



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

26-000393-2A

Variances to Development Plans

JAN 23 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

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 600 Little Neck Rd, Savannah, GA 31419

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.) 21007 01002
Total acreage of the subject property: 253.85
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
cleared but undeveloped

II. Action Requested

A. Type of Request:

- ☐ New Master Plan
☐ Amendment to an existing Master Plan. Please provide the File Number: _____
☒ Variance to a Site Plan Permit. Please provide the File Number: 25-122059-SITE

B. Provide a description of request. The applicant requests a variance from the requirement that parking spaces exceeding 125 percent of the minimum required parking be constructed as pervious spaces.

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): 23-05445-SITE and 24-04256-SITE, 20-005235-2A, 24-004499-2A

III. Review Criteria

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

The applicant requests a variance from the requirement that parking spaces exceeding 125 percent of the minimum required parking be constructed as pervious surface, as the proposed development includes additional parking to accommodate anticipated demand. Stormwater management for the site shall be designed to meet all applicable ordinance requirements, and approval of the requested variance will not adversely affect drainage patterns, stormwater quality, or surrounding properties. The request is consistent with the overall intent of the zoning ordinance.

IV. Property Owner Information

Name(s): Little Ogeechee Partners, LLC.

Registered Agent: Ben B. Wall, Jr

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

Address: PO Box 30697

City, State, Zip: Savannah, GA, 31410

Telephone: [REDACTED] Fax: [REDACTED]

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): DAI Commercial

Registered Agent: Guy Davidson

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

Address: 110 Park of Commerce Drive, Suite #110

City, State, Zip: Savannah, GA 31405

Telephone: [REDACTED] Fax: [REDACTED]

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): Same as Petitioner

Firm or Agency:

Address:

City, State, Zip:

Telephone: _____ Fax: _____

E-mail address:

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 21007 01002, I (we)

authorize Guy Davidson (Agent Name) of DAI Commercial (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): Little Ogeechee Partners, LLC.

Registered Agent: Ben B. Wall, Jr
(Or Officer or Authorized Signatory, if Property owner is not an individual)

B B Wall 1/23/26
Signature(s) Date

Witness Signature Certificate

State of Georgia Bryan
County of Bryan
Signed or attested before me on 1/23/26
Date

by Ben B Wall 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 _____

Carla Kent Simerly
Signature of Notary Public

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

My commission expires: 5/1/27



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

Guy Davidson
Printed Name

1/23/20
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

Guy Daviosa
Printed Name

1/23/20
Date

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Instructions

1. Applicants are requested to contact Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be completed according to Sec. 3.1.5 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a public hearing.
4. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting.
6. A schedule of the application deadlines and Planning Commission meetings are part of this application.

Variance to Development Plan Processes (After the Application is Submitted)

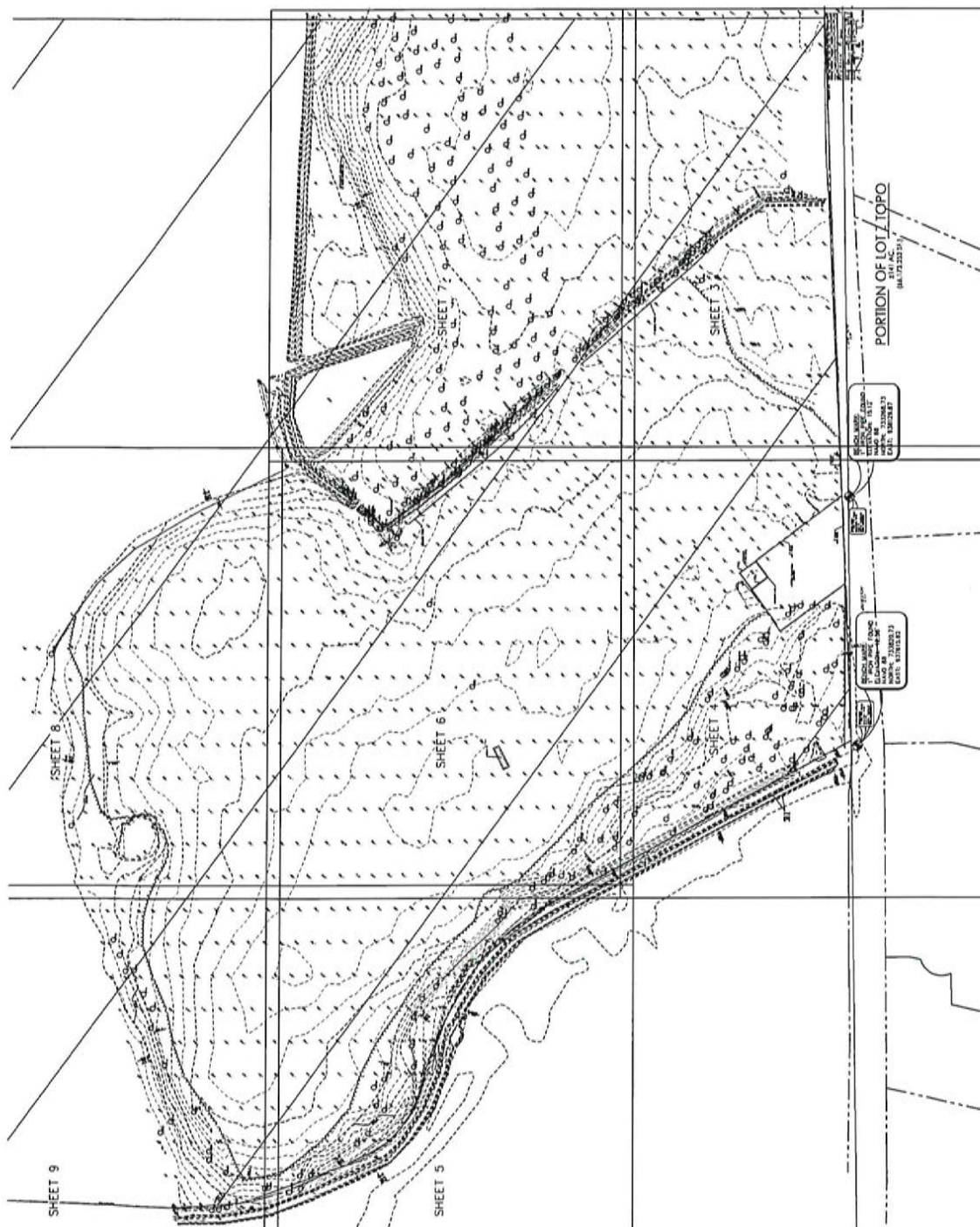
1. All petitions will be considered by the Planning Commission at a public hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date/time and publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Building. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and the Board secretary.
7. Once the Planning Commission hears the petition, they will approve, approve with conditions, deny, or continue the petition to the next meeting or a date certain.
8. Notification of the Planning Commission's final decision will be sent to the petitioner by the City.
9. The petitioner or agent should be in attendance at all Planning Commission meetings. If no one is present to represent the petition, the petition may still be discussed.

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2026 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: planning@savananhga.gov	Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i> Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room	City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i> Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
	Pre-meeting: 12:30 p.m. Meeting Time: 1:30 p.m.	Meeting Time: 2:00 p.m.	
DEC 13, 2025	JAN 6	JAN 8	JAN 22
JAN 2	JAN 27	FEB 12	FEB 26
JAN 23	FEB 17	MAR 12	MAR 26
FEB 13	MAR 10	APR 9	APR 23
MAR 6	MAR 31	MAY 14	MAY 28
MAR 27	APR 21	JUN 11	JUN 25
APR 17	MAY 12	JUL 9	--
MAY 8	JUN 2	AUG 13	AUG 27
MAY 29	JUN 23	SEP 10	SEP 24
JUN 18	JUL 14	OCT 8	OCT 22
JUL 10	AUG 4	NOV 12	TUES, NOV 24
JUL 31	AUG 25	DEC 10	--
AUG 21	SEP 15		
SEP 11	OCT 6		
OCT 2	OCT 27		
OCT 23	NOV 17		
NOV 20	DEC 15		
DEC 11	JAN 5, 2027		

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.



LEGAL DESCRIPTION

Tract Five – Little Neck Road, Savannah, GA – PIN 21007 01002

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE 7TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA, CONTAINING 257.2 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF THE PROPERTY TRANSFERRED BY DEED FROM THE HUBERT KELLER FAMILY LIMITED PARTNERSHIP, AS GRANTOR TO JEAN KELLER FAIR AND HOPETON PLANTATION, INC., A GEORGIA CORPORATION, AS GRANTEEES DATED OCTOBER 1, 2003, AND RECORDED IN THE OFFICE OF THE CLERK, SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN RECORD BOOK 260N, PAGE 716, AND 12% OF WHICH WAS SUBSEQUENTLY TRANSFERRED BY DEED FROM HOPETON PLANTATION, INC. TO JEAN KELLER FAIR DATED DECEMBER 23, 2003, AND RECORDED IN RECORD BOOK 263W AT PAGE 626, SAID 257.2 ACRE PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE NORTHERN INTERSECTION OF THE RIGHTS OF WAY OF US HIGHWAY 17 AND LITTLE NECK ROAD (THE EASTERN MOST OF TWO SUCH MONUMENTS) AND PROCEEDING THENCE N77°20'48"W A DISTANCE OF 103.21' TO A SECOND CONCRETE RIGHT OF WAY MONUMENT ON THE LITTLE NECK ROAD RIGHT OF WAY, AND PROCEEDING THENCE N45°25'44" A DISTANCE OF 600.21' ALONG THE LITTLE NECK ROAD RIGHT OF WAY TO A THIRD CONCRETE RIGHT OF WAY MONUMENT, PROCEEDING THENCE N45°15'43"W A DISTANCE OF 619.59' FEET FURTHER ALONG THE LITTLE NECK ROAD RIGHT OF WAY TO A FOURTH CONCRETE MONUMENT, PROCEEDING THENCE ALONG THE RIGHT OF WAY OF LITTLE NECK ROAD ALONG A SLIGHT SOUTHERLY CURVE WITH A RADIUS OF

11,409.16', AN ARC LENGTH OF 726.95', A CHORD LENGTH OF 726.83' AND A CHORD BEARING OF N 43°28'30"W TO A FIFTH CONCRETE MONUMENT, PROCEEDING THENCE ALONG THE RIGHT OF WAY OF LITTLE NECK ROAD N 41°40'40" W A DISTANCE OF 825.40' TO A SIXTH A CONCRETE MONUMENT, PROCEEDING THENCE ALONG THE RIGHT OF WAY OF LITTLE NECK ROAD N 41°38'55" W A DISTANCE OF 699.08' TO A SEVENTH CONCRETE MONUMENT WHICH SHALL BE THE POINT OF BEGINNING.

BEGINNING AT SAID POINT AND PROCEEDING ALONG THE NORTHERN RIGHT OF WAY OF LITTLE NECK ROAD ALONG A SLIGHT SOUTHERLY CURVE WITH A RADIUS OF 17,238.73', AN ARC LENGTH OF 602.65', A CHORD LENGTH OF 602.62', AND A CHORD BEARING OF N 42°41'35"W TO A CONCRETE MONUMENT, PROCEEDING THENCE ALONG THE RIGHT OF WAY OF LITTLE NECK ROAD N 43°39'00"W A DISTANCE OF 1,159.62' TO A 5/8" REBAR SET, PROCEEDING THENCE ALONG THE RIGHT OF WAY OF LITTLE NECK ROAD ALONG A SLIGHT SOUTHERLY CURVE HAVING A RADIUS OF 17,138.73', AN ARC LENGTH OF 429.37', A CHORD LENGTH OF 429.36' AND A CHORD BEARING OF N 42°58'42"W TO A 5/8" REBAR SET ON THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF LITTLE NECK ROAD AND THE EASTERN BOUNDARY OF A 60' CHATHAM COUNTY CANAL RIGHT OF WAY, PROCEEDING THENCE ALONG THE EASTERLY BOUNDARY OF SAID CANAL RIGHT OF WAY N 20°34'39"E A DISTANCE OF 1,030.43' TO A 5/8" REBAR SET, PROCEEDING THENCE ALONG THE EASTERN SIDE OF SAID CANAL RIGHT OF WAY ALONG A EASTERLY CURVE WITH A RADIUS OF 706.57', AN ARC LENGTH OF 525.32', A CHORD LENGTH OF 513.30' AND A CHORD BEARING OF N 00°47'45"W TO A 5/8" REBAR SET, PROCEEDING THENCE N 22°02'10"W ALONG SAID CANAL RIGHT OF WAY A DISTANCE OF 214.85' TO A 5/8" REBAR SET, PROCEEDING THENCE ALONG SAID CANAL RIGHT OF WAY ALONG A WESTERLY CURVE WITH A RADIUS OF 280', AN ARC LENGTH OF 225.46', A CHORD LENGTH OF 219.42' AND A CHORD BEARING OF

N 01°01'37"W TO A 5/8" REBAR SET, PROCEEDING THENCE N 24°08'15"E ALONG SAID CANAL RIGHT OF WAY A DISTANCE OF 199.19' TO A 5/8" REBAR SET, PROCEEDING THENCE ALONG SAID CANAL RIGHT OF WAY N 00°41'49"E A DISTANCE OF 411.00' TO A 5/8" REBAR SET, PROCEEDING THENCE ALONG SAID CANAL RIGHT OF WAY ALONG A WESTERLY CURVE WITH A RADIUS OF 410', AN ARC LENGTH OF 414.49', A CHORD LENGTH OF 410.58' AND A CHORD BEARING OF N 37°45'57"E TO A POINT, PROCEEDING THENCE N 51°24'27"E A DISTANCE OF 950.76' TO THE CENTERLINE OF THE LITTLE OGEECHEE RIVER AT THE NORTHWEST CORNER OF THE PROPERTY WHERE THE CANAL RIGHT OF WAY INTERSECTS WITH THE SOUTHERN SIDE OF THE LITTLE OGEECHEE RIVER MARKED BY A 5/8" REBAR PIN SET BACK 30', WITH THE PROPERTY LINE BEING THE CENTER LINE OF THE LITTLE OGEECHEE RIVER AT THIS POINT, PROCEEDING THENCE SOUTHEAST ALONG THE CENTERLINE OF THE LITTLE OGEECHEE RIVER TO A POINT AT THE CENTERLINE OF SAID RIVER 105' FEET NORTH OF A 1" PIPE SET BACK HAVING A BEARING FROM SAID 1" PIPE TO THE CENTERLINE POINT OF N 48°55'24"E (WITH SAID 1" PIPE BEING FOUND BY COMMENCING ALONG A TIE LINE FROM THE PREVIOUS 5/8" REBAR PIN SET BACK 30' AT THE INTERSECTION OF SAID CANAL RIGHT OF WAY AND THE LITTLE OGEECHEE RIVER S 69°58'39"E A DISTANCE OF 1,353.31' TO A POINT), PROCEEDING THENCE ALONG A TIE LINE S 40°44'28"E A DISTANCE OF 1,204.32' TO A POINT, PROCEEDING THENCE ALONG A TIE LINE S 30°43'57"E A DISTANCE OF 1,188.39' TO SAID 1" PIPE, PROCEEDING THENCE FROM SAID CENTERLINE OF THE LITTLE OGEECHEE RIVER S 48°55'24"W A DISTANCE OF 105' TO SAID 1" PIPE, PROCEEDING THENCE S 48°55'24"W A DISTANCE OF 3,339.77' TO THE POINT OF BEGINNING.