



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment 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

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 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 18, 19, 20, 23, 25, and 101 East 40th; 2309 Drayton Street

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.): 2006539008, 09, 10; 2007401005, 06, 07; 2007402001

Total acreage of the subject property: 0.62

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Residential, vacant

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): 18-005938-ZA

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: TN-2
- Proposed zoning district(s) for the subject property: TC-1
(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.) _____
Mix of uses in accordance with TC-1 requirements.

**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.
Failure to timely post the signs shall result in the removal of the Petitioner's application
from the agenda.**

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? Traditional neigh
- 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. The seven properties sit surrounded by commercial buildings and surface parking lots, cut off from any remaining residential fabric. TC-1 offers a more suitable range of commercial and mixed uses than TN-2 and meets a real need to reactivate these underused parcels. They no longer function as ideal residences, especially with the street serving as a cut through for bar patrons.

Rezoning to TC-1 matches the zoning to the commercial pattern that already dominates the area.

The change enables adaptive reuse of the existing structures and expands the uses available to owners.

TC-1 conforms to Savannah's Comprehensive Plan, which favors compact, mixed-use infill along commercial corridors. Under TN-2 the parcels lack a reasonable residential use given the commercial encirclement and traffic.

Adequate roads, water, wastewater, and public safety services already serve the area to support TC-1 densities.

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: Thomas Square Neighborhood Association
- Neighborhood President: Linda VanApeldoorn
- Method of Notification: _____
- Date Notification Sent: _____
- Date of Neighborhood Meeting: May 26, 2026
- Time of the Meeting: 6:00pm
- Location of the Meeting: Victory North
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: July 14

V. Property Owner Information

Name(s): See attached.

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

Address: _____
City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail address: _____

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): Joshua Yellin
Firm or Agency: HunterMaclean
Address: 200 East Saint Julian Street
City, State, Zip: Savannah, GA, 31401
Telephone: _____ Fax: _____
E-mail address: _____

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)

<u>Owner</u>	<u>Property Address</u>	<u>Registered Agent</u>
CABRETTA 40STAR LLC	19 E 40TH ST, Savannah, GA, 31401	Michael Brent Watts
CABRETTA 40STAR LLC	23 E 40TH ST, Savannah, GA 31401	Michael Brent Watts
207 EAST 31ST STREET STARLAND LLC	25 E 40TH ST, Savannah, GA 31401	Steve Paschall
CABRETTA 40STAR LLC	101 E 40 th ST, Savannah, GA 31401	Michael Brent Watts
BRAUNSCHWEIG, CAROLINE MARTHA	18 E 40TH ST, Savannah, GA 31401	Carolina Braunschweig
STARLAND 302, INC.	20 E 40 TH ST, Savannah, GA 31401	Carolina Braunschweig
AZALEA ROW REALTY LLC	2309 Drayton ST. Savannah GA 31401, Savannah, GA 31401	Matthew Beatty

IX. 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:
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- (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		
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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


Signature of Petitioner or Petitioner's Agent

Joshua Yellin

Printed Name

6/17/2026

Date

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20074 02001, 2007401006, 2007401005, I (we) authorize Joshua Yellin (Agent Name) of HunterMaclean (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): Cabretta 40Star, LLC

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

[Signature] _____ 6/16/26 _____
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 06.16.2026
Date

by Michael Brent Watts
(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]
Signature of notary public


(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____

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Please answer the following questions:

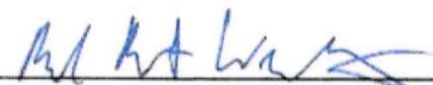
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Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

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Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Wolwode	

- 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
Carol Bell		8/23	\$3,300
Van Johnson		7/23	\$1,000


Signature of Petitioner or Petitioner's Agent

Michael Brent Watts 06.16.24
Printed Name Date

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20055 39008, I (we) authorize Joshua Yellin (Agent Name) of HunterMaclean (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): Azalea Row Realty LLC

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

[Signature] Signature(s) 6/12/26 Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 6/12
Date

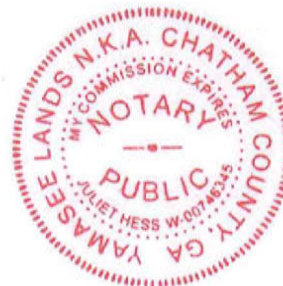
by Matthew Beatty
(Printed name(s) of individual(s) signing document)

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 Driver's License

[Signature]
Signature of notary public

Juliet Hess
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: 4-26-30



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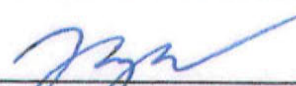
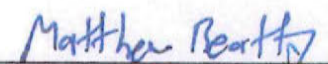
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Karen Jarrett, Chairwoman	Tom Woiwode	

- 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

  6/12/26
Signature of Petitioner or Petitioner's Agent Printed Name Date

VIII. Letter of Authorization

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

2-0065-39-009, I (we) authorize Joshua Yellin (Agent

Name) of Hunter Maclean (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): Starland 302 Inc.

Registered Agent:

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

Signature(s) [Signature] Date 6/11/2026

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on June 11, 2026

Date

by Carolina M. Braunschweig
(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 GA License

Michelle Carbo
Signature of notary public CARBO
Notary Public, Georgia
Chatham County
My Commission Expires
August 15, 2028

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia My
commission expires: _____

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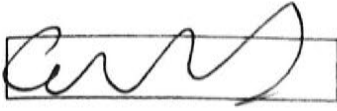
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- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

		Caroline Braunhney	June 11, 2025
Signature of Petitioner or Petitioner's Agent		Printed Name	Date

20 E 40th St

P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

VIII. Letter of Authorization

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

2-0065-39-009, I (we) authorize Joshua Yellin (Agent Name) of Hunter Maclean (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.

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Name(s): Starland 302 Inc.

Registered Agent:

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

[Signature]
Signature(s)

6/11/2026
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on June 11, 2026
Date

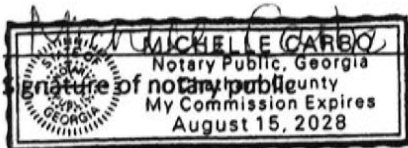
by Carolina M. Braunschweig
(Printed name(s) of individual(s) signing document)

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 GA License



(Name of notary, typed, stamped or printed)

Notary Public State of Georgia My
commission expires: _____

Revised: 12.05.2024

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- 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.

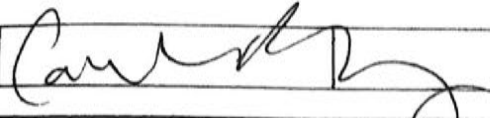
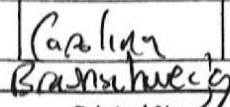
below? ☐ Yes ☒ No If you answered "yes", please complete Question 2.

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

		June 11, 2026
Signature of Petitioner or Petitioner's Agent	Printed Name	Date

IX. 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
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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
Detric Leggett	Alderman	10/23	\$ 250 ⁰⁰

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

VIII. Letter of Authorization

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

_____, I (we) authorize
Joshua Yellin (Agent Name) of HunterMaclean (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): Steve Paschall

Registered Agent: _____

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

[Signature] 6/9/26
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 6/9/26
Date

by Steve Paschall
(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.

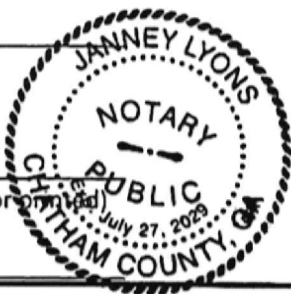
____ Personally Known or X Produced Identification Type of ID Driver's license

[Signature]
Signature of notary public

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____



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 (\$3,531.00)
☐ 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

- ☒ Part I. Subject Property
☒ Part II. Action Required
☒ Part III. Rezoning Review Criteria Form
☒ Part IV. Neighborhood Meeting
☒ Part V. Property Owner Information
☒ ☐ Part VI. Petitioner Information
☒ ☐ Part VII. Agent
☒ ☐ Part VIII. Letter of Authorization
☒ Part IX. Disclosure of Campaign Contribution Form
☒ Part X. Application Fee
☒ Part XI. Complete Application Checklist
☒ Part XII. Certified Application (Signed 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.

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 Printed Name Date

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, County of Chatham and State of Georgia, and known on the map of said City as Lot Number Thirty-One (31), Wadley Ward; said lot being on the Southwest corner of Drayton and 40th Streets and having a Northern frontage of Forty (40) feet on 40th Street and a rectangular depth of Ninety-Five (95) feet Southwardly along the Western side of Drayton Street and bounded on the North by 40th Street, on the East by Drayton Street, on the South by Lot Letter C, Southville Ward, and on the West by Lot Number Thirty-two (32), Wardley Ward.

BOOK
359H
PAGE
313

All that certain lot, tract or parcel of land situate, lying and being in Savannah, Chatham County, Georgia, and being known and designated upon the Official Map of said City as Lot 32, Wadley Ward; said lot having a frontage on 40th Street and is bounded as follows: On the North by 40th Street; on the East by Lot 31, said Ward; on the South by Lot 19, Southville Ward; and on the West by Lot 33, said Ward. containing improvements thereon known as **23 E. 40th Street, Savannah, GA 31401, PIN 2-0074-01-006,**

All those certain lots, tracts or parcels of land situate, lying and being in Savannah, Chatham County, Georgia, and being known and designated upon the Official Map of said City as Lots 29 and 30, Wadley Ward; said lots lie contiguous and have a frontage on 40th Street and are bounded as a whole as follows: On the North by 40th Street; on the East by Lot 28, said Ward; on the South by Lots 23 and 25, Southville Ward; and on the West by Drayton Street. containing improvements thereon known as **101 E. 40th Street, Savannah, GA 31401, PIN 2-0074-02-001,**

All those certain lots, tracts or parcels of land situate, lying and being in Savannah, Chatham County, Georgia, and being known and designated upon the Official Map of said City as Lots 33 and 34, Wadley Ward; said lots lie contiguous and have a frontage on 40th Street and are bounded as a whole as follows: On the North by 40th Street; on the East by Lot 32, said Ward; on the South by Lots 15 and 17, Southville Ward; and on the West by Lot 35, said Ward. containing improvements thereon known as **19-21 E. 40th Street, Savannah, GA 31401, PIN 2-0074-01-005,**

Exhibit "A"

Legal Description:

Parcel One (2309 Drayton Street)

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, being known and designated on the map or plan of said city as Lot 10, Wadley Ward. Said Lot being located on the Northwest corner of Drayton Street and 40th Street in said City and having a frontage on 40th Street of 30' and a rectangular depth northwardly of 95' and being bounded as follows: On the North by Lot 12, said Ward; on the East by Drayton Street; on the South by 40th Street; and on the West by Lot 9, said Ward. Said Lot was conveyed to 2309 Drayton Street, LLC by Quitclaim Deed dated February 14, 2017, recorded in Deed Book 1026, Page 581, in the Office of the Clerk of Superior Court of Chatham County, Georgia. Said map, plans and deed are incorporated herein by reference for a more complete description.

Subject Property Address: 2309 Drayton Street, Savannah, GA 31401

Parcel ID: 20065 39008

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, County of Chatham, State of Georgia and known upon a map or plan of said City as LOT NUMBER NINE (9), WADLEY WARD, BLOCK NUMBER TWO (2), said lot having a Southern frontage of Thirty (30) feet on 40th Street, and having a rectangular depth Northward of Ninety-Five (95) feet, and being bounded on the North by Lot Number Eleven (11), said Ward and Block, On the East by Lot Number Ten (10), said Block and Ward, On the South by 40th Street, and on the West by Lot Number Eighty (80), said Block and Ward, the improvements thereon now being known as 20 E 40th Street by the current house numbering system for the City of Savannah, Georgia and having Tax Parcel No. 2-0065-39-009.

All that certain property, lying and being in the City of Savannah, Chatham County, Georgia and known and designated as Lot Number Eight (8), Wadley Ward, said lot having a frontage of Thirty (30) feet on the Northerly side of 40th Street, between Bull and Drayton Streets, and a rectangular depth Northwardly of Ninety-Five (95) feet to Lot Number Ten (10), in said Ward, and being bounded Northwardly by Lot Number 10, Eastwardly by Lot Number 9, Southwardly by 40th Street, and Westwardly by Lot Number 7, said Ward. Being the same property described in Deed Book 320-E, Page 529, aforesaid records. Subject to any Easements or Restrictions of Record.

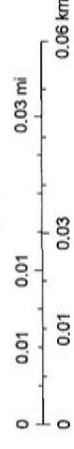
ArcGIS Web Map



6/16/2026, 12:56:39 PM

-  Override 1
-  Zoning
-  ImageryBasemapChatham_2023
-  Property Boundaries (Parcels)
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

1:904



SAGIS