



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

26-001813-ZA

Variances

to

Development Plans

RECEIVED
APR 07 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 143/149/155 Shellbark Way, Savannah, GA 31407

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.) 21016 02118/21016 02119/21016 02120
Total acreage of the subject property: 9.8 acres
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Undeveloped (PD)

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: _____

B. Provide a description of request. request to increase building height max to 58' for two (2) interior buildings from 50' allowed max.

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): 25-000046-ZA

III. Review Criteria * See Next Page

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan ([Sec. 3.21.10](#)).
Applicant is requesting a variance to overall building height for two (2) buildings that are 4 s height is 50' and the request is a variance for an extra 8' in height. This 8' in height all the use of a pitched roof versus a flat roof which is more in keeping with the surrounding nei
These two subject buildings are located on the interior of the site and do not sit on any publi
further reduce any visual effects of an extra 8' in height that could negatively affect neighb
Applicant has discussed this request with Luis Molinari (Savannah Fire Department) and it v
for fire department access or life safety considerations. Applicant is submitting a request for
any small increases from plan changes.

III. Review Criteria

Applicant is requesting a variance to overall building height for two (2) buildings that are 4 stories. The max allowed height is 50' and the request is a variance for an extra 8' in height. This 8' in height allows the buildings to employ the use of a pitched roof versus a flat roof which is more in keeping with the surrounding neighborhoods architecture. These two subject buildings are located on the interior of the site and do not sit on any public roads which will further reduce any visual effects of an extra 8' in height that could negatively affect neighboring roads/sidewalks/homes or other structures. Applicant has discussed this request with Luis Molinari (Savannah Fire Department) and it was determined that the increase in height does not present any issues or fire department access or life safety considerations. Applicant is submitting a request for 58' instead of 57' to allow for any small increases from plan changes.

IV. Property Owner Information

Name(s): HIGHLANDS COMMERCIAL PARK LLC

Registered Agent: GARY WIGGIN

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

Address: 660 E 39TH STREET

City, State, Zip: SAVANNAH, GA, 31401

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): Alec Gregg

Registered Agent:

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

Address: 125 Regional Parkway

City, State, Zip: Orangeburg, SC, 29118

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):

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) 21016 02118 / 21016 02119 / 21016 02120, I (we) authorize Alce Gray (Agent Name) of Orange Capital Advisors, 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): Highlands Park Commercial LLC
Registered Agent: Gary Wiggins
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s): [Signature] Date: 4/6/2026

Witness Signature Certificate

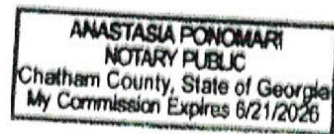
State of Georgia
County of Chatham
Signed or attested before me on 4/6/2026
Date

by Gary Wiggins
(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: [Signature]



Anastasia Ponomarev
(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:

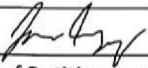
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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


J Alec Gregg
4/7/26

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.

<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

J Alec Gregg

Printed Name

4/7/26

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@savannahga.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.

1000

Legal Description

All those certain lots, tracts or parcels of land situate, lying and being in the 8th G.M. District in the City of Savannah, County of Chatham, State of Georgia, being shown as Lots 32, 33, and 34, Highlands Park (f/k/a Highlands Business Park), Phase 2, on that certain Major Subdivision Plat prepared by Thomas & Hutton Engineering Co., bearing the seal and certification of Gregory J. Harris, Georgia Registered Land Surveyor No. 3080, dated November 26, 2007, filed for record January 10, 2008 at 12:06 p.m., and recorded in Plat Book 39-S, Page 73-C (being a part of Pages 73-A through 73-C), in the Office of the Clerk of Superior Court, Chatham County, Georgia.

LESS AND EXCEPT FROM THE TOTAL PROPERTY DESCRIBED ABOVE: All that certain land conveyed to Chatham County by Right of Way Deed from ROW Pine Development, LLC, dated November 13, 2018, filed for record December 7, 2018 at 2:09 p.m., and recorded in Deed Book 1508, Page 188, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

Gary Wigin
Highlands Park Commercial LLC
660 E 39th Street
Savannah, GA 31401

To:
Savannah ZBA & MPC

Subject: Letter of Support for Building Height Variance (Highland Park Multi-Family, 149 Shellbark Way

To whom it may concern,

I am writing to express my full support for the requested building height variance for the multi-family project located at 149 Shellbark Way. As the declarant over the parcels in question, I believe this request is reasonable and justified for the following reasons:

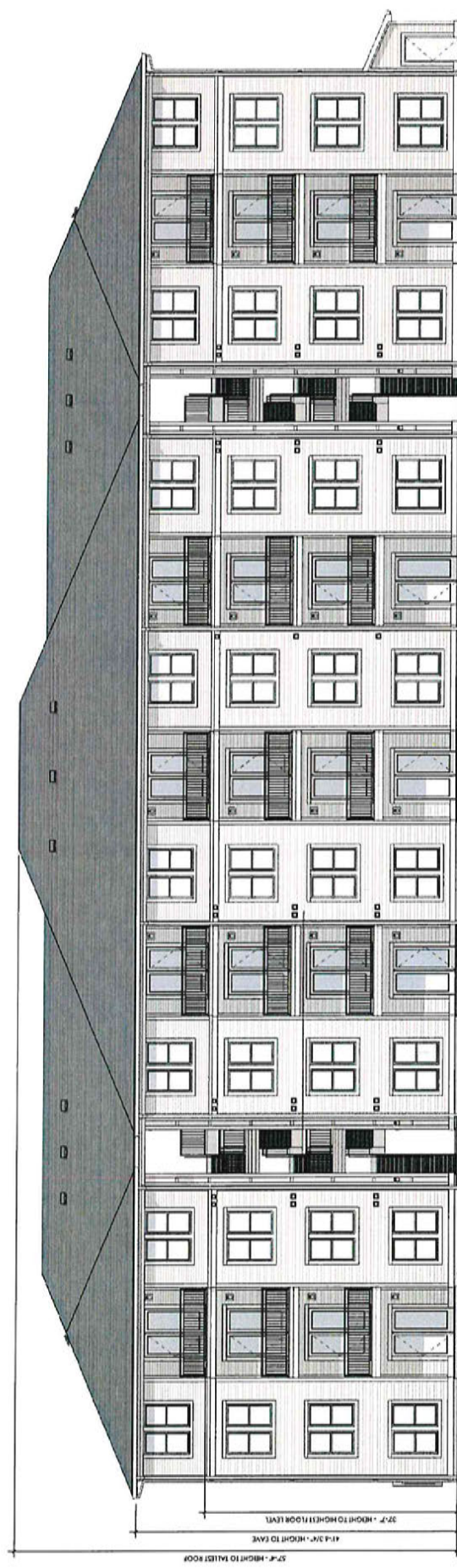
- **Minimal Impact:** The increased height will not negatively impact light, air or privacy for adjacent parcels. The request is for the (2) interior buildings only, located away from any public streets. Also, upon reviewing the site plan, the finish grade adjacent to the (2) buildings is 2-3 feet lower than the public streets.
- **Design Compatibility:** The variance would allow the design the use of a pitched roof versus a flat roof which is more in keeping with the surrounding architecture.

Given the unique characteristics of this property, (public streets on two sides, wetland to the north and a public parking area to the east) I believe this variance is necessary for its reasonable use and will not cause any adverse effects on the surrounding properties.

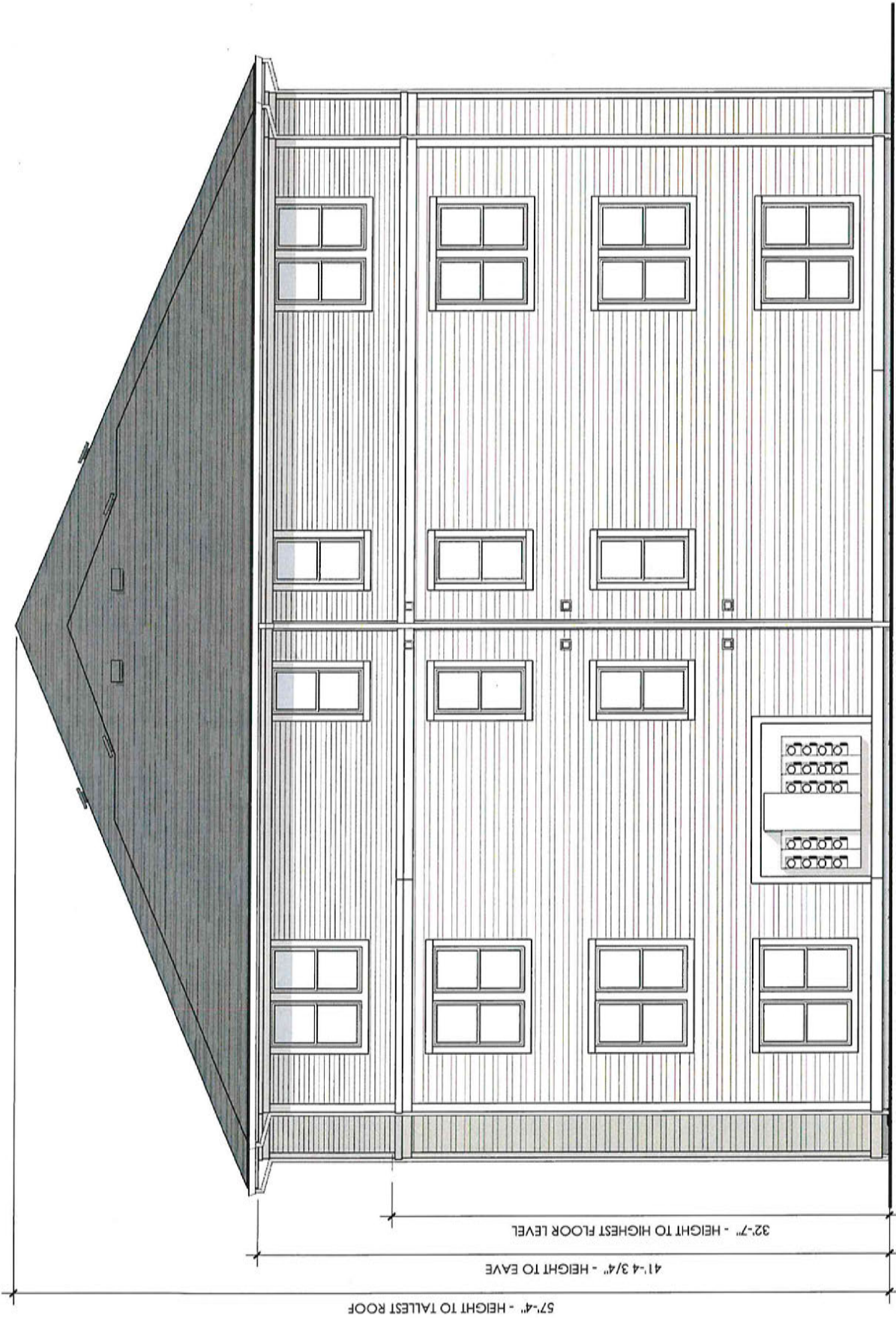
Thank you,



Gary Wigin Highlands Park Commercial LLC member



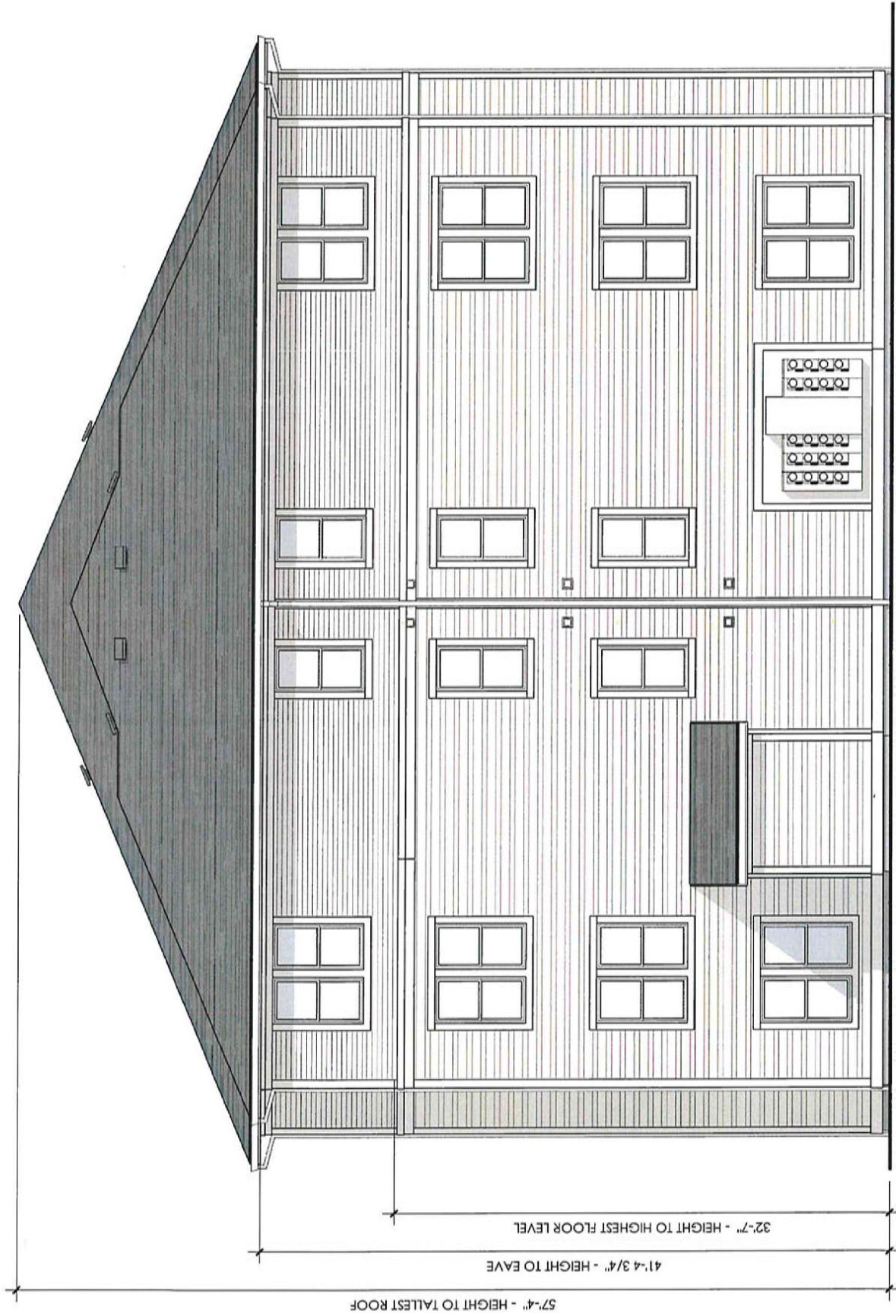
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

Subject: Re: [Caution - External Email] Building Height
Date: Thursday, January 22, 2026 at 7:38:03 PM Eastern Standard Time
From: Luis Molinari
To: Alec Gregg
Attachments: Outlook-fjt3px5f.png

Alec,

Thank you for providing the additional information and supporting documentation regarding the Shellbark Way project. After reviewing the submitted site plan and building elevations, we have determined that the proposed increase in building height to 57' does not present any issues for fire department access or life safety considerations.

You are cleared to proceed as planned, and there are no objections from the fire department regarding this aspect of the project.

Please don't hesitate to reach out if further clarification is needed.

Regards,

LUIS M. MOLINARI
Savannah Fire Department
Fire Prevention Inspector

Savannah Fire Department - Fire Prevention Office
10 West 33rd Street Savannah, GA 31401
Office: (912) 644-5960 EXT 1418
Cell: (912) 663-2991
Email: Luis.Molinari@savannahga.gov
Savannah Fire Marshal's website:
<https://www.savannahga.gov/538/Fire-Marshall>
<https://www.savannahga.gov/3418/Fire-Watch>
<https://www.savannahga.gov/3305/Food-Truck>



From: Alec Gregg <agregg@orangecapital.net>
Sent: Friday, January 16, 2026 12:08 PM
To: Luis Molinari <Luis.Molinari@Savannahga.Gov>
Cc: Amy Williams <awilliams@housingstudio.com>
Subject: [Caution - External Email] Building Height

Mr. Molinari,

Thank you again for taking my call earlier this morning.

As I mentioned, we are working on a multifamily community on Shellbark Way that we have previously reviewed with you for fire access.

I am looking at seeking a variance from the city for the building height limitation of 50' since our proposed buildings are about 57'. Before seeking the variance, I would like to get your feedback on whether this increase in height would be an issue for the fire department and life safety.

I have attached elevations of the two proposed 4 story buildings as well as the site plan to provide context.

I look forward to hearing your feedback and thoughts.

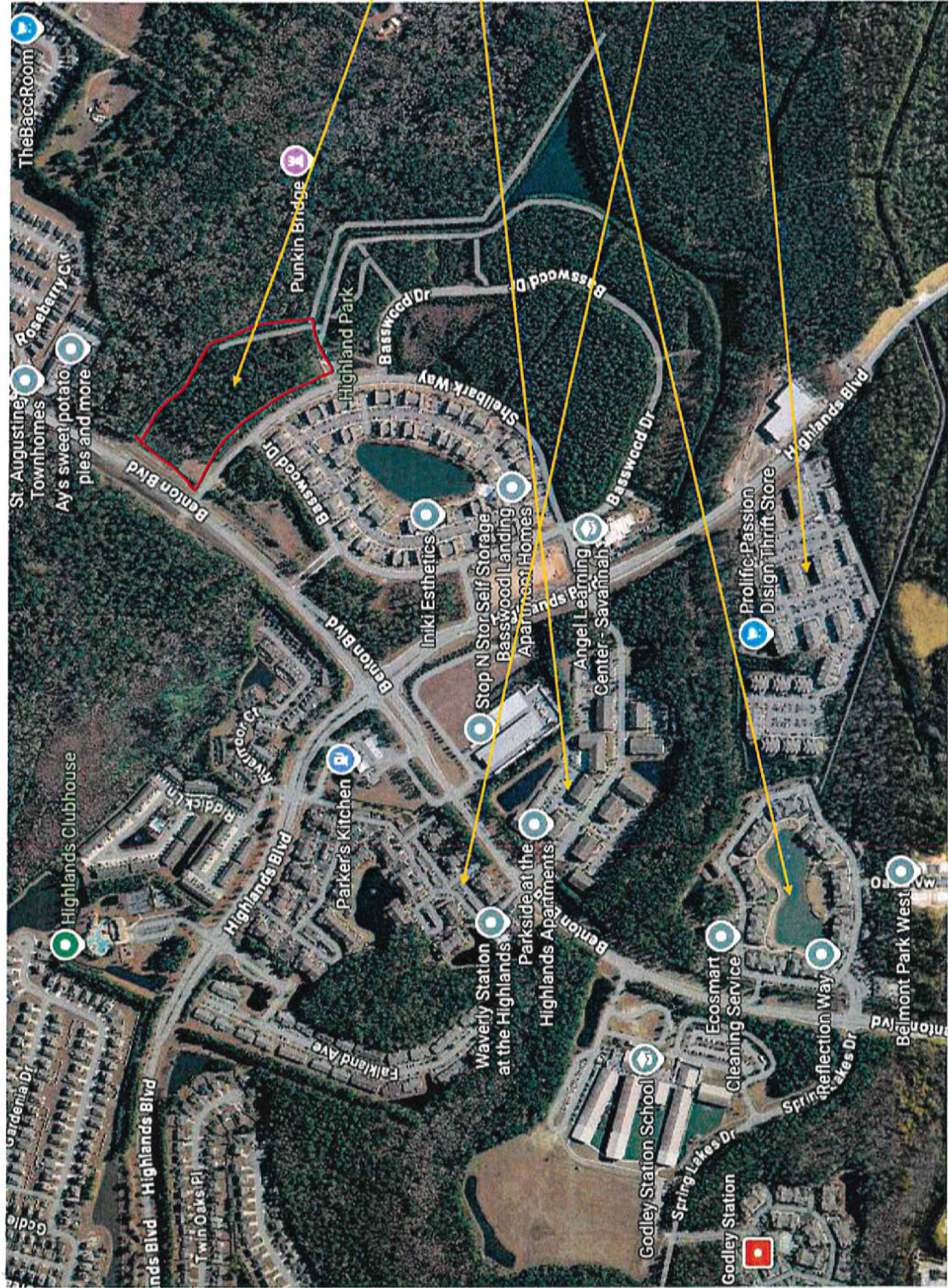
Thank you!

Alec Gregg | Orange Capital Advisors
c: 803.260.0972 | www.orangecapitaladvisors.com

Warning: This email originated outside the City of Savannah. Do not open attachments, reply to, or click links unless you are certain you recognize the sender's **name, telephone number, and email address**. Please use the Phish Alert Button to report suspicious email to ITSSecurity@Savannahga.Gov

Supplemental Information for Variance Request

Examples of Roof types in surrounding Multifamily Communities



Examples of Pitched Roofs

Local Neighborhood Map

- Subject Site
- Parkside at the Highlands
- Belmont Park West
- Waverly Station at the Highlands
- Allelia Luxury Living

Parkside at The Highlands



Belmont Park West



Waverly Station at the Highlands



Alleia Luxury Living

