM
5. VERTICAL
0.045+1PPM

CURRENT PROPERTY ADDRESS:
21 & 19 ALFRED STREET

PARCEL DATA:
LOT 77 - 21 ALFRED STREET - 20628 02015
LOT 78 - 19 ALFRED STREET - 20628 02014

RECOMBINATION PLAT FOR FIRST AFRICAN CHURCH FIRST WOODVILLE	
NOTE: THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID IN THE TITLE. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY (MAP NUMBER 13051001340), THIS PROPERTY IS IN A FLOOD ZONE "X".	RECOMBINATION PLAT FOR FIRST AFRICAN CHURCH FIRST WOODVILLE 21 & 19 ALFRED STREET SAVANNAH, GEORGIA 31408
T. R. Long Engineering, P.C. 114 North Commerce Street Hiramville, Georgia 31113 (912) 368-5664 (912) 368-7206 FAX LSF001309	LOT 77 & 78: WOODVILLE SUBDIVISION 8TH C.M. DISTRICT, CITY OF SAVANNAH TAX PARCEL: 20628 02015 & 20628 02014 PLAT DATE: JANUARY 31, 2025 FILE NUMBER: 2024-218 PAGE 1 OF 1

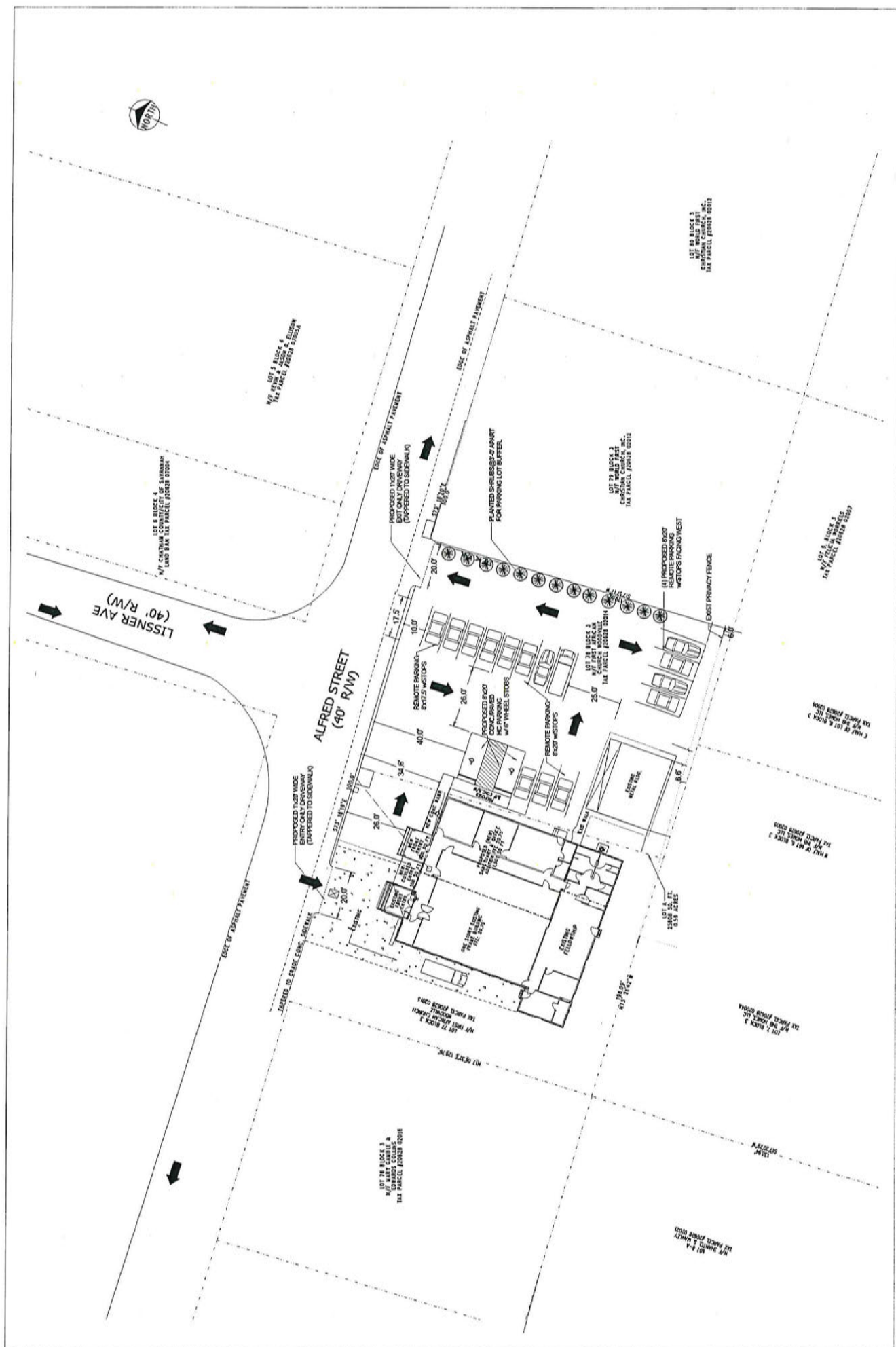
REFERENCE:
74 PG 765
PLAT BOOK 51 PG 549
DEED BOOK 51 PG 247
DEED BOOK 51 PG 441
DEED BOOK 51 PG 252
DEED BOOK 32 PG 31



THE FIELD DATA UPON WHICH
THIS PLAT IS BASED WAS
OBTAINED BY MEASUREMENTS OF
AN ANGULAR ERROR OF 0.02
FOOT IN 24,556 FEET, AND
ADJUSTED USING LEAST
SQUARES
THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE
WITHIN ONE FOOT
IN INFINITY

SUBSCRIBER'S CERTIFICATION
THIS PLAT IS A RETRIBUTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND
DOES NOT SUBSIDIZE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY
REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS,
EASEMENTS, AND RESTRICTIONS SHOWN ON THIS PLAT DOES NOT MAKE ANY
ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE
COMPLEXES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD
OF SURVEYING AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN O.C.G.A. SECTION 19-4-47.

JOSEPH C. RILEY GA REG. L.S. LIC. NO. 3048
DATE _____
FIELD WORK COMPLETED
6-28-2024





Subdivision/Plat Application

5515 Abercorn Street, Savannah, GA 31405
P.O. Box 1027, Savannah, GA 31402-1027
Phone: 912.651.6510 / Fax: 912.651.6519
www.savannahga.gov

Proposed Subdivision/Plat

Subdivision/Plat Name: Woodville Recombination

Property Identification Number(s) (PIN): 20628 02015 / 20628 02014

Address or General Street Location (nearest street intersections): 19 Alfred Street

Alfred Street and Lissner

Is this plat associated with a Site Development project? ☒ No ☐ Yes Name of Project: _____

Area of Subject Property (acres): 0.11 Water Provider: City of Savannah Sewer Provider: City of Savannah

Current Zoning District(s): RSF-6 Number of Lots: Existing 2 Proposed 1

Are any existing buildings on the site? ☒ Yes ☐ No If yes, are any to remain? ☒ Yes ☐ No

Purpose

- | | | | |
|--|---------------------------------|--|---|
| ☐ Single Family | ☐ Office | ☐ Institutional | ☐ Sign |
| ☐ Multi Family | ☐ Retail | ☐ Industrial | ☒ Other |

Subdivision/Plat Type

- | | |
|---|---|
| ☐ Minor Subdivision (2-3 Lots) | ☐ Major Subdivision (4 or more lots) |
| ☒ Recombination | ☐ Easement |

Submittal Type

- | | | |
|--|--|--|
| ☒ Final Plat | ☐ Revision to Recorded Plat | ☐ Concept Plan (Sketch) |
|--|--|--|

Property Owner(s)

Property Owner's Name: First African Baptist Church (Wallace Dontre)

Address: 513 Alfred Street

City, State, Zip: Savannah, Georgia 31408 Fax: _____

Telephone: 912-631-1777 Email Address: wallacedontre@yahoo.com

Agent/Contact Person

Name/Firm: T. R. Long Engineering, P.C. / Joseph J. Stuckey, III, PLS

Address: 302 South Zetterower Ave.

City, State, Zip: Statesboro, Georgia 30458 Fax: _____

Telephone: (912) 335-1046 Email Address: istuckey@trlongeng.com



Surveyor

Name/Firm: T. R. Long Engineering, P.C. / Joseph J. Stuckey, III, PLS

Address: 302 South Zetterower Ave.

City, State, Zip: Statesboro, Georgia 31322

Fax: _____

Telephone: (912) 335-1046

Email Address: istuckey@trlongeng.com

Previous Submission

Has this tract been previously submitted as a subdivision to the City? ☐ Yes ☒ No

If yes, provide the following:

Name of Subdivision: _____

Date Submitted: _____

File No.: _____

Variance(s) Requested (if applicable)

Please contact the Metropolitan Planning Commission (MPC) prior to submitting a Subdivision/Plat Application that requires a variance. Describe any variances requested and how each meet the criteria described in the City of Savannah Subdivision Regulations and Zoning Ordinance. The MPC must approve any plan that involves a request for a variance. Attach additional sheets if necessary.

N/A

Environmental Site Assessment (ESA) with Soil Borings

All applications for Final Subdivision Plat approval, except as listed below, shall be accompanied by an ESA for the property prior to approval. The ESA shall conform to the standards and requirements set forth in the City of Savannah Development Services Design Directive, and shall consist of an historical review of records, site reconnaissance, soil borings with location map, and report. The report shall be signed and sealed by a professional.

Has an ESA been conducted? ☐ Yes ☒ No **If yes, provide a copy with this application.*

If no, indicate which exceptions apply per Section 8-2031(b) of the Subdivision Regulations of Savannah, GA.:

An ESA shall not be required for subdivisions wherein:

- ☐ All proposed lots are already developed and built upon,
- ☐ The subdivision involves only a recombination of previously platted lots
- ☐ The subdivision is a minor revision of a recorded plat.

Has a waiver of the ESA requirement been requested? ☒ Yes ☐ No **If yes, provide a copy with this application, along with \$200 review fee.*

ESA Waiver Request for Minor Subdivisions. The City Engineer is authorized to waive proposed minor subdivisions from the ESA requirement if the owner provides the City Engineer with reasonable evidence that the property was never used as a landfill and that other environmentally dangerous situations do not exist. The property owner shall request the waiver in writing.

Reviews for Large Tracts of Land. Where a subdivision involves a large tract of land and is to be developed in phases, the Master Plan submittal for the entire tract shall not require an ESA, if approved by the City Engineer. The Final Plat(s) shall be accompanied by an ESA.



Narrative Statement

Attach a narrative statement to this application describing the subdivision and whether improvements are needed to provide access to public infrastructure to all new lots created by this subdivision plat. If no improvements are needed, please state that no infrastructure improvements are necessary. If improvements are required, the consulting engineer shall provide a statement and signed itemized cost estimate for review by City staff and an explanation of the planned improvements. **Both the narrative statement and construction bond estimate shall be stamped and signed by a registered Professional Engineer.**

Fee Schedule

Please include separate checks for plat review fee (due with application) and plat recording fee.

Major Subdivision Plat (includes Recombination Plats):*	
Payable to the City of Savannah:	$500 + [\text{Final No. of Lots} \times \$150] = \$ \text{Total}$
Minor Subdivision Plat (includes Recombination Plats):*	
Payable to the City of Savannah:	$200 + [1 \times \$150] = \$ 350 \text{ Total}$
Easement Plat:*	
Payable to the City of Savannah:	$ \text{No. of Sheets} \times \$150 = \$ \text{Total}$
Minor Revision to a Recorded Plat (no new lots):*	
Payable to the City of Savannah:	$ \text{No. of Sheets} \times \$85 = \$ \text{Total}$
Plat Recording Fee:	
Payable to the Metropolitan Planning Commission: (Submit to MPC with recordable Final Plat)	$ 1 \text{ No. of Sheets} \times \$10 = \$ 10.00 \text{ Recording Fee}$
ESA Waiver Review Fee:	Technology Fee:
Payable to the City of Savannah: \$ 200.00	Payable to the City of Savannah: \$ 5.00

*** Re-submittal Fee of \$200 must be paid for each submittal after 3rd ***

Fees are subject to change.

Applicant Certification

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that this proposed subdivision plat does not violate any covenants or deed restrictions, that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. I hereby certify that I have answered all of the questions contained herein and know the same to be true and correct.

DONTRE WALLACE
Printed Name of Applicant (Not Company Name)

Dontre Wallace
Signature of Applicant

FEB-10-25
Date

Note: Site Development Plans (Construction Plans) for new subdivisions shall be submitted with a Site Development Permit Application.



Minor Subdivision ESA Waiver Request

Subdivision Name: Woodville Recombination

Property Owner:

Name(s): First African Baptist Church (Wallace Dontre)

Address: 513 Alfred Street

Savannah, Georgia 31408

Phone: 912-631-1777

Email: wallacedontre@yahoo.com

Property Description:

Legal Description: SEE BELOW

Address: 19 Alfred Street

PIN(s): 20628 02015 / 20628 02014

LEGAL:

LOT 77&78: WOODVILLE SUBDIVISION
8TH G.M. DISTRICT, CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA

Property History:

Attach documentation listing and describing all known prior uses of the property; for each such use, include dates and all known ownership information.

Certification:

1. My name is Wallace Dontre and I am an owner of the above-referenced real property and am authorized to request this Waiver on behalf of all owners of said property.
2. The above-referenced subdivision is a "Minor Subdivision" as defined in Section 8-2005(52) of the Subdivision Regulations of Savannah, Georgia.
3. Pursuant to Section 8-2031(d) of the Subdivision Regulations of Savannah, Georgia, I hereby request a waiver of the submittal of the Environmental Site Assessment (ESA) generally required by Section 8-2031(a) of the Subdivision Regulations of Savannah, Georgia.
4. The above-referenced real property has never been used as a landfill and no other environmentally dangerous situations exist on the property. Accompanying this Request is all available information concerning former or existing landfills or other environmentally dangerous situations in the vicinity of the proposed subdivision. Please submit all available aerial photographs for this subdivision area, deeds and prior use. These aerial photos must be clear and readable.



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5. I hereby agree to protect, defend, indemnify, and hold harmless the City of Savannah, the Mayor and Aldermen of the City of Savannah, its employees, agents, officers, and all other persons or groups for whom the City of Savannah and/or the Mayor and Aldermen of the City of Savannah could be held liable, from and against any and all liability, claims, demands, damages, lawsuits, liens, and judgments of any kind or nature, including any claims, etc., for contribution or indemnification for injuries, to any person or persons, firm, association, partnership, company or corporation, for any damage to the property, real or personal, or any other rights, of any person or persons, firm, association, partnership, company or corporation, caused by or in any way causally related to the granting of this ESA Waiver Request. I expressly understand and agree that my obligation to protect, defend, indemnify, and hold harmless as set forth herein shall include, but shall not be limited to, any claims for remuneration, remediation and/or damages of any kind or nature, caused by or in any way causally related to any contamination to soil, air, groundwater and/or vegetation related to landfill use, activity or maintenance, the storage of any material, or any activity which may cause or be causally related to environmental harm to the above-referenced real property and/or real property in the vicinity of the proposed subdivision, whether known or reported, or not.

This 10 day of February, 2025

DONTRE M. WALLACE
Owner (Print)

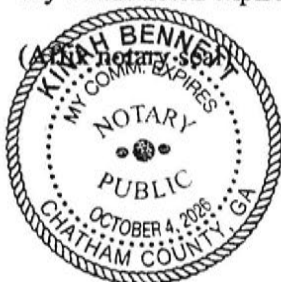
Dontre M. Wallace
Owner (Sign)

Sworn and subscribed before me this

10 day of February, 2025

[Signature]
Notary Public

My commission expires: 10/04/2026
Date



For Office Use:

Approved by City Engineer
City of Savannah, Georgia

Julie McLean P.E.

Date