



SAVANNAH
savannahga.gov

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

26-002396-2A

**Special Use Permit
Application**

RECEIVED
MAY 04 2026



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

BY:

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** Ave.
Street Address(es): 15 and 25 East Maupas, Savannah, GA 31401
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 04023, 04023 20074 04024
Total acreage of the subject property: 0.20
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Commercial - previously used as construction office. (TC-1)

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): 25-003993-COA

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
To request special use approval for a retail consumption dealer in connection with a theater. The use is consistent with the zoning and property and will not be detrimental to the public interest, health, safety, or welfare of adjacent uses. The subject property is adequate in shape and size to accommodate the use. Public facilities are available to serve the property. The special use will not result in the destruction of any natural, cultural, scenic, or historic feature.

IV. **Property Owner Information**
Name(s): 25 East Maupas, Savannah, GA 31401 25 E. Maupas, LLC
Registered Agent: Harvey John Gilbert, Jr.
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 328 E. 44th Street
City, State, Zip: Savannah, GA, 31405
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): _____
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): 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]

VII. Letter of Authorization

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

2007404024, 2007404023

I (we) authorize Harold Yellin and 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): 25 E Maupas, LLC

Registered Agent: Harvey John Gilbert, Jr.

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

Signature(s)

Date

5/29/2026

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 05/29/26

Date

by

Harvey John Gilbert Jr

(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

Drivers License

Signature of Notary Public

Devin Steele

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires:

10/10/26

Devin Steele
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires 10/10/26

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?

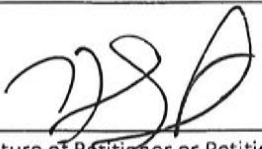
☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, Vice Chairman	

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


H. John Gilbert, Jr.
5/14/2026

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	Joshua Yellin Printed Name	_____ Date
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EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

TRACT ONE: All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, and known and designated upon the official map of said City as Lots 16, 18, and 20, Southville Ward; said lots hereby conveyed having a combined frontage on Maupas Avenue of 90 feet and a rectangular depth to a lane of 90 feet, and as a whole are bounded on the North by Maupas Avenue, on the East by Lot 8, said Ward, and on the South by a lane, and on the West by Lot 14, said ward.

AND

TRACT TWO: All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, and known on the map of said City as Lot "D", Southville Ward, said lot being located on the Southwest corner of Drayton Street and Maupas Avenue and having a frontage of 35 feet on Maupas Avenue with a rectangular depth southwardly of 90 feet, more or less, to a lane, and bounded on the North by Maupas Avenue, on the East by Drayton Street, on the South by said lane, on the West by Lot 20, said Ward.

LESS AND EXCEPT:

All that certain lot, tract or parcel of land lying being and situate, in the City of Savannah, County of Chatham and State of Georgia, shown as Lot "C" on that minor Subdivision Map of Lots 16, 18, 10 and Lot D, Southville Ward, prepared for Drayton Tree, LLC recorded in the records of the Clerk of Superior Court in Map Book 40S, page 65, said map is hereby incorporated into this legal description by reference thereto, containing improvements thereon known as 2426 Drayton St, Savannah, GA 31401, PIN 2-0074-04-026.



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: 01/12/2026 09:51:34

BUSINESS INFORMATION

BUSINESS NAME : 25 E Maupas, LLC
CONTROL NUMBER : 25015023
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2026, 2027

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 8 Marsh Island Lane, Savannah, GA, 31411, USA
REGISTERED AGENT NAME : Harvey John Gilbert, JR
REGISTERED OFFICE ADDRESS : 8 Marsh Island Lane, Savannah, GA, 31411, USA
REGISTERED OFFICE COUNTY : Chatham

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 328 E. 44th Street, Savannah, GA, 31405, USA
REGISTERED AGENT NAME : Harvey John Gilbert, JR
REGISTERED OFFICE ADDRESS : 8 Marsh Island Lane, Savannah, GA, 31411, USA
REGISTERED OFFICE COUNTY : Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : H John Gilbert Jr.
AUTHORIZER TITLE : Organizer