

26-004360-2A

Variances

to

Development Plans

RECEIVED

AUG 28 2026

BY:



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480

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 1902 Waters Avenue

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.) 20063 03001

Total acreage of the subject property: 0.49 acre

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
OLD RESTAURANT AND PARKING LOT (TC-1)

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 A VARIANCE TO REQUIRED OFF-STREET PARKING SPACE COUNT.

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): _____

III. Review Criteria

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan (see 3.2.1.10).
THE PROPOSED USE OF THE PROPERTY PROVIDES A MAXIMUM OF 24 PARKING SPACES.

PER SECTION 9.3.4 "OFF STREET PARKING REQUIREMENTS" OF THE ZONING ORDINANCE, 37 SPACES ARE REQUIRED

PLEASE NOTE THAT BOTH THE RESTAURANT AND PARKING LOT WERE PREVIOUS USES OF THE PROPERTY. ALSO NOTE THAT THIS FACILITY INCLUDES A LARGER THAN NORMAL KITCHEN FOR PREPARATORY USE BY OTHER RESTAURANTS IN THIS GROUP, THEREBY DECREASING THE NUMBER OF RESTAURANT SEATING, THE PRIMARY DRIVER FOR PARKING SPACE DEMAND.

IV. Property Owner Information

Name(s): FARM WATER PROPERTIES LLC

Registered Agent: RYAN WILLIAMSON

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

Address: [REDACTED]

City, State, Zip: BLOFFTON, SC 29910

Telephone: [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): TOM HAVENS

Firm or Agency: COASTAL CIVIL ENGINEERING

Address: [REDACTED]

City, State, Zip: THUNDERBOLT, GA, 31404

Telephone: [REDACTED]

E-mail address: [REDACTED]

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)
20063 03001

I (we)
authorize TOM HAVENS (Agent Name) of
COASTAL CIVIL ENGINEERING (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): FARM WATER PROPERTIES LLC

Registered Agent: RYAN WILLIAMSON

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

[Signature]
Signature(s)

F-28-25
Date

Witness Signature Certificate

State of South Carolina

County of Beaufort

Signed or attested before me on _____

Date

by Julian Garcia
(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

Julian Garcia
(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.

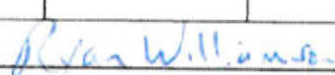
The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

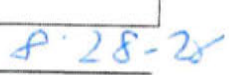
Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, 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


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.

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.

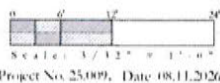
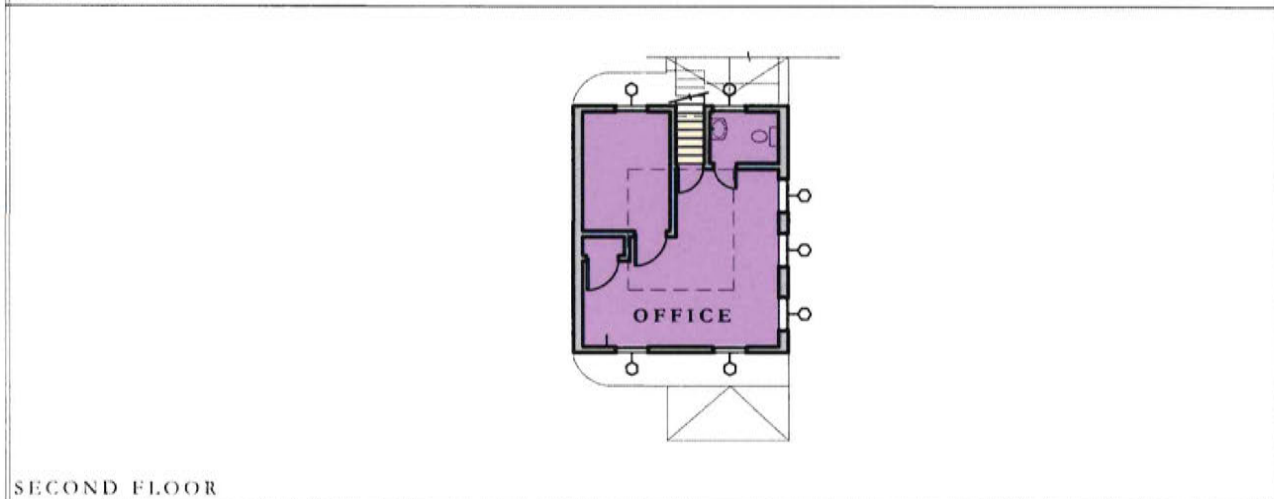
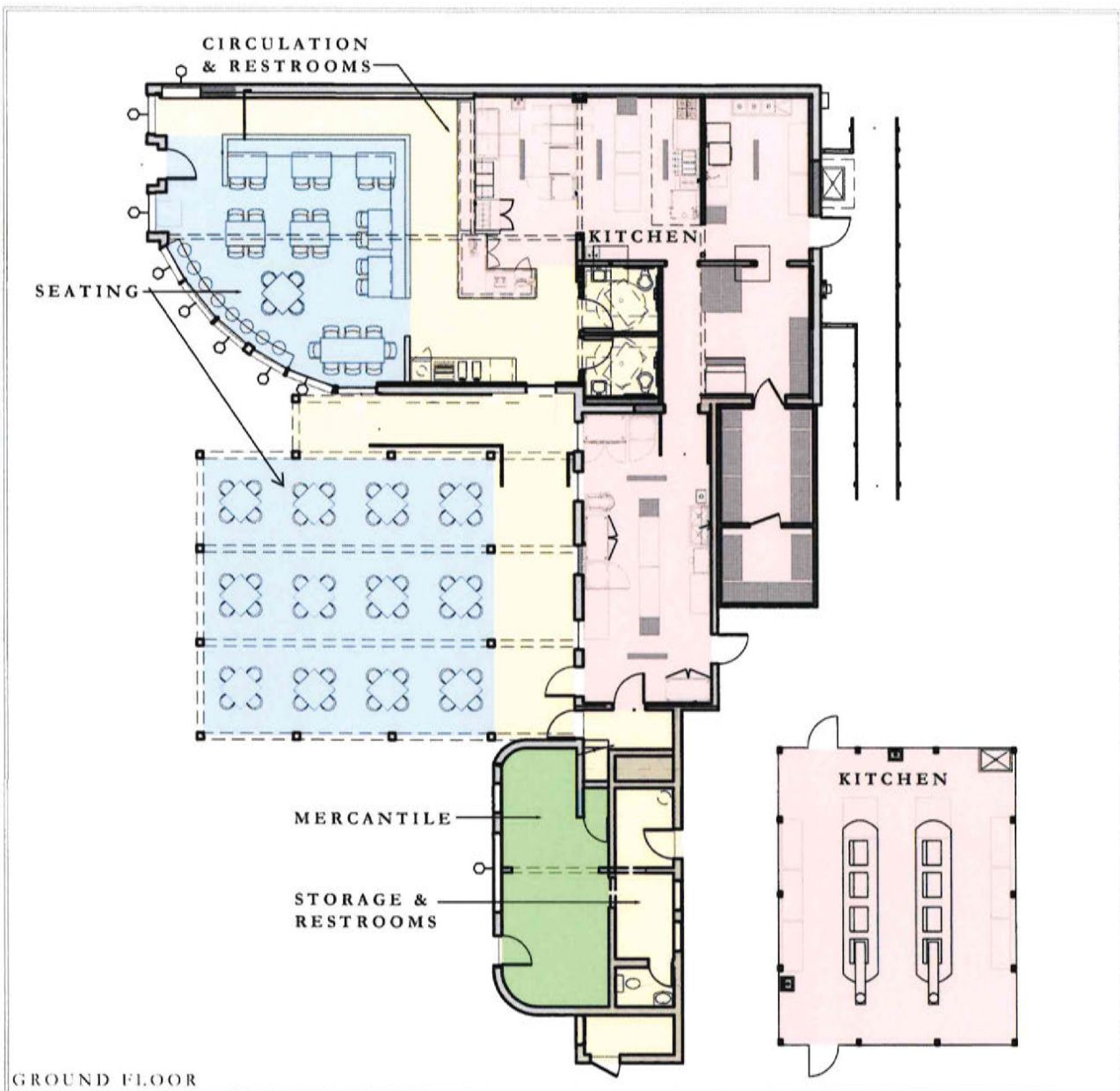
XI. Certified Application

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

Printed Name

Date



FLOOR PLANS
1902 WATERS AVE
Savannah, Georgia

GREENLINE
ARCHITECTURE
Savannah, Georgia • www.greenlinearch.com



12 EXISTING PARTIAL WEST ELEV- ENTRANCE
SCALE: 1/8" = 1'-0"



13 EXISTING PARTIAL WEST ELEV 2 - FRONT
SCALE: 1/8" = 1'-0"



14 EXISTING PARTIAL WEST ELEV 3 - FRONT
SCALE: 1/8" = 1'-0"



15 EXISTING PARTIAL EAST ELEVATION 1
SCALE: 1/8" = 1'-0"



16 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



17 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



18 EXISTING PARTIAL EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



19 WEST ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"



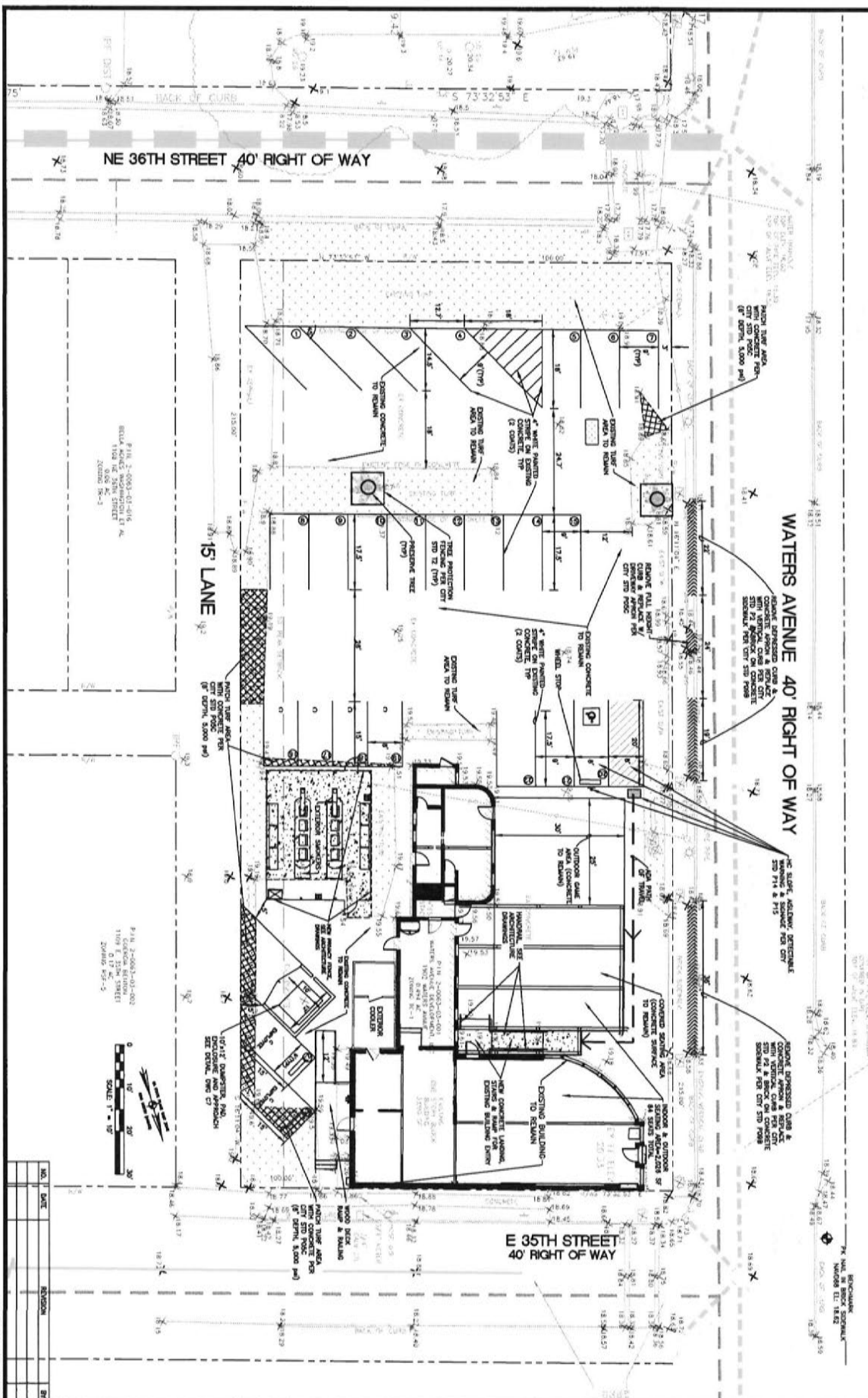
3111 10TH ST.
SAVANNAH, GA 31404
P 912.441.2801
WWW.GREENARCHITECT.COM

RENOVATION OF AN EXISTING BUILDING NEW RESTAURANT 1902 WATERS AVENUE, SAVANNAH, GA 31404

REVISIONS
EXISTING EXTERIOR
BUILDING PHOTOS

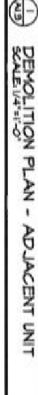
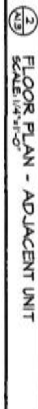
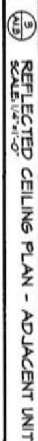


RELATION
CONSTRUCTION
ARCHITECT
NOV 15, 2023
KID



NO.	DATE	REVISION	BY	DRIVING NUMBER
				C3 or C8





[illegible]

2. Q.B. 714 PG 47

550mm MAXIMUM
TOP ELEV. 18.10
LID STRUCK
PREFS. UNAVAILABLE

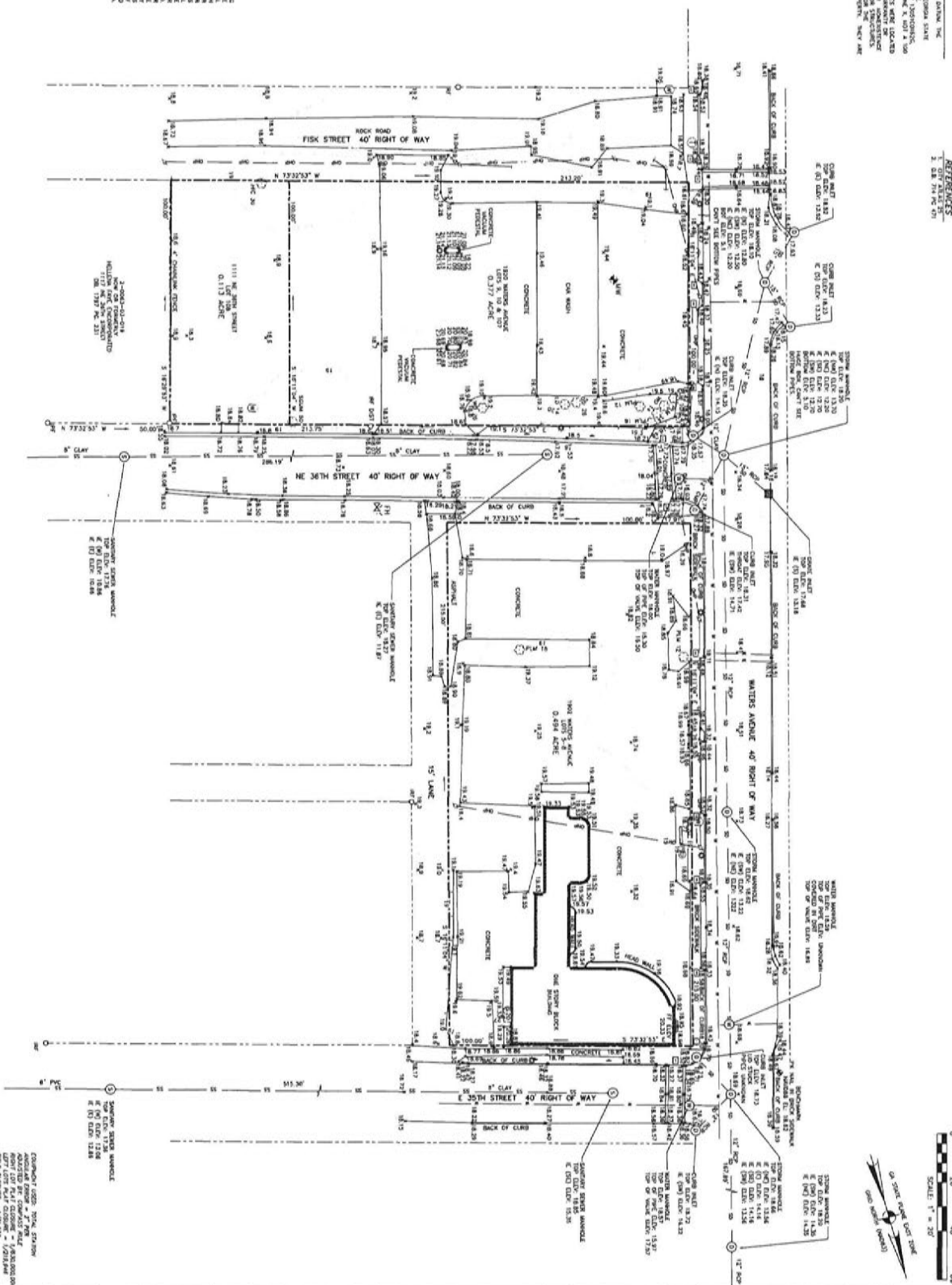
[illegible]

THE DATE OF THE CASE OCCURRED ON _____
 (LOCATION OF THE CASE) (IN INCHES)
 (THE DATE OF THE CASE) (IN INCHES)
 THE TYPE OF CASE IS _____

ALL DIVERS SPILLED OUT
W/OUT THE SALES INDICATES COMMON B
707 INDICATES CRASHED THE

[illegible]

ORANGE HOLLOW LANE SUITE 100
MILWAUKEE / WI 53211



COUNTPHANT USED: TOTAL STRIP
 ANGULAR ERROR = 3" PER
 ADJUSTED BY COMPASS RULE
 RIGHT LOT PLAT CLOSURE = 1/8
 LEFT LOT PLAT CLOSURE = 1/8
 FIELD CLOSURE = 1/31,433

FIELD DATE:	07/28/2007
PILOT DATE:	08/08/2008
LAST RECEIVED:	N/A
SHOWN BY:	AL/CL
SCALE:	1"=10'

A TOPOGRAPHIC SURVEY OF
LOTS 5 - 10, 107 - 108, AND A PORTION OF A 15' LANE, OLIVER WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
COASTAL CIVIL ENGINEERING

**BREWER
LAND SURVEYING**
604 U.S. Highway 80W
Peebles, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.brewersurvey.com
A KELLER LOGG