26-005332-ZA
FLUM

SAVANNAH
savannahga.gov

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment Application

RECEIVED
OCT 09 2026
BY:

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 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.**

I. Subject Property

Street Address(es): 728 E 55th Street

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20096 02004

Total acreage of the subject property: .646

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Church RSF-6 zon. dist.

II. Action Requested

A. Type of Request.

- ☐ Rezoning (Zoning Map Amendment)
- ☒ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. 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): _____

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: RSF-6
- Proposed zoning district(s) for the subject property: TC-2
  (Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.)
  Mixed use, Event venue, Market and Cafe, Office/Creative Co-working Studio

The petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS. Failure to timely post the signs shall result in the removal of the Petitioner's application from the agenda.

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? Residential - Suburban Single Family
- What is the Future Land Use Category that allows the proposed Zoning District? Traditional Commercial

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to Sec. 3.5.8 for the review criteria that will be used when considering your petition.

The purpose of this rezoning is to allow the property to be a mixed-use site that includes a neighborhood market and cafe, offices and creative studios, and a small event space. The new zoning will enable a more flexible and appropriate use of the property by accommodating multiple community serving functions within one location, supporting local business activity, walk-ability, and neighborhood engagement in a manner consistent with the intent of Sec. 3.5.8

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? ☐ Yes ■ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: _____
- Neighborhood President: _____
- Method of Notification: _____
- Date Notification Sent: _____
- Date of Neighborhood Meeting: _____
- Time of the Meeting: _____
- Location of the Meeting: _____
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): 728 East 55th Street LLC

Registered Agent: Sloan Edenfield

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

Address: 728 East 55th Street

City, State, Zip: Savannah, GA 31405

Telephone: _____ Fax: _____

E-mail address: _____

VI. 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): J. Elder Studio

Registered Agent: Jerome Elder

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

Address: [redacted]

City, Stat

Telephon Fax:

E-mail ad

VII. 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: _____

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20096 02004, I (we) authorize Jerome Elder (Agent Name) of J. Elder Studio (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): 728 East 55th Street LLC

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

Sloan Edenfield — Signature(s)

9-14-26 — Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on September 14, 2026
Date

by Sloan Edenfield
(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 Driver's License

Andrea Robertson
Signature of notary public

Andrea Robertson
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: January 4, 2028

Andrea Robertson
NOTARY PUBLIC
Chatham County, Georgia
My Commission Expires
January 04, 2028

IX. 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**
Carolyn Bell	Alderman	October, 2024	$2,000
Alicia Miller Blakely	Alderman	October, 2024	$2,000
Detric Leggett	Alderman	October, 2024	$2,000
Linda Wilder-Bryan	Alderman	October, 2024	$2,000



Jerome Elder 09-15-26

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

X. Application 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.

- ■ Rezoning/Comprehensive Plan Amendment: $3,500.00 + $50.00 per acre
- ☐ Planned Development: $1,100 + $155.00 per acre

XI. 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. Rezoning Review Criteria Form
☐		Part IV. Neighborhood Meeting
■		Part V. Property Owner Information
■	☐	Part VI. Petitioner Information
☐	☐	Part VII. Agent
■	☐	Part VIII. Letter of Authorization
■		Part IX. Disclosure of Campaign Contribution Form
■		Part X. Application Fee
■		Part XI. Complete Application Checklist
■		Part XII. Certified Application (Signed 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.

XII. 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	Printed Name	Date
	Jerome Elder	09-15-26

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Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) and 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 complete according to Sec. 3.1.4 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
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.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Rezoning and Comprehensive Plan's Future Land Use Map Amendment Process (After the Application is Submitted)

1. All rezoning applications will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning 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 and time as well as 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 Bldg. 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 Petitioner shall provide a sufficient number of copies for the Board and the Board Secretary.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
8. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a decision to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council 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 *(Application submittal deadlines are on Fridays unless otherwise noted.)* **Submittal Due:** 5:00 p.m. **Submittal Location:** planning@savananhga.gov	**Planning Commission Meeting Date** *(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)* **Meeting Location:** MPC 112 E State St Arthur A. Mendonsa Hearing Room	**City Council Meeting** **(Zoning Hearings and 1st & 2nd Readings)** *(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)* **Meeting Location:** City Hall, 2 E Bay St, Council Chambers on the 2nd 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		

NOTE 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.

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being in Savannah, Chatham County, Georgia, known upon the Official Map of said City as Lots 179, 180, 181, 182, 183, 184, 185, 186 and the Eastern one-half of Lots 187, Hornstein Ward, as shown on a plat entitled "Ideal Lots Plat of subdivision of Youmans Ward, Savannah, Georgia" prepared by Percy Sugden, C.E., dated May 21, 1923, recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Map Book 1, Page 276. Said lots having frontage on the North side of East 55th Street, between Harmon Street and Waters Avenue, with a depth Northwardly to a lane and bounded as follows: On the North by said Lane; on the East by Waters Avenue; on the South by East 55th Street; and on the West by the remaining portion of Lot 187, said Ward. Said map is incorporated herein by specific reference. Containing improvements thereon known as 728 East 55th Street, Savannah, Georgia. PIN #2-0096-02-004.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGE CRAIG BREWER No. 3023 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

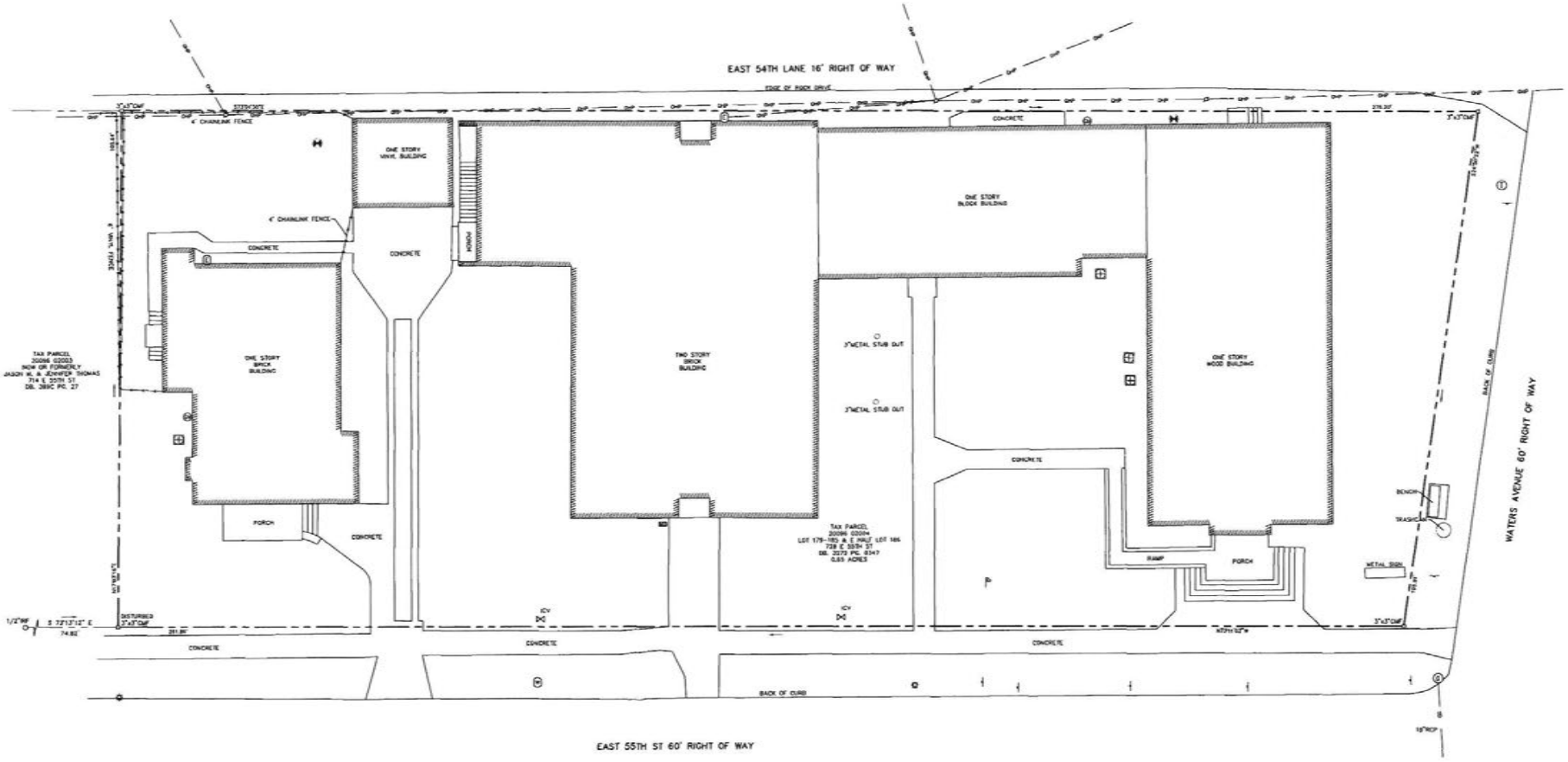
1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0162G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

LEGEND

- CMF — CONCRETE MONUMENT FOUND
- IRF — IRON ROD FOUND
- CO — CLEANOUT
- EM — ELECTRIC METER
- FP — FLAG POLE
- GM — GAS METER
- GW — GUY WIRE
- HVAC — HVAC EQUIPMENT
- ICV — IRRIGATION CONTROL VALVE
- LP — LIGHT POLE
- MB — MAIL BOX
- PP — POWER POLE
- SIGN — SIGN
- SDMH — STORM DRAIN MAN HOLE
- TMH — TELECOM MANHOLE
- WM — WATER METER
- SD — STORM DRAIN LINE
- OHP — OVER HEAD UTILITY LINE

GRAPHIC SCALE 1" = 10'

GA STATE PLANE EAST ZONE (NAD83)



REFERENCES

1. D.B. 1246 PG 750
2. CITY ATLAS 64

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 3" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/178,857
FIELD CLOSURE = 1/30,650

BREWER LANDSURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2515
www.brewersurvey.com
LSF #1093

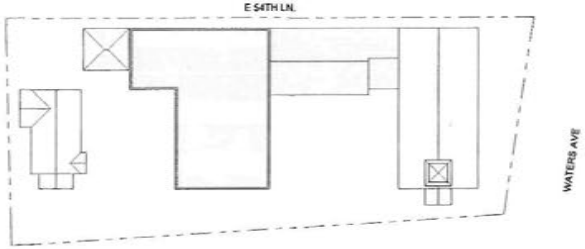
A BOUNDARY RETRACEMENT SURVEY OF LOTS 179-185 & EAST HALF OF LOT 186

CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JEFF NOTRICA

PROJECT #:	240558
FIELD DATE:	7/26/2024
PLAT DATE:	8/12/2024
LAST REVISED:	n/a
DRAWN BY:	MBH/JET
SCALE:	1"=10'

SHEET: 1 OF 1



A6 SITE PLAN
1" = 30'-0"

J.ELDER
STUDIO ©

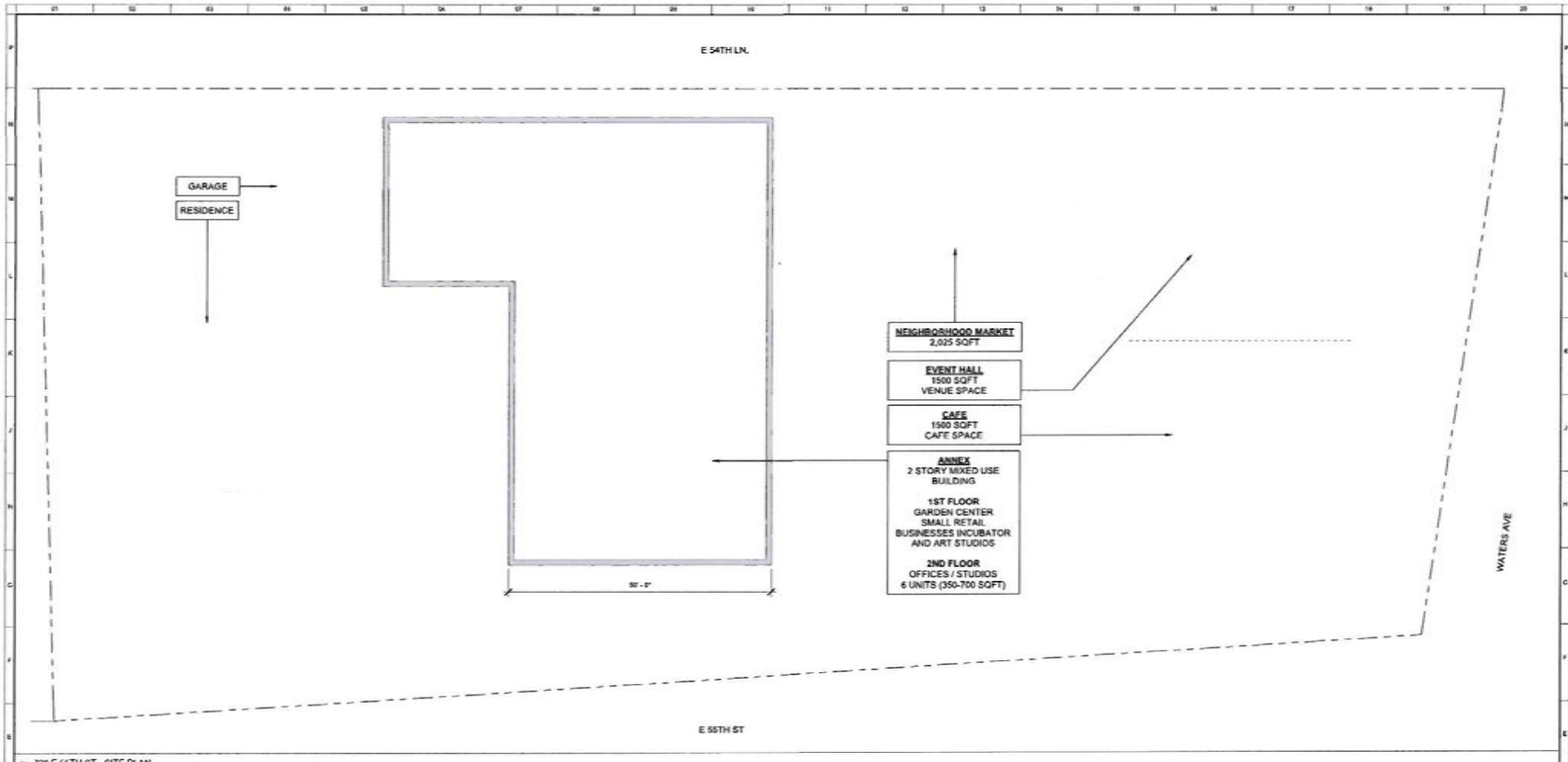
www.jelderstudio.com
30 W. Broughton Street,
Suite 201
Savannah, Georgia 31401
P 646.619.7494

728 E 55TH ST

728 E. 55TH ST.,
SAVANNAH, GA, 31401

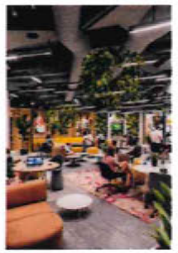
SITE PLAN

PROJECT NO.	2526
DATE	11/13/2025
DRAWING NO.	A-001



1 728 E 55TH ST - SITE PLAN
1" = 10'-0"







J.ELDER
STUDIO ©

www.jelderstudio.com
30 W. Broughton Street,
Suite 201
Savannah, Georgia 31401
P 646.619.7494

728 E 55TH ST

728 E. 55TH ST.
SAVANNAH, GA, 31401

Site Plan

PROJECT NO. 2526
DATE 11/13/2025
DRAWING NO.

G-004

Zarina Davis

From: Jerome Elder [redacted]
Sent: Monday, October 19, 2026 11:54 AM
To: John Anagnost
Cc: Zarina Davis; daniela molinares
Subject: [Caution - External Email] Re: Rezoning Application for 728 E 55th St

Hi John,

Thank you for following up. Yes can you please update the application to include the FLUM amendment.

Jerome Elder | Founder
J.ELDER STUDIO LLC
Concept-driven Design Studio
[redacted]

NOTICE: This communication may contain privileged or other confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this communication in error, and delete the copy you received. Thank you.

On Oct 19, 2026, at 11:02, John Anagnost <John.Anagnost@savannahga.gov> wrote:

Hi Jerome,

The rezoning application for 728 E 55th Street requires a future land use map amendment from Residential-Suburban Single Family to Traditional Commercial. City staff can make that change on the application form if you grant permission by email. Please let me now if you would like for use to revise the application.

Best,
John

John A. Anagnost
Planning Manager
Planning and Urban Design
[redacted]
SAVANNAH
savannahga.gov

Zarina Davis

From: Jerome Elder <[redacted]
Sent: Friday, October 9, 2026 4:12 PM
To: Zarina Davis
Cc: Daniela Molinares
Subject: [Caution - External Email] Fwd: 728 E. 55th St and Waters Avenue correspondence

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Zarina,

Please see email thread below for information on the various attempts to have community meetings for your record.

Jerome Elder AIA | Founder
[redacted]

---------- Forwarded message ---------
From: **Jerome Elder** <[redacted]
Date: Wed, Jul 29, 2026 at 3:04 PM
Subject: Fwd: 55th and Waters Avenue correspondence
To: [redacted]
Cc: Susan Broke[redacted]

Hi Ely,

Please see some corresponded below. I have copied Susan and can have her share additional information on other correspondence to you.

Best,

Jerome
Jerome Elder | Founder
J.ELDER STUDIO LLC
Concept-driven Design Studio
[redacted]

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Begin forwarded message:

From: Susan Broker [redacted]
Date: June 30, 2026 at 10:43:02 EDT
To: Jerome Elder <[redacted]>, Jeff Notrica [redacted]
Subject: Fw: 55th and Waters Avenue

Jerome - please see below correspondence requesting neighborhood leaders to respond regarding the 55th St. property. This was sent on June 22. It has now been a week with no response. I believe we have enough documentation to demonstrate our attempt to contact the community. Let's get this on the agenda as soon as possible. Let me know if you need me to do anything in order to facilitate that. Thank you. Susa

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From: Susan Broker [redacted]
Sent: Monday, June 22, 2026 6:14 PM
To: [redacted]
Cc: [redacted]
Subject: RE: 55th and Waters Avenue

Hi Neighborhood Leaders –

I hope all is well and that your summer is off to a great start. I am reaching back out to you all about this potential development. Are any of you interested in discussing what might be a great fit for your neighborhoods! I welcome the opportunity to talk with you all.

Please reply to me at this email address and we can schedule a time to talk.

Very Best –
Susan
Pointe North Consulting LLC
[redacted]

From: Susan Broker
Sent: Thursday, February 12, 2026 3:50 PM
To: [redacted]
Subject: 55th and Waters Avenue

Good Afternoon Neighborhood Leaders -

I hope this message finds you well. I'm reaching out to invite you to an introductory meeting regarding the property at 1040 East 55th Street, formally known as the Oasis of Hope Church. We wanted the opportunity to meet with neighborhood leadership as a first step in our community engagement efforts. After we have the opportunity to hear from you, we will host an open neighborhood meeting for all to attend.

The purpose of this meeting is simple: to listen. We know that new projects naturally raise questions and concerns about everything from traffic and litter to overall neighborhood impact. These issues matter, and this meeting is intended to be an open, constructive dialogue where your feedback can help inform the direction of the project as it develops.

The proposed Zoom meeting will be hosted by me and the architect for the project, Jerome Elder, who can walk through early concepts and answer questions from a design and planning standpoint. Our goal is to be transparent, accessible, and responsive, and to establish a productive working relationship with the neighborhoods from the very beginning. No final plans will be presented at this meeting.

We are proposing to meet via Zoom on:
Date: Thursday, February 19
Time: 6PM

Please reply to me as soon as possible to let me know if this date/time work for you. A Zoom link will be forthcoming. Thank you for your time and for your willingness to engage. I look forward to meeting you and beginning this conversation together.

Very Best –
Susan W. Broker
[redacted]

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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: 03/28/2025 14:38:06

BUSINESS INFORMATION	
BUSINESS NAME	: 728 East 55th Street LLC
CONTROL NUMBER	: 24221278
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2025, 2026, 2027

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 728 East 55th Street, Savannah, GA, 31405, USA
REGISTERED AGENT NAME	: Carter Stout
REGISTERED OFFICE ADDRESS	: 4675 N Shallowford Rd, Suite 200, Atlanta, GA, 30338, USA
REGISTERED OFFICE COUNTY	: Dekalb

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 728 East 55th Street, Savannah, GA, 31405, USA
REGISTERED AGENT NAME	: Carter Stout
REGISTERED OFFICE ADDRESS	: 4675 N Shallowford Rd, Suite 200, Atlanta, GA, 30338, USA
REGISTERED OFFICE COUNTY	: Dekalb

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Jeff Notrica
AUTHORIZER TITLE	: Organizer

Control Number : 24221278

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

728 East 55th Street LLC
a **Domestic Limited Liability Company**

has been duly organized under the laws of the State of Georgia on **11/26/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **12/04/2024**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 11/26/2024 11:41:19 AM

BUSINESS INFORMATION

CONTROL NUMBER	24221278
BUSINESS NAME	728 East 55th Street LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	11/26/2024

PRINCIPAL OFFICE ADDRESS

ADDRESS	728 East 55th Street, Savannah, GA, 31405, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Carter Stout	4675 N Shallowford Rd, Suite 200, Atlanta, GA, 30338, USA	Dekalb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Jeff M Notrica	ORGANIZER	19 East Bay Street, Savannah, GA, 31401, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Jeff Notrica
AUTHORIZER TITLE	Organizer

FIRST AMENDMENT TO THE
OPERATING AGREEMENT OF 728 EAST 55TH STREET LLC

WHEREAS, the undersigned are bound to the Operating Agreement adopted and executed by the Member(s) of The Company on November 26, 2024; and

WHEREAS, the Member desires to amend the Operating Agreement to reflect the addition of a Managing Member, Sloan Edenfield, and allocate to her joint rights to participate in management and conduct of the business, as well as well as to make her an **Authorized Signatory** for 728 East 55th Street LLC.

1. Exhibit "A" Member and Capital is deleted in its entirety and replaced in lieu thereof with Exhibit "A" attached hereto and incorporated herein.

FURTHER, the parties herby accept and agree to be bound by these amendments and the Operating Agreement and ratify, confirm and reaffirm the Operating Agreement, as modified and amended hereby.

IN WITNESS WHEREOF, the undersigned have duly signed and executed this First Amendment to the Operating Agreement as of this 24th day of November, 2025

REMAINING MEMBER:

Jeffrey M. Notrica

NEW MANAGING MEMBER:

Sloan Edenfield