



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

26-002792-2A **RECEIVED**
MAY 29 2026
Master Plan Amendment
(for Planned Development zoning) BY:

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 601 East 39th Street

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.): 20075 06002
Name of PD/PUD District: East Broad market Lofts PD
Total acreage of the subject property: 0.483
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Multi-Family (MF) Upper Floors; Multi Use (MU) - First Floor

II. Action Requested

A. Mark the type of amendment proposed (see Attachment A on page 8 of this form). Please note, selection may be revised based on staff review.

- ☒ Minor Amendment to a General Master Plan
☐ Major Amendment to General Master Plan
☐ Minor Amendment to a Final Master Plan
☐ Major Amendment to a Final Master Plan

B. Provide a description of the requested amendment below: See attached - Addendum 1

C. Reasons for the amendment: See attached - Addendum 1

D. Application History. Have any previous applications been made to amend the subject PD zoning?

☐ Yes ☒ No

If yes, please provide the Plan/Permit File Number(s): Multi-Family (MF) Upper Floors; Multi Use (MU) - First Floor

III. Review Criteria

Please provide an explanation of the amendment request based on [Sec. 6.1.12](#).
See attached - Addendum 2

IV. Property Owner Information

Name(s): 601 39th Street LLC

Registered Agent: Mario Rouda

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

Address: 456 East 173rd Street

City, State, Zip: Bronx, NY 10457

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): Kris Talsania KT-Bagel Two LLC dba Bagel Dock Express - Savannah

Registered Agent: [REDACTED]

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

Address: 2112 Woodside Crossing

City, State, Zip: Savannah, Georgia 31405

Telephone: [REDACTED] Fax: [REDACTED]

E-mail address: [REDACTED]

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): [REDACTED]

Firm or Agency: [REDACTED]

Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

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)
20075 06002

I (we) authorize Kris Talsania (Agent Name) of KT Bagel - Two - Savannah LLC (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): 601 39th Street LLC

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

Signature(s)

5/21/2026
Date

Witness Signature Certificate

New York
State of ~~Georgia~~

County of Bronx

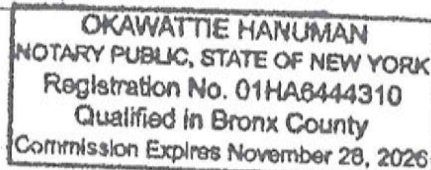
Signed or attested before me on 5/22/26
Date

by Mario Proda
(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 _____

OK Hanuman
Signature of Notary Public



(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 11/28/2026

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:
- (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 H. 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

Signature of Petitioner or Petitioner's Agent

MARLO PROCUA

Printed Name

5/22/2026

Date

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
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- (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:

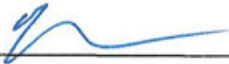
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn H. 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
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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


Signature of Petitioner or Petitioner's Agent

ICELISA WILDER
Printed Name

5/22/2020
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.

- ☒ Minor Amendment to a General Master Plan: \$1,000.00
- ☐ Major Amendment to General Master Plan: \$1,500.00
- ☐ Minor Amendment to a Final Master Plan: \$500.00
- ☐ Major Amendment to a Final Master Plan: \$1,000.00

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. 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.

	ICRIS TALISANIL	5/22/2020
Signature of Petitioner or Petitioner's Agent	Printed Name	Date

Attachment A: Types of Master Plan Amendments (Sec. 6.1.22)

a. Amendments to General Master Plans

Amendments to General Master Plans may be classified as minor or major amendments, as determined by the Planning Director. Minor amendments to General Master Plans shall be subject to Planning Commission approval. Major amendments to General Master Plans shall be subject to Planning Commission review and Mayor and Aldermen approval as contained in Sec. 6.1.10.

- i. **Minor Amendments.** Minor amendments to General Master Plans shall include modifications which do not affect the overall character or intensity of the development, do not adversely or substantially affect the initial basis for granting approval, and do not adversely or substantially affect the overall PD in light of intent and purpose of such development.
- ii. **Major Amendments.** Modifications to General Master Plans which do not qualify as minor amendments shall be deemed major amendments.

b. Amendments to Final Master Plans

Amendments to Final Master Plans may be classified as minor or major amendments as determined by the Planning Director. Minor amendments to Final Master Plans shall be subject to approval by the Planning Director. Major amendments to Final Master Plans shall be subject to Planning Commission approval, as contained in Sec. 6.1.10.

- i. **Minor Amendments.** Minor amendments to Final Master Plans shall include modifications which are minor in nature, do not affect the overall character or intensity of the development, and do not differ significantly from the site plans, elevations or renderings approved with the original Final Master Plan approval.
- ii. **Major Amendments.** Modifications to Final Master Plans which do not qualify as minor amendments shall be deemed major amendments.

Metropolitan Planning Commission – Addendum 2

Master Plan Amendment – for Planned Development Zoning

II. **Action Requested**

A. Minor Amendment to a General Master Plan

B. Provide a description of the requested amendment below:

The applicant respectfully requests approval of an amendment to the East Broad Market Lofts Planned Unit Development (PUD) standards applicable to the subject property located at 601 East 39th Street, specifically related to the off-street parking requirements associated with the proposed restaurant use.

Under the building's original site permit approval, a total of forty-three (43) parking spaces were allocated to the development. Of those spaces, thirty-eight (38) were assigned to the residential component of the project, leaving five (5) parking spaces available for commercial use within the development.

The proposed restaurant is designed to accommodate approximately sixty (60) seats. Pursuant to the PUD parking standard requiring one (1) off-street parking space for every six (6) restaurant seats, a total of ten (10) parking spaces would ordinarily be required for the proposed use.

C. Reasons for the amendment:

Because only five (5) commercial parking spaces were allocated under the original site permit, the applicant respectfully requests approval of a variance and/or amendment to permit the restaurant to operate with the five (5) existing commercial parking spaces and a reduction of the additional five (5) spaces otherwise required.

Metropolitan Planning Commission

Master Plan Amendment – for Planned Development Zoning

III. Review Criteria

Please provide an explanation of the amendment request based on Sec.6.1.12.

a. **Rezoning Standards Applicable**

All the standards from Sec. 3.5.8, Review Standards for Rezoning Applications, shall be considered.

Suitability and Community Need

Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

The proposed amendment is more suitable for the subject property than strict adherence to the current parking requirement because it allows for a neighborhood-serving restaurant use within an already approved mixed-use development while remaining consistent with the overall intent and character of the existing PUD.

The property was originally designed and approved as a mixed-use development containing both residential and commercial components. The proposed restaurant use is compatible with the surrounding development pattern and supports the pedestrian-oriented nature of the corridor by providing a neighborhood-scale dining establishment within walking distance of nearby residences and businesses.

The requested amendment does not alter the fundamental nature of the approved use, nor does it introduce a use that is incompatible with the surrounding area. Rather, it provides reasonable flexibility associated with the parking allocation for the commercial component of the development. The original site plan allocated five (5) parking spaces to commercial use, while the proposed restaurant seating configuration requires ten (10) spaces under the current PUD standard. The requested variance for the additional five (5) spaces allows the site to function in a manner consistent with modern mixed-use, walkable urban development patterns.

The proposed amendment represents a more suitable and practical application of the PUD standards for this property while maintaining compatibility with surrounding uses and advancing the intent of the mixed-use development. The surrounding neighborhoods, Baldwin Park and Midtown, represented by Alderman Palumbo and Alderman Leggett respectively, have been reached out to for comment. Alderman Palumbo is in full support of the request. Alderman Leggett has not responded, nor has the President of the Midtown Neighborhood Association, Ms. Verlinda Slaughter, even after numerous attempts. However, residents on Midtown Neighborhood have been met with and approve of the request.

Whether the proposed zoning district addresses a specific need in the county or city.

The proposed amendment addresses a specific need within the City by supporting the continued development of neighborhood-serving commercial uses within a mixed-use, pedestrian-oriented environment.

Compatibility

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed amendment will not adversely affect the existing use or usability of adjacent or nearby properties. The request does not change the approved commercial use of the space but rather allows reasonable flexibility in the parking requirement associated with the restaurant's seating capacity.

Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

The property is located within a mixed-use, pedestrian-oriented area where on-street parking, walkability, and nearby residential density support reduced reliance on dedicated off-street parking. Additionally, the proposed restaurant use is compatible with the surrounding development pattern and is expected to serve as a neighborhood-oriented amenity.

Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

- The subject property is located at the intersection of the Midtown and Baldwin Park neighborhoods, both of which have substantial residential and commercial reinvestment.
- The surrounding area is a walkable mixed-use corridor containing residential, retail, restaurant, and neighborhood-serving commercial uses.
- The proposed restaurant supports the growing demand for neighborhood-scale dining and gathering spaces within Midtown and Baldwin Park.
- The property benefits from existing on-street parking, sidewalks, bicycle access, and strong pedestrian connectivity to nearby residential areas.
- The original site plan allocated only five (5) parking spaces for commercial use within the development, a pre-existing condition that limits the functionality of the commercial space under the current parking standard.
- The proposed amendment allows the commercial component of the development to operate in a practical and economically viable.
- Approval of the amendment would support continued investment and activation of the East Broad Street corridor while remaining compatible with the established development pattern of Baldwin Park and Midtown.

Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

The proposed amendment is consistent with the policy and intent of the Chatham County/City of Savannah Comprehensive Plan and related redevelopment planning efforts that encourage walkable mixed-use development, neighborhood-serving commercial uses, reinvestment along urban corridors, and reduced dependence on automobile-oriented development patterns.

- The subject property is located between the Baldwin Park and Midtown neighborhoods, both of which are identified within the 2019 Savannah's Eastside Redevelopment plan that encourage compatible mixed-use reinvestment and pedestrian-oriented development.

- The proposed restaurant use supports the Comprehensive Plan 2040's goals of encouraging small business development, enhancing neighborhood amenities, and activating mixed-use corridors through compatible infill development.
- The requested parking variance recognizes the realities of urban mixed-use development in established neighborhoods where pedestrian access, on-street parking, and proximity to surrounding residential density reduce reliance on traditional suburban parking standards.
- Approval of the amendment would support continued reinvestment along the East Broad Street corridor while remaining compatible with the existing character and development pattern of the Baldwin Park and Midtown neighborhoods.

Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

The property has a reasonable use under the current zoning and existing PUD standards. However, the requested amendment provides limited flexibility necessary to allow the commercial component of the mixed-use development to function in a practical and economically viable manner.

Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

Adequate public infrastructure and services, including public safety, roadway access, utilities, water, wastewater, and stormwater facilities, currently exist to serve the proposed use. The request does not increase residential density or substantially alter the intensity of the previously approved mixed-use development.

Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property 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 the following shall occur:

This is not applicable to this request.

b. Compatibility

The rezoning proposal will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.

The proposed amendment is compatible with the surrounding Midtown and Baldwin Park neighborhoods and will allow the property to operate in a manner consistent with the existing mixed-use development pattern along the East Broad Street corridor without adversely affecting adjacent properties.

c. Resource Protection – Not Applicable.

The rezoning proposal will not result in the destruction, loss, or damage of any resource determined by the Mayor and Aldermen to be of significant natural, scenic or historic importance. Such historic resource shall be listed or eligible to be listed on the local or National Register of Historic Places.

d. Design Review

The rezoning proposal will be compatible or complimentary with the adjacent properties. The architectural style, materials, other treatments, etc., to be utilized within a Planned Development shall be considered by the Planning Commission and Mayor and Aldermen as part of the overall review process.

The proposed amendment will remain compatible and complementary with adjacent properties. The architectural style, materials, and design standards for the East Broad Market Lofts PUD have already been reviewed and approved. The requested amendment does not alter the approved design standards and will remain consistent with the overall character and intent of the existing PUD.

601 East 39th Street – Master Plan Amendment

Attachments:

1. Description of Requested Amendment
Reasons for Amendment
2. Review Criteria
3. Master Plan
4. East Broad Market PUD Document
5. Concept Plan of the Proposed Development
6. SAGIS Map – delineating Aldermanic Districts
7. Photos of Area – indicating Available On Street Parking

RECEIVED
MAY 29 2026

BY:



601 East 39th Street

