26-005346-ZA

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OCT 23 2026
BY: .....

SAVANNAH

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2703 / Fax: 912.525.3562
TDD: 912.651.6702 / www.savannahga.gov

Special Use Permit Application

mpc

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): 513 E. Oglethorpe Ave Ste K Savannah GA 31401

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.) 20014 01012

Total acreage of the subject property: 0.0372

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family) Paint and sip D-N 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): _____

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

Painting With A Twist has operated at this location since 2014, as a paint and sip art studio. It's primary purpose is instructor led artistic entertainment. The requested wine sales is incidental and subordinate to the painting class. Wine will only be offered to customers registered for a scheduled class, which is typically 2 hours.

IV. **Property Owner Information**

Name(s): Market East Plaza, LLC

Registered Agent: David J. Delman

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

Address: [redacted]

City, State, Zip: Greensboro, NC 27410

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): Chromatic Canvas LLC

Registered Agent: Deborah Sanks

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

Address: [redacted]

City, State, Zip: [redacted]

Telephone: [redacted] Fax: _____

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): _____

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) 20014 01012, I (we) authorize Deborah Sanks (Agent Name) of David J. Delman (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): Market East Plaza, LLC

Registered Agent: [signature] Managing Member
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[signature] 10-23-26
Signature(s) David J. Delman Date

Witness Signature Certificate

State of Georgia
County of Chatham
Signed or attested before me on 10/23/26
Date

by DAVID J DELMAN
(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]
Signature of Notary Public

JOHN JACOB RAUERS NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES Nov 12, 2028

(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 fille 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 o 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 officia 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 actior 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 o 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 officia 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 Wolwode, 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

Deborah Sanks Deborah Sanks 10-23-26

Signature of Petitioner or Petitioner's Agent or Opponent | 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.
   - ☒ 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.

Deborah Sanks — Deborah Sanks — 10-23-26

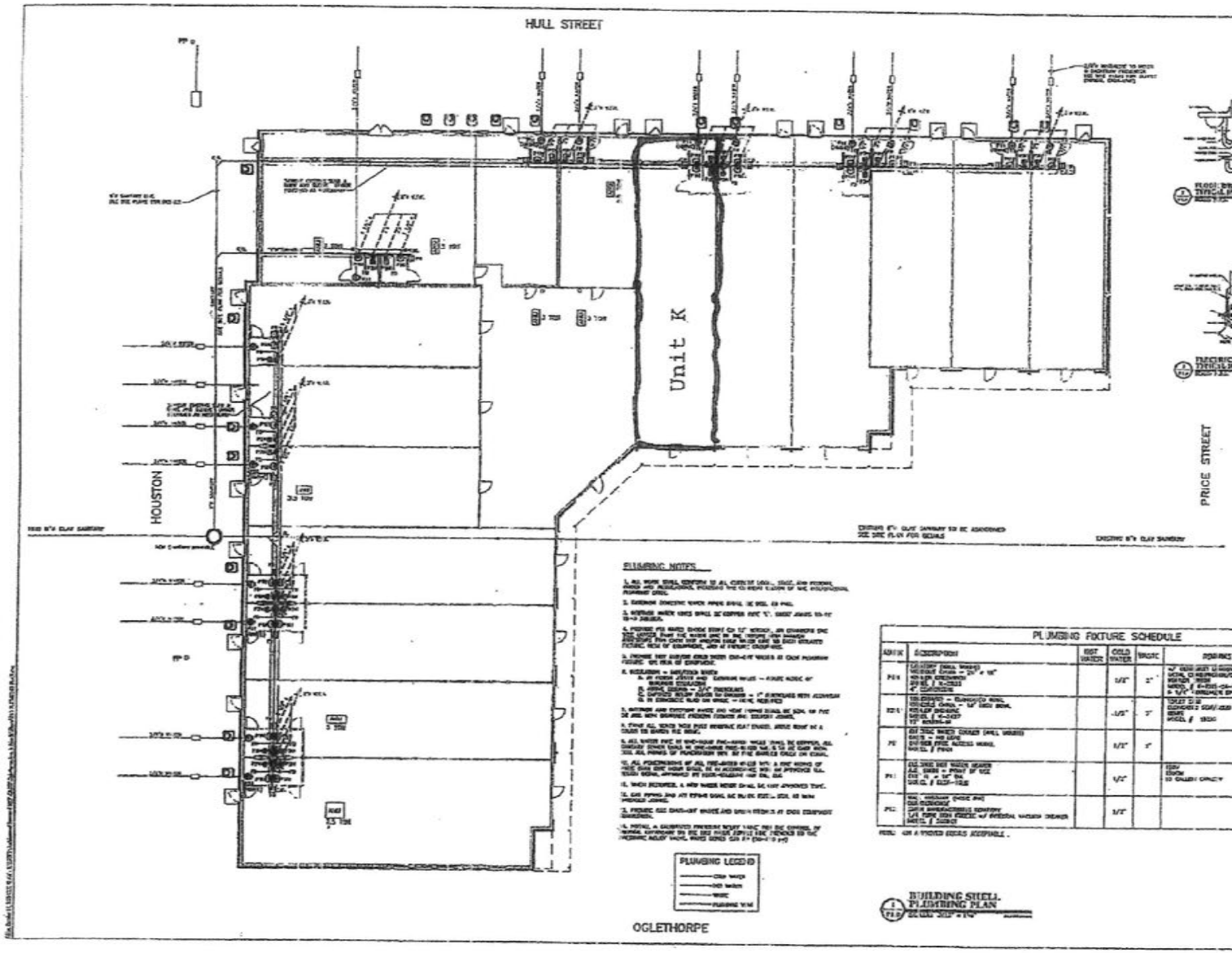
Signature of Petitioner or Petitioner's Agent | Printed Name | Date

LEGAL DESCRIPTION

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, County of Chatham and State of Georgia and known on the map or plan of said City as LOTS NUMBER FIVE (5), SIX (6), SEVEN (7), EIGHT (8), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), CRAWFORD WARD and also all that certain former lane (marked closed on the official map of the City of Savannah) lying between Lots 5, 6, 7, and 8, Crawford Ward, which lie to the north thereof and Lots 17, 18, 19, and 20, Crawford Ward, which lie to the south thereof, and being bounded on the west by Price Street, on the east by Houston Street, and north and south by said lots as hereinbefore set forth; said Lots 5, 6, 7, 8, 17, 18, 19 and 20, Crawford Ward and said former lane being contiguous and constituting as a whole all of the real estate lying within the confines of and being bounded as follows: on the north by Oglethorpe Avenue; on the east by Houston Street, on the south by Hull Street and on the west by Price Street.

BOOK 288 Y PAGE 612

BOOK 307B PAGE 112



Kern-Coleman & Co. LLC

A REHABILITATION & ADDITION TO OGLETHORPE AVE. & PRICE ST. FOR AMERICAN COMMERCIAL DEVELOPES

PLUMBING PLAN

P1.0

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: 1/20/2024 10:38:09 AM

BUSINESS INFORMATION	
CONTROL NUMBER	0468220
BUSINESS NAME	MARKET EAST PLAZA, LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	01/20/2024
ANNUAL REGISTRATION PERIOD	2024, 2025, 2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	3201 BRASSFIELD RD., STE. 300, GREENSBORO, NC, 27410, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
JOHN RAUERS	7 E CONGRESS ST, SUITE 611E, SAVANNAH, GA, 31401, USA	Chatham

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	David J. Delman
AUTHORIZER TITLE	Manager