



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

26-002047-2A

Variances to Development Plans



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 925 & 1303 East President Street, Savannah, GA 31401

Street Address(es): _____

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 000604001A, 2 000604001

Total acreage of the subject property: 16.30

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

Undeveloped and Vacant Building

D-C zon. dist.

II. Action Requested

A. Type of Request:

☐ New Master Plan

☒ Amendment to an existing Master Plan. Please provide the File Number: Permit #: 25-00927

☒ Variance to a Site Plan Permit. Please provide the File Number: Permit #: 25-00927

B. Provide a description of request. Property is zoned D-C and previously had the similar variance approved under permit #25-00927 allowing for block length up to 675 ft.

with GDP approval. Request for approval of amended site plan and variance to increase the maximum allowable block length within the D-C zoning district by 330 ft to allow for up to a 830-ft block to accommodate northern blockface shown on the General Development Plan.

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): Permit #: 25-00927, 25-000401-2A, 22-002294-2A
21-003298-2A

III. Review Criteria

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

Property is zoned D-C and previously had the similar variance approved under permit #25-00927 allowing for block length up to 675 ft with GDP approval.

Request for variance to increase the maximum allowable block length within the D-C zoning district by 330 ft to allow for up to a 830-ft block to accommodate northern blockface shown on the General Development Plan.

IV. Property Owner Information

Name(s): Riverview President Street, LLC.
Registered Agent: Keith Campbell
(Or Officer or Authorized Signatory, If Property Owner is not an Individual. Provide GA Annual Registration.)
Address: 3300 Cobb Parkway SE, Suite 120
City, State, Zip: Atlanta, GA 30339
Telephone: [REDACTED] Fax: [REDACTED]
E-mail address: [REDACTED]

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

Name(s): _____
Registered Agent: _____
(Or Officer or Authorized Signatory, If Petitioner is not an Individual)
Address: _____
City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail address: _____

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

Name(s): Robert L. McCorkle, III
Firm or Agency: McCorkle, Johnson & McCoy, LLP
Address: 319 Tattnall Street
City, State, Zip: Savannah, GA 31401
Telephone: [REDACTED] Fax: 912-231-2038
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)
20006 04001A & 20006 04001 _____, I (we)

authorize Robert L. McCorkle (Agent Name) of
McCorkle, Johnson & McCoy, LLP (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): Riverview President Street, LLC.

Registered Agent: Keith Campbell

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


Signature(s)

4/14/2026
Date

Witness Signature Certificate

State of Georgia

County of Cobb

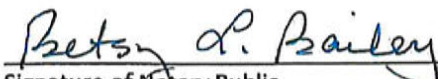
Signed or attested before me on 4/14/2026
Date

by Keith Campbell
(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.

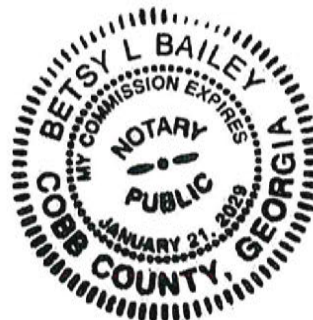
☒ Personally Known or ☐ Produced Identification

Type of ID _____


Signature of Notary Public

Betsy L. Bailey
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 1/21/2029



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 Wolwode, 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

Signature of Petitioner or Petitioner's Agent

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.
- ☒ \$1,000.00 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.


Signature of Petitioner or Petitioner's Agent

Robert L. McLaughlin, III

Printed Name

Date

4-14-26



Letter of Transmittal

To: Savannah MPC
110 E State St
Savannah, GA 31401

Date: 04/17/2026

Job President Square Multifamily

Re: Site Plan Approval w/ Variance

WE ARE SENDING YOU THE FOLLOWING ITEMS (☒ attached) (☒ under separate cover via _____)

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☒ Other: electronically on 4/17/26

Copies	Date	Description
1	04/17/2026	Check #1137 in the amount of \$1,000.00 made out to the City of Savannah
1	04/17/2026	Signed Application for Site Plan with Variance
1	04/17/2026	Half-Size Copy of Site Plan Exhibit
1	04/17/2026	Half-Size Copy of Property Survey
1	04/17/2026	Legal Description for Subject Parcels
1	04/17/2026	Transmittal Letter (this letter)

THESE ARE TRANSMITTED AS CHECKED BELOW:

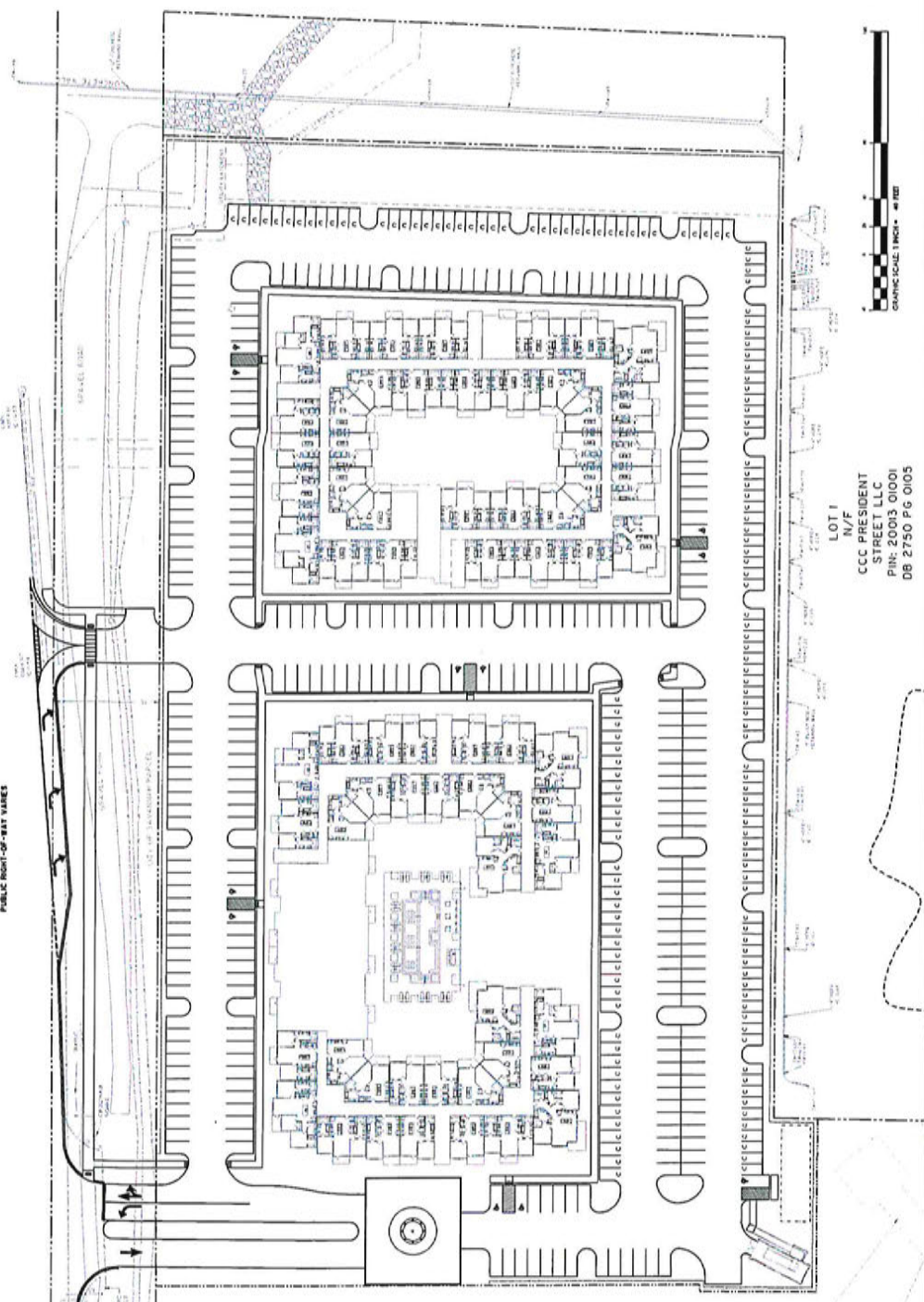
☐ For Approval ☐ Approved as Submitted ☐ Resubmit _____ Copies for Approval
☐ For Your Use ☐ Approved as Noted ☒ Submit _____ Copies for Distribution
☐ As Requested ☐ Returned for Corrections ☐ Return _____ Corrected Prints
☐ For Review and Comment _____

Remarks

Please find attached the above documents constituting our Site Plan Submittal with Variance Request. We have also submitted all document electronically to planning@savannahga.gov. Please dont hesitate to reach out to Will Wallace at Thomas and Hutton (wallace.w@tandh.com or (912) 312 - 5237) for any questions over the submitted information.

Copy to _____ Signed William J Wallace

PRESIDENT STREET
PUBLIC RIGHT-OF-WAY MARKS



LOT 1
N/F
CCC PRESIDENT
STREET LLC
PIN: 20003 01001
DB 2750 P6 0105



ADDRESS: S. PRESIDENT ST.			
SITE AREA: 8.60 AC (870,840 SF)			
EXISTING ZONING: DC - DOWNTOWN COMMERCIAL			
OVERLAY DISTRICT: N/A			
UNIT BREAKDOWN:			
UNIT TYPE	1-BR	2-BR	TOTAL
TOTAL	150	148	298
GARAGE CALCULATION:			
UNIT TYPE	PARKING RATIO	SPACES REQUIRED	
1-BEDROOM	1 PER UNIT	150	
2-BEDROOM	1 PER UNIT	148	
TOTAL REQUIRED:		298	
PROPOSED SPACES:			
448 TOTAL SPACES (648 PER UNIT/1,040 PER BED)			
- 154 COMPACT			
- 300 STANDARD SPACES			
PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PERMITTING.			



PREPARED FOR:

SITE PLAN EXHIBIT OF PRESIDENTS ST. MULTI-FAMILY

CITY OF SAVANNAH
4/17/26

**THOMAS
HUTTON**
30 Park of Commerce Way
Savannah, GA 31405 • 912.334.5300
www.thomashutton.com

The City of Savannah is pleased to have the opportunity to review the site plan for the proposed multi-family development. The City's review is limited to the information provided on the site plan and does not constitute an endorsement or a guarantee of the accuracy or completeness of the information. The City is not responsible for the design or construction of the project. The City is not responsible for the design or construction of the project. The City is not responsible for the design or construction of the project.

SRL LAND VENTURE,
LLC
PIN: 20048 P6 0081
DB 2048 P6 0081

LOT 7
SRL LAND VENTURE
LLC
PIN: 20006 05006

LOT 15
N/F
SRL LAND VENTURE
LLC
PIN: 20006 05007

PRESIDENT STREET
PUBLIC RIGHT-OF-WAY

LOT 1
CCC PRESIDENT
STREET LLC
PIN: 20003 0001
DB 2750 PC 005

COASTAL TOWERS
INC.
PIN: 20003 0002
DB 2401 PC 0552

HOUSING AUTHORITY
OF SAVANNAH
PIN: 20004 04007

RIVERVIEW
PRESIDENT STREET
PIN: 20004 04001
DB 3052 P6 0513

PROPERTY SURVEY
STOA GROUP - PRESIDENT
STREET MULTIFAMILY
SAVANNAH, GA

PREPARED FOR:
STOA GROUP
PREPARED BY:

THOMAS
HUTTON

30 Years of Experience
Surveying & Mapping
www.thomashutton.com



DATE: 10/01/2023
SCALE: 1"=30'
DRAWN: JH
CHECKED: JH

Exhibit "A"

Survey Legal Description

ALL THAT CERTAIN TRACT OF LAND KNOWN AS A 7.00 ACRE PORTION OF BLOCK P, HARDEE WARD, 2ND G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the southern right-of-way of City of Savannah (formerly Norfolk, Southern Railroad) and the western right-of-way of Bilbo Canal, thence along the western right-of-way of Bilbo Canal S 19° 03' 09" W a distance of 450.54' to an iron pipe; thence along the northern property line a portion of Block P, Hardee Ward N 73° 01' 18" W a distance of 670.80' to a concrete monument; thence along the eastern property line of Tract 2, Hardee Ward N 16° 34' 16" E a distance of 445.39' to an iron pipe; thence along the southern right-of-way of City of Savannah (formerly Norfolk, Southern Railroad) S 73° 25' 25" E a distance of 690.29' to the POINT OF BEGINNING; and containing 7.00 acres.

Being the same property as shown on that certain ALTNACSM Land Title Survey prepared for Madison Retail-President's Square, LLC, Georgian Bank and First American Title Insurance Company, prepared by Kern-Coleman & Co., LLC, signed, sealed and certified by Terry Mack Coleman, Georgia Registered Land Surveyor No. 2486, dated April 8, 2008, last revised April 23, 2008.

Together with the rights of access contained in that certain Access Easement from the Mayor and Aldermen of the City of Savannah to the State of Georgia dated June 20, 1985, filed for record August 1, 1985, recorded in Deed Book 1270, page 467, Chatham County, Georgia records.

PROPERTY DESCRIPTION

ALL THAT CERTAIN PARCEL KNOWN AS TRACT 2, SUGDEN SUBDIVISION, HARDEE WARD, LOCATED IN THE 2ND G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET ON THE SOUTHERN RIGHT-OF-WAY OF THE CENTRAL OF GEORGIA RAILROAD RIGHT-OF-WAY; THENCE ALONG THE SOUTHERN RAILROAD RIGHT-OF-WAY S73°27'24"E A DISTANCE OF 911.91' TO AN IRON PIPE SET; THENCE ALONG THE WESTERN LINE OF THE DEPARTMENT OF OFFENDER REHABILITATION S16°34'16"W A DISTANCE OF 445.40' TO A CONCRETE MONUMENT FOUND; THENCE ALONG A PORTION OF THE NORTHERN AND WESTERN LINES OF LOT P, HARDEE WARD N73°04'16"W A DISTANCE OF 105.19' TO AN IRON ROD FOUND, THENCE S17°46'58"W A DISTANCE OF 150.00' TO AN IRON PIPE SET; THENCE ALONG THE NORTHERN LINE OF TRACT 1, HARDEE WARD N73°04'17"W A DISTANCE OF 438.51' TO AN IRON PIPE SET; THENCE ALONG A PORTION OF THE EASTERN AND NORTHERN LINES OF LOTS 1 & 2,

HARDEE WARD N17°47'20"E A DISTANCE OF 150.00' TO A CONCRETE MONUMENT FOUND, THENCE N73°04'16"W A DISTANCE OF 119.35' TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH N12°52'36"W A DISTANCE OF 506.22' TO THE POINT OF BEGINNING; AND CONTAINING 9.514 ACRES.

TOGETHER WITH all rights and easements inuring to the benefit of the insured land arising out of Access Easement Agreement by and between The Mayor and Aldermen of the City of Savannah, Georgia, and Tybee Depot, LLC, and North Point Property Development, LLC, dated January 19, 2006, recorded at Deed Book 300-Z, Pages 687 and 700, aforesaid records, easement rights assigned by Assignment of Easement Rights by and between Tybee Depot, LLC, and North Point Property Development, LLC, and President Street Partners, LLC, dated January 20, 2006, recorded at Deed Book 300-Z, Page 694, Chatham County, Georgia Records, as shown on plat of survey for Madison Retail, LLC, dated April 17, 2007, last revised July 17, 2007, prepared by Kern-Coleman & Co., LLC, GRLS # 2486.