



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

26-000745-2A

Variances

to

FEB 11 2025



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

Development Plans

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): 2001 OHIO AVE. / 1028 BONAVENTURE

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.) 20060 37001

Total acreage of the subject property: 0.217 (RSE-6)

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

Residential = 2001 OHIO AVE / STORAGE = 1028 BONAVENTURE

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: 25-004826-SUBP

B. Provide a description of request.

LOT A = 855.8 foot reduction for minimum lot

LOT B = 1,792.62 foot reduction for minimum lot

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): IBLDG-012992-2025

III. Review Criteria

25-004826
Please see Etrac for staff comments

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

IV. Property Owner Information

Name(s): The Windblown Seeds LLC

Registered Agent: April Brooks and Thomas Stephenson
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 316 Virginia Avenue

City, State, Zip: Savannah, GA 31404

Telephone: [REDACTED] (DOM) [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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

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)

20060 37001, I (we) authorize
____ (Agent Name) of _____ (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): Thomas Stephenson & April Brooks

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

[Signature] [Signature] 2/3/2026
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on February 3, 2026 by Thomas Stephenson & April Brooks
Date (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 GA drivers licenses

054495232

[Signature]
Signature of Notary Public

057291806

Harry Brants

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 9-13-2027

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:

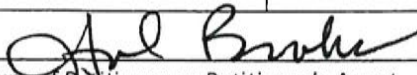
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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

APRIL BROOKS
Printed Name

2/10/26
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.
☒ \$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

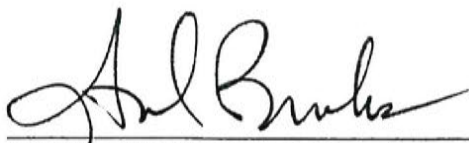
Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

<u>Yes</u>	<u>No</u>	
☒		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

APRIL BROOKS

Printed Name

2/3/24

Date



THIS BOOK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR

APPROVED BY THE CLAYTON COUNTY BOARD OF HEALTH,
HEALTH DIVISION OF ENGINEERING AND SANITATION

DIRECTOR

PROPERTY OWNERS DEDICATION

ALL EASEMENTS, RIGHTS OF WAY, EASEMENTS AND ANY OTHER FOR PUBLIC USE
AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE PUBLIC USE.

THE WATSON ROAD AND
THE ROAD DEDICATION

SUBDIVISION NOTES

1. THE CITY OF SAVANNAH HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF SAVANNAH SUBDIVISION MAP ACT AND THE CITY OF SAVANNAH SUBDIVISION MAP ACT REGULATIONS.
2. THE CITY OF SAVANNAH HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF SAVANNAH SUBDIVISION MAP ACT AND THE CITY OF SAVANNAH SUBDIVISION MAP ACT REGULATIONS.
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PARENT TRACT
THE WHIDDOGAN DEED
2001 CHINA STREET
TAX PIN: 00060 87001
ZONING: RSP-6
DB: 3254-169 / PEB: H-276
3554 12 DFT + 0.215 ACRES

CONVEYANCE
1. THE CITY OF SAVANNAH HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF SAVANNAH SUBDIVISION MAP ACT AND THE CITY OF SAVANNAH SUBDIVISION MAP ACT REGULATIONS.
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MITR
GIS/GPS/SURVEY
374 EASTRIDGE DRIVE,
SAVANNAH, GEORGIA
PHONE: 912-657-3091
EMAIL: MITR374@COMCAST.NET



SURVEYORS CERTIFICATION
AS A RESULT OF THIS DESIGN AND OF THE DESIGNER'S REVIEW, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORD AS REQUIRED BY APPLICABLE CERTIFICATES, STATUTES, ORDINANCES, OR STATEMENTS. SUCH APPROVALS OR ATTORNEYS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OR LESSOR OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE DESIGNER HAS REVIEWED THE PLAT TO DETERMINE THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 47-2-1.7.

DRAFT

DESIGNED BY: JAMES M. WILSON
DATE: 12/12/09

FIELD EQUIPMENT USED
CARBON RING DUAL FREQUENCY
CONTROL POINTS ONLY NETWORK ADJUSTED RTK
GPS PRECISION: $\approx 150,000$
SOLARIS 8 KINETIC TOTAL STATION
ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD: 176.119"
ERROR OF CLOSURE: PLAT: 193.273"
ADJUSTMENT METHOD: NO ADJUSTMENT

RTK POINTS:
1. DB: 121-148
2. PEB: H-276

- LEGEND**
- | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| 1. BENCH MARK | 2. EXISTING ROAD | 3. EXISTING UTILITY | 4. EXISTING FENCE |
| 5. EXISTING CURB | 6. EXISTING DRIVEWAY | 7. EXISTING SIDEWALK | 8. EXISTING PAVEMENT |
| 9. EXISTING CONCRETE | 10. EXISTING ASPHALT | 11. EXISTING GRAVEL | 12. EXISTING SAND |
| 13. EXISTING DIRT | 14. EXISTING ROCK | 15. EXISTING BRUSH | 16. EXISTING TREES |
| 17. EXISTING FOLIAGE | 18. EXISTING WATER | 19. EXISTING SWAMP | 20. EXISTING MUD |
| 21. EXISTING SAND | 22. EXISTING GRAVEL | 23. EXISTING ASPHALT | 24. EXISTING CONCRETE |
| 25. EXISTING CURB | 26. EXISTING DRIVEWAY | 27. EXISTING SIDEWALK | 28. EXISTING PAVEMENT |
| 29. EXISTING CONCRETE | 30. EXISTING ASPHALT | 31. EXISTING GRAVEL | 32. EXISTING SAND |
| 33. EXISTING DIRT | 34. EXISTING ROCK | 35. EXISTING BRUSH | 36. EXISTING TREES |
| 37. EXISTING FOLIAGE | 38. EXISTING WATER | 39. EXISTING SWAMP | 40. EXISTING MUD |
| 41. EXISTING SAND | 42. EXISTING GRAVEL | 43. EXISTING ASPHALT | 44. EXISTING CONCRETE |
| 45. EXISTING CURB | 46. EXISTING DRIVEWAY | 47. EXISTING SIDEWALK | 48. EXISTING PAVEMENT |
| 49. EXISTING CONCRETE | 50. EXISTING ASPHALT | 51. EXISTING GRAVEL | 52. EXISTING SAND |
| 53. EXISTING DIRT | 54. EXISTING ROCK | 55. EXISTING BRUSH | 56. EXISTING TREES |
| 57. EXISTING FOLIAGE | 58. EXISTING WATER | 59. EXISTING SWAMP | 60. EXISTING MUD |

SEED MINOR SUBDIVISION

LOT 14 AND PT OF LOTS 13
AND 15, BLOCK 2, MEYER
WARD, AVONDALE,
SAVANNAH, CHATHAM
COUNTY, GEORGIA

PREPARED FOR

THOMAS STEPHENSON
316 VIRGINIA AVENUE
SAVANNAH, GEORGIA

DATE: 12/12/09
DRAWN BY: JAMES M. WILSON
CHECKED BY: JAMES M. WILSON

SCALE: 1" = 20'

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: 1/12/2026 5:14:47 AM

BUSINESS INFORMATION	
CONTROL NUMBER	23237050
BUSINESS NAME	The Windblown Seeds LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/12/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	316 Virginia Ave, Savannah, GA, 31404, USA

REGISTERED AGENT		
NAME	ADDRESS	COUNTY
April Dawn Brooks	316 Virginia Ave, Savannah, GA, 31404, USA	Chatham

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Thomas Stephenson
AUTHORIZER TITLE	Organizer