



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): 912 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.): 20044 20008
Total acreage of the subject property: 0.32
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): private lodge or club with event rentals

II. Action Requested

A. Type of Request.

- ☒ Rezoning (Zoning Map Amendment)
☒ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

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

☐ Yes ☒ No If yes, please provide the Plan/Permit File Number(s): _____

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: TN-1
- Proposed zoning district(s) for the subject property: TC-2
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) _____

Hall, banquet or reception

**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 neighborhood
- What is the Future Land Use Category that allows the proposed Zoning District? Traditional commercial

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to [Sec. 3.5.8](#) for the review criteria that will be used when considering your petition. Based on the location and size of the building, the range of use permitted in the current zoning district is no longer appropriate for the site; the use of the property will not adversely affect the existing use of nearby property; the property has been historically used for events and religious purposes. The Comprehensive Plan encourages adaptive reuse of historic properties. Adequate public services exist to serve the site.

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? ☐ Yes ☐ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in [Table 3.2-1](#), Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: Victorian Neighborhoods Association
- Neighborhood President: Nancy Maia
- Method of Notification: Electronic Mial
- Date Notification Sent: 4/16/26
- Date of Neighborhood Meeting: TBD
- Time of the Meeting: TBD
- Location of the Meeting: TBD
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: TBD
- Date of Planning Commission Meeting: 05/12/26

V. Property Owner Information

Name(s): Trustees of International Free and Accepted Modern Masons of Savannah,
Trustees of Order of the Eastern Star of Savannah, Georgia
Registered Agent: _____

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

Address: 912 Drayton St.
City, State, Zip: Savannah, GA 31401

Telephone: 912 663 0422 Fax: _____
E-mail address: janice.brown@comcast.net

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): Orchard Group, Inc.
Registered Agent: Dean Danosh
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: 613 Windsor Road
City, State, Zip: Savannah, GA 31419
Telephone: _____ Fax: _____
E-mail address: [REDACTED]

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: [REDACTED] Fax: _____
E-mail address: [REDACTED]

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)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20044 20008, 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)

Trustees of International Free and Accepted Modern Masons of Savannah, Georgia
and Trustees of Order of the Eastern Star of Savannah, Georgia
Name(s): Phyllis M. Garrison
Registered Agent: Phyllis M. Garrison
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Janice L. Brown Phyllis M. Garrison
Signature(s) Date 04-17-2026

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 04/17/26
Date

by Janice L. Brown + Phyllis M. Garrison
(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 USA-GA-ID/USA-GA-ID
(drives license) (drives license)

[Signature]
Signature of notary public

Shelby Demeyers
(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 09/22/2026



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:
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 - (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



Signature of Petitioner or Petitioner's Agent or Opponent


Joshua Yellin

Printed Name

04/16/26

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).

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

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Signature of Petitioner or Petitioner's Agent

Dean Donosh

Printed Name

Date

4/17/26

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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

 Joshua Yellin 04/16/26
Signature of Petitioner or Petitioner's Agent Printed Name Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

☒
☐

Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre

Planned Development: \$1,100 + \$155.00 per acre

XI. Application Checklist

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

Yes No

- ☒ 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

Joshua Yellin

Printed Name

04/16/26

Date

All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, being known upon a map or plan of said City as Lots A, B, and One (1), Cuthbert Ward, said lots lying contiguous and having a combined frontage on the North side of Waldburg Street of One Hundred Twenty-one and 95/100 (121.95) feet and a rectangular depth Northwardly of One Hundred Fifteen and 4/10 (115.4) feet and as a whole is bounded as follows: On the North by Bolton Lane; on the East by Lot Six-A (6-A), said ward; on the South by Waldburg Street; and on the West by Drayton Street, together with improvements thereon known as 912 Drayton Street.

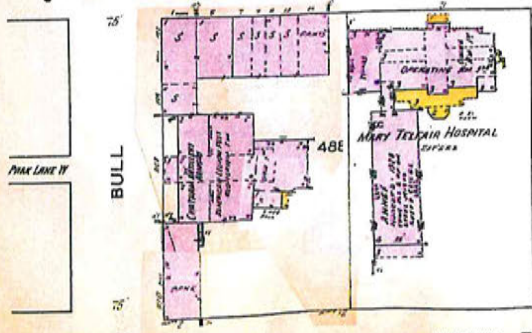


FORSYTH PARK EXTENSION

PARK PK. W.

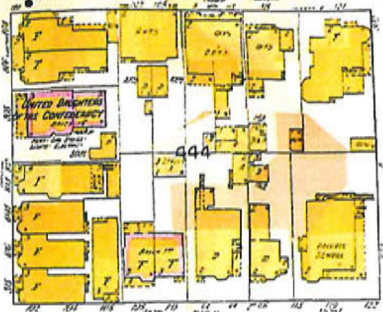
PARK

AV. E.

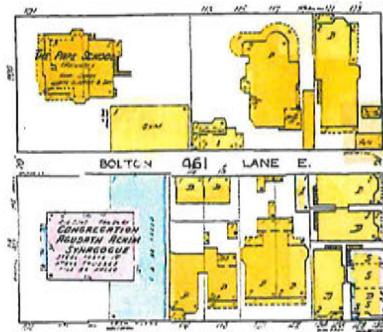


DUFFY E. 116

GWINNETT E.



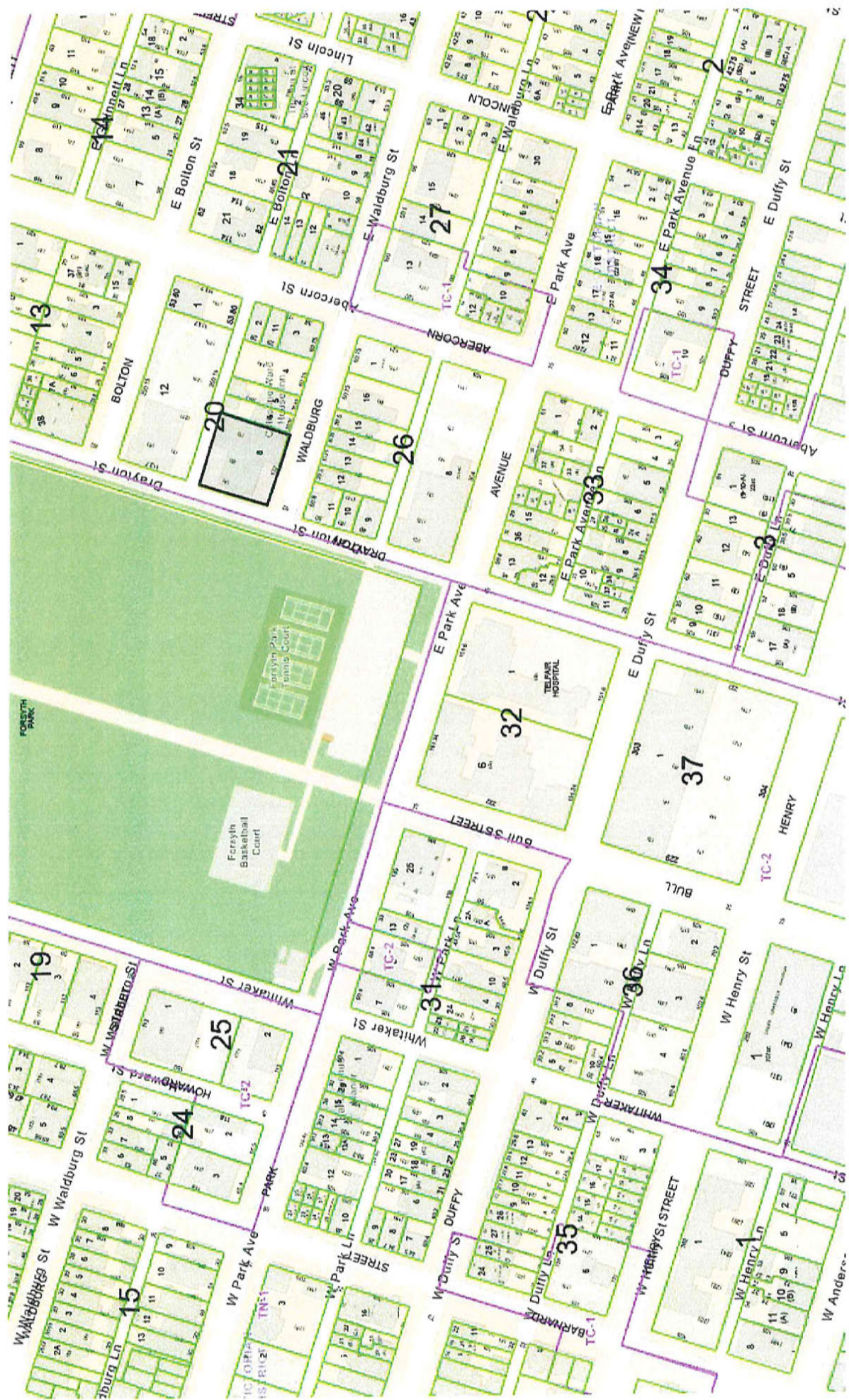
BOLTON E.

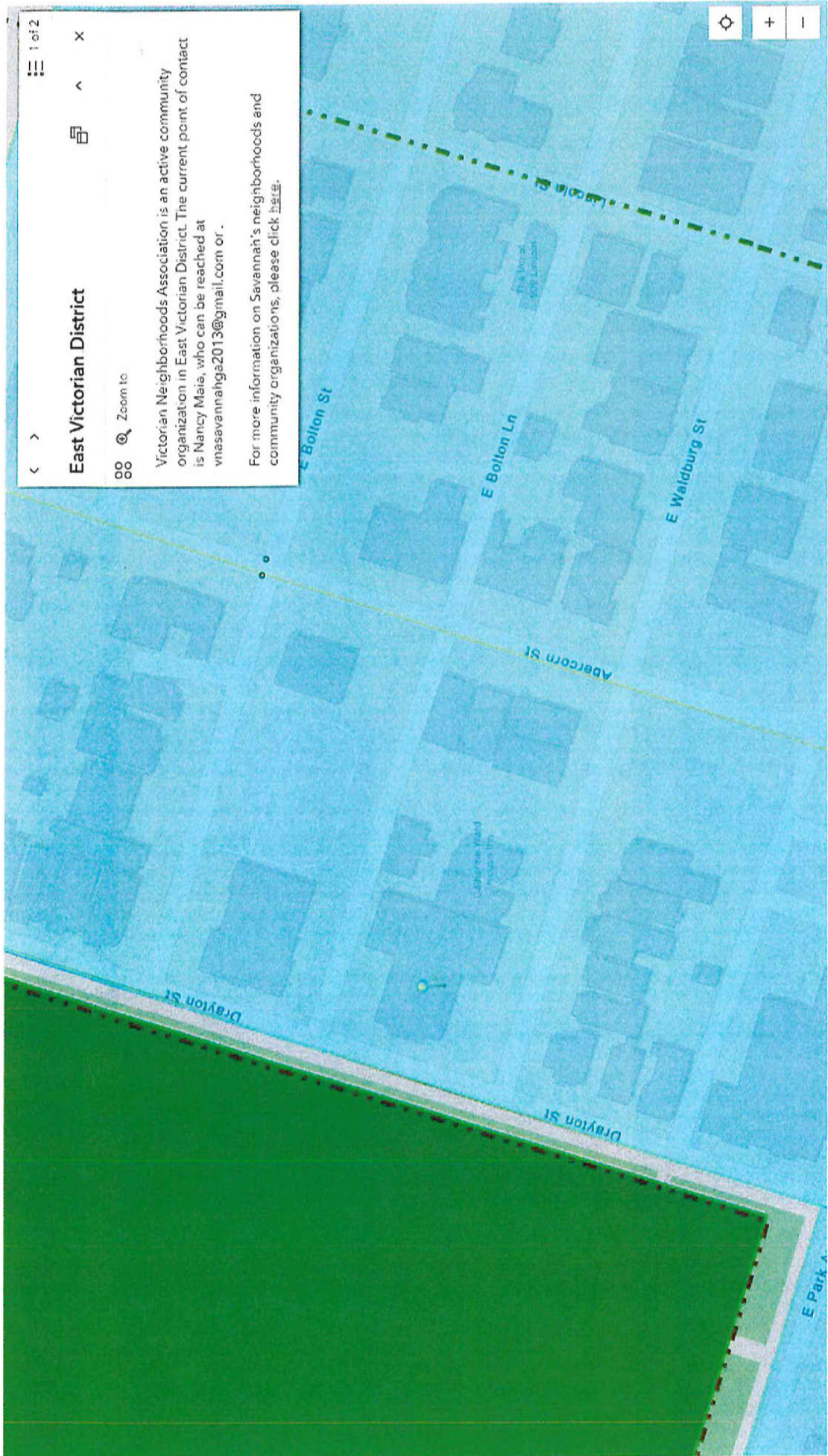


WALDBURG E.



Scale of Feet





East Victorian District

Zoom to

Victorian Neighborhoods Association is an active community organization in East Victorian District. The current point of contact is Nancy Maia, who can be reached at vnasavannah2013@gmail.com or .

For more information on Savannah's neighborhoods and community organizations, please click [here](#).

Property Owner Letter of Support -912 Drayton Street Petition for Re-zoning (TN-1 to TC-2) and Associated Special Use Permits/Variances

To the Members of the MPC Board and Savannah City Council:

As the owners of the property located at 912 Drayton Street, we are writing to express our full and unequivocal support for the petition to re-zone this parcel from TN-1 to TC-2. Furthermore, we wish to state for the record our support for all necessary variances, special use permits, and supplemental approvals required to facilitate the operation of a full-service event venue at this location.

Our support for this transition is rooted in the following:

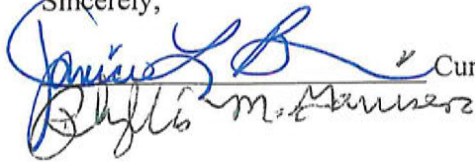
- **Victorian District Stewardship:** We recognize the unique architectural significance of this property within the Victorian District. The TC-2 designation is the most viable path to ensuring the long-term preservation of this historic resource through a sustainable, adaptive reuse that serves the public.
- **Comprehensive Use Approval:** Our support extends specifically to the intended use as an event venue, including the sale and service of alcoholic beverages and live entertainment. We believe these elements are essential to the venue's viability and are consistent with the character of a "Traditional Commercial" corridor.
- **Support for Variances:** We advocate for the approval of any necessary variances (including but not limited to parking or setback requirements) that the MPC or City may deem necessary to allow this historic structure to function as a modern assembly space without compromising its historic integrity.
- **Public Integration:** This re-zoning will allow the public to enjoy one of the Victorian District's most beautiful interiors, moving the property from a restricted private use to a community facing asset that contributes to the vibrancy of Drayton Street.
- **Economic Vitality:** A vibrant event space will drive foot traffic to surrounding local businesses and provide a sophisticated gathering point that complements the existing energy of the Drayton Street corridor.
- **Ideal Location:** Situated near Forsyth Park and existing commercial hubs, the property is perfectly positioned to bridge the gap between residential charm and commercial utility without disrupting the neighborhood's aesthetic.

We truly believe that 912 Drayton Street deserves to be shared with the community. Approving this re-zoning is not just a business decision, it is an investment in the accessibility and longevity of one of Savannah's beautiful spaces.

We believe that the proposed TC-2 zoning is the highest and best use for 912 Drayton Street, balancing the needs of the Victorian District's residents with the city's goals for economic development and historic preservation.

We respectfully request that the MPC and City Council approve the re-zoning and all supporting applications without restrictive conditions that would impede the venue's ability to operate fully.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phillip M. Hanner". The signature is stylized with a large initial "P" and a long horizontal stroke.

Current Property Owners, 912 Drayton St.