



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

26-002770-ZA

RECEIVED
MAY 29 2026



Special Use Permit Application

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

Street Address(es): 410 East 37th Street

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.) 20064 33001

Total acreage of the subject property: .09 acre (0.08 acres SAGIS)

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
General Store/Restaurant with alcohol sales TC-1 zon.dist.

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): 23001765-ZA

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](#)
Request for approval of accessory alcohol sales of beer, wine, and liquor in connection with the operation of a restaurant.

IV. Property Owner Information

Name(s): Train Track Investments, LLC

Registered Agent: Chris Moody

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

Address: 2153 Delano Drive, NE

City, State, Zip: Atlanta, Georgia 30317

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): Boxcar General, LLC

Registered Agent: Terren Williams

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

Address: 507 East 64th Street

City, State, Zip: Savannah, Georgia 31405

Telephone: _____ Fax: _____

E-mail address: terren@slawfinebbq.com

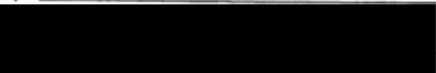
VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization 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, Georgia 31401

Telephone: 

Fax: 

E-mail address: 

VIII. Letter of Authorization

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

20064-33001, I (we) authorize Robert L. McCorkle, III (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): Train Track Investments, LLC

Registered Agent: Chris Moody

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

Signature(s)



Date

4-5-23

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 4-5-23
Date

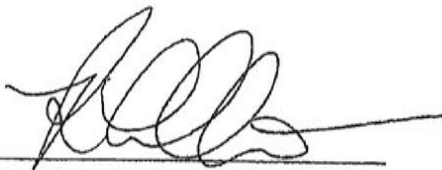
by

Chris Moody
(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



(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires:



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?

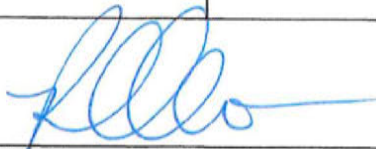
☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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


Signature of Petitioner or Petitioner's Agent or Opponent

Robert L. McCorkle, III
Printed Name

5/29/26
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

Robert L. McCorkle, III
Printed Name

5/29/20
Date



SPECIAL USE PERMIT

PIN(S): 20064 33001

SPECIAL USE PERMIT NUMBER: File No. 23-001765-ZA

ADDRESS: 410 East 37th Street

OWNER'S NAME: Train Track Investments, LLC

AGENT: Chris Moody

ZONING DISTRICT: TC-1 (Traditional Commercial – 1)

SPECIAL USE APPROVAL: Accessory Alcohol Sales by the Drink at a
Restaurant

SPECIAL USE CONDITIONS:

1. The Special Use Permit shall be nontransferable;
2. Accessory alcohol sales shall be for beer and wine only; and
3. The operational hours shall be from 6:00 a.m. until 10:00 p.m.

CITY COUNCIL APPROVAL: June 22, 2023

Bt 3

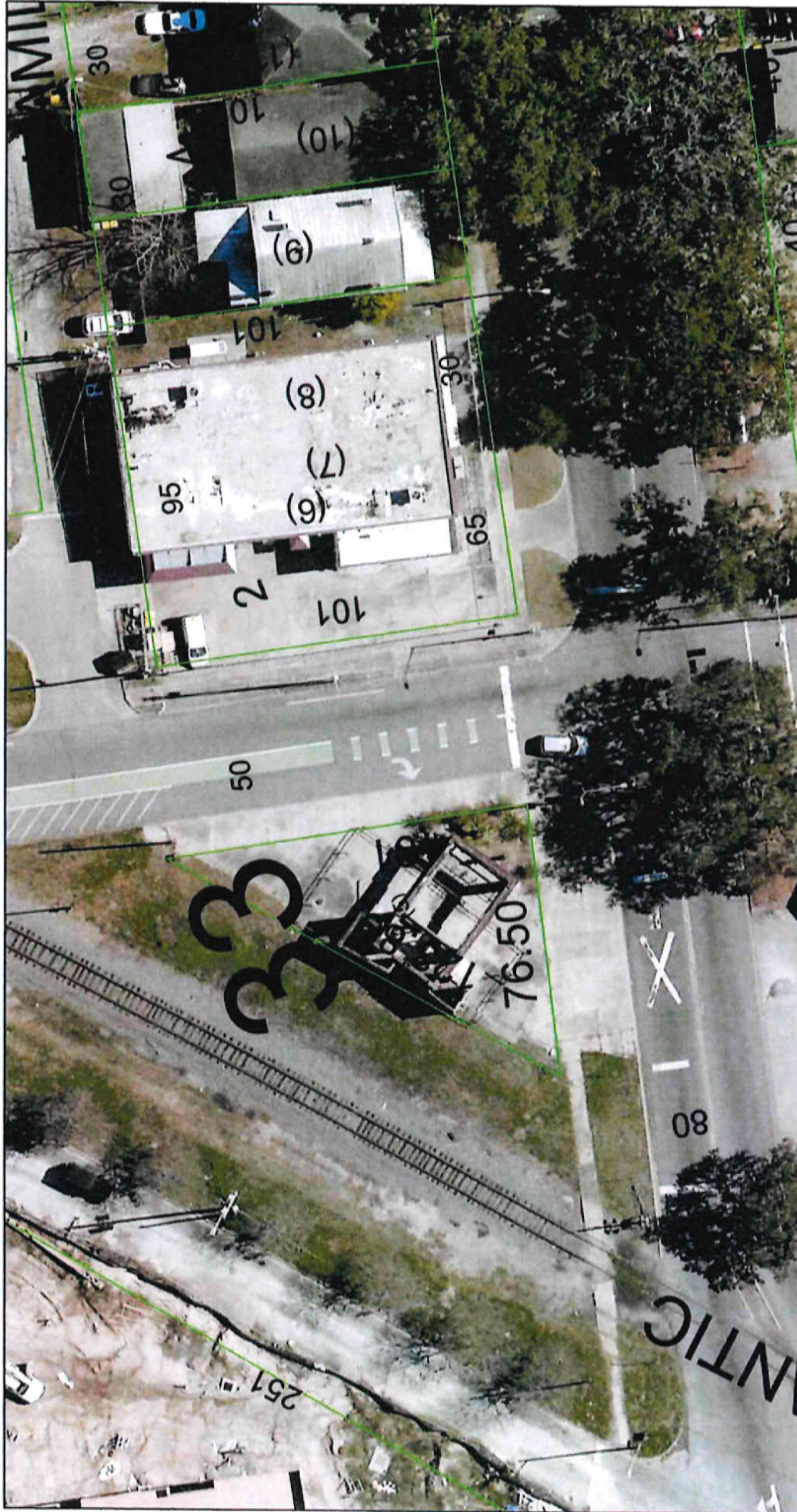
**DIRECTOR,
PLANNING & URBAN DESIGN**

6/22/23

DATE



ArcGIS Web Map



5/29/2026, 1:58:29 PM

Property Boundaries (Parcels)

ImageryBasemapChatham_2023

Red: Band_1

Green: Band_2

Blue: Band_3



Type: WD
Kind: WARRANTY DEED
Recorded: 10/20/2022 2:12:00 PM
Fee Amt: \$345.00 Page 1 of 2
Transfer Tax: \$320.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 8863185331,
0466245412

BK 2943 PG 716 - 717

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAW, LLP
Attn: Mark T Shawe
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

THIS INDENTURE, made this 14th day of October, 2022, between 37Oasis LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and Train Track Investments, LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee,

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, AND KNOWN AND DESIGNATED AS LOT NUMBER FIVE (5), TEYNAC WARD, ON A MAP OR PLAN OF THE CITY OF SAVANNAH, DATED 1910, MADE BY J. W. HOWARD, CITY ENGINEER, BEING THE SAME LOT NUMBER FIVE (5) AS APPEARS UPON A MAP OF THE SUBDIVISION OF A TRACT OF LAND ON 37TH STREET KNOWN AS 37TH STREET LOTS, MADE BY E. J. THOMAS IN JUNE 1906, RECORDED IN THE CLERK'S OFFICE OF THE

SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN RECORD BOOK 9-G, FOLIO 208, SAID LOT BEING TRIANGULAR IN FORM AND HAVING FRONTAGE ON 37TH STREET OF 76 AND ONE-HALF FEET, AND A DEPTH ON PRICE STREET, SAME BEING A FRONTAGE ON SAID STREET OF 101 FEET, AND A FRONTAGE ON THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILWAY COMPANY OF 123.8 FEET, AND SAID LOT BEING BOUNDED AS FOLLOWS: ON THE NORTHWEST BY RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILWAY COMPANY; ON THE SOUTH BY 37TH STREET; AND ON THE EAST BY PRICE STREET; AND SAID LAND APPEARING UPON A MAP OR PLAT OF SAME MADE BY PERCY SUDGEN, E. E., APRIL 26, 1926, TOGETHER WITH IMPROVEMENTS THEREON MORE COMMONLY KNOWN AS 410 E. 37TH STREET, SAVANNAH, GEORGIA AND HAVING THE PROPERTY TAX IDENTIFICATION NUMBER OF: 2-0064-33-001.

THIS BEING THE SAME PROPERTY CONVEYED TO 37OASIS LLC FROM PAUL MILLER AS EVIDENCED BY THAT CERTAIN DEED DATED FEBRUARY 1, 2021 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN DEED BOOK 2229, PAGE 389.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

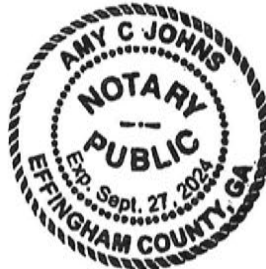
IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized Member(s) and/or Manager(s) with the Corporate Seal affixed thereto on the year and date first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public
My Commission Expires: 9-27-2024

37Oasis LLC
By:  (Seal)
Thomas Robert Vermillion, II, Sole Member



File No.: 22-01368-07