



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

26-002540-ZBA



RECEIVED  
MAY 11 2026



## Zoning Board of Appeals Application

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](http://www.thempc.org)

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications shall 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 AND SUPPLEMENTAL DOCUMENTATION TO [PLANNING@SAVANNAHGA.GOV](mailto:PLANNING@SAVANNAHGA.GOV).**

**Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.**

### I. Subject Property

Street Address(es): 313 Stiles Ave

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.): 20030 07003

Total acreage or SF of the subject property: 65,422 sqft 3.56 acre lot

Zoning District(s): 1-L

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

### II. Reason for Variance (Check all that apply and attach a response and supporting documentation for each item checked).

☒ **A. REQUEST A VARIANCE (Sec. 3.21).** The application must be submitted to provide an opportunity for the ZBA to grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; and variable standards in Article 10.0, Natural Resource Standards. Refer to Page 6 for plot plan criteria and explain specifics of request (e.g., To request a 5 foot reduction of the 25 foot rear yard setback). **Describe the variance requested:** to request a ground sign that is 33.5' x 3.56' and 4.14' off the ground.  
Also to request a second ground sign with 210' of existing ground sign.  
Allow a monument sign with base not meeting width requirement.

☐ **B. APPEALS (Sec. 3.23).** An appeal by any aggrieved party may be taken to the ZBA when an alleged error in a final written decision of any administrator, commission or board authorized to make a final written decision occurs. An application must be filed within thirty (30) working days of a final written decision. It will be considered filed when a complete notice of appeal is submitted to [planning@savannahga.gov](mailto:planning@savannahga.gov). **Provide an explanation specifying the grounds for the appeal with the ZBA and the administrator, commission or board whose decision is being appealed:**

☐ **C. RELIEF FOR NONCONFORMING USES AND STRUCTURES (Sec. 3.24).** An application must be submitted to request a re-establishment, expansion, or reconstruction of a nonconforming use. **Indicate the type of non-conformity and relief sought.**

☐ **D. REQUEST AN EXTENSION OF A ZBA APPROVAL.** If a ZBA decision needs to be extended, an application must be submitted. Date of ZBA Approval: \_\_\_\_\_ File No.: \_\_\_\_\_

**III. Application History.**

- Have any previous applications been made regarding the subject property?  
☐ Yes ☒ No If yes, please provide the file number(s): \_\_\_\_\_
- Is this request related to another review, such as a Certificate of Appropriateness (COA), Subdivision, Site Development Permit or Plan, Master Plan, Business Location Approval, Rezoning, or Text Amendment? If so, please provide the Plan/Permit # \_\_\_\_\_ and associated Staff Report/Decision.

**IV. Property Owner Information**

Name(s): Dennard Holdings, LLC  
Registered Agent: Thomas E. Dennard, III  
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)  
Address: 211 Johnny Mercer Blvd  
City, State, Zip: Savannah, GA 31410  
Telephone: [REDACTED] Fax: \_\_\_\_\_  
E-mail address: [REDACTED]

**V. Petitioner Information, if different from Property Owner** (Note: 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** (Note: A signed, notarized Letter 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. Please refer to VIII. Letter of Authorization.)

Name(s): Kenneth Jenkins  
Firm or Agency: Savannah Bee Company  
Address: 211 Johnny Mercer Blvd  
City, State, Zip: Savannah, GA 31410  
Telephone: [REDACTED] Fax: \_\_\_\_\_  
E-mail address: [REDACTED]

**VII. 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.

- ☐ Residential: \$620.00  
☒ Non-residential: \$1,300.00

**VIII. Letter of Authorization**

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

20030 07003, I (we) authorize  
Kenneth J. Jenson (Agent Name) of Savannah Bee Company (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): Denward Holdings, LLC

Registered Agent: Thomas E. Denward, III  
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] [Signature]  
Signature(s) Date

**Witness Signature Certificate**

State of Georgia

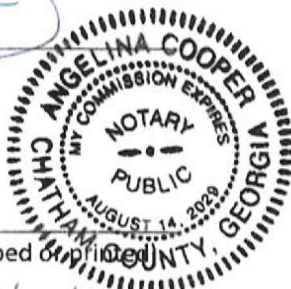
County of Chatham

Signed or attested before me on 5/8/2026 by Thomas E. Denward  
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. Driver's License

[Signature]  
Signature of Notary Public



Angelina Cooper

(Name of notary, typed, stamped or printed)  
Notary Public State of Georgia

My commission expires: 8/14/2029

### IX. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each 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. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☐ ☒ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ Part VII. Application Fee
- ☐ ☒ Part VIII. Letter of Authorization
- ☒ Part IX. Complete Application Checklist
- ☒ Part X. Certified Application (Signed application)
- ☒ ☐ A scaled dimensioned map, plat or sketch of the subject property referred to in the application
- ☒ ☐ Concept Plan of the proposed development if applicable

*Please note: Supplemental information may be required during plan review to address deficiencies.*

### X. 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.

Applicant Name: Thomas E. Derrard III Joe R. R. R. 5.1.26  
Print Signature Date

---

### 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)  
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

## VARIANCE JUSTIFICATION STATEMENT

### BEETOPIA SIGN VARIANCE REQUEST

#### TO THE CITY OF SAVANNAH ZONING BOARD:

We are writing to request a variance to place "BEETOPIA" signage on the wooden fence behind our bee hives, and to allow this sign to exist within 400 feet of our existing ground sign.

#### WHAT WE DO:

BeeTopia is a local urban beekeeping and educational facility dedicated to teaching the community about the critical importance of honeybees and pollinators. We maintain managed bee colonies on our property and provide interactive educational experiences that inspire visitors of all ages to understand and appreciate these essential insects.

Our educational program features a unique hands-on experience:

- **\*\*Indoor Education:\*\*** We begin with an interactive presentation explaining the fascinating life cycle of bees, their role in our ecosystem, and why pollinator conservation matters
- **\*\*Live Apiary Experience:\*\*** Visitors then move outside to our apiary, where they can observe live honeybees in their natural hive environment and witness firsthand the incredible organization and behavior of bee colonies
- **\*\*Open Hive Demonstrations:\*\*** Our trained staff safely open active beehives, allowing guests to see thousands of bees at work, observe the different bee castes, and understand how honey production happens

This immersive, educational approach has proven to be transformative—many visitors leave with a newfound respect for honeybees and a commitment to supporting pollinator-friendly practices in their own communities.

## WHY WE NEED THIS SIGN:

The "BEETOPIA" sign on the wooden fence directly behind our bee hives is essential for several important reasons:

**\*\*Safety First:\*\*** When people enter or visit our property, they need to know that there are managed bee colonies nearby. A clear, visible sign prevents accidental disturbance and allows neighbors and visitors to take appropriate precautions when moving through the property.

**\*\*Education & Mission:\*\*** The sign identifies our space as an apiary and educational facility. It signals to the community that this is not just a residential property, but a dedicated place of learning and conservation. The sign helps people understand that urban beekeeping and pollinator education are legitimate, important activities that contribute to Savannah's environmental health.

**\*\*Communication:\*\*** We want to be transparent and welcoming to our community. The sign clearly indicates what we do and where our operation is located, building trust and encouraging visitors to experience our educational programs. It positions BeeTopia as an open, educational resource rather than a hidden operation.

## WHY WE'RE ASKING FOR A VARIANCE:

Our business is not a typical retail store or office, so standard sign regulations don't quite fit our educational and agricultural mission. Our operation has special characteristics that make visible, clear signage important:

- We conduct live educational demonstrations with managed bee colonies, which requires proper identification and safety communication
- Our business is fundamentally educational and agricultural in nature, serving a public benefit mission rather than commercial retail
- The sign serves a safety, educational, and community-outreach function, not just advertisement

- Our property's layout, with the apiary located behind the building and accessible only to authorized tour participants, means that smaller signage would be insufficient for proper identification
- Visitors need to clearly understand they are entering an active apiary zone where interactive bee education takes place

#### IMPACT ON THE NEIGHBORHOOD:

This sign will actually BENEFIT the neighborhood and broader Savannah community:

- It prevents misunderstandings about our operation by clearly identifying what happens on this property
- It educates people about the critical role of honeybees in food production and ecosystem health
- It reduces potential concerns by being transparent and inviting about our educational mission
- It demonstrates that urban agriculture and environmental education can strengthen Savannah's character
- The sign is rustic and farm-appropriate, visually compatible with the property's agricultural character and the wooden fence infrastructure
- It's located at the rear of the property, not prominently visible from public streets, and serves educational and safety functions rather than aggressive commercial advertising
- It positions Savannah as a leader in environmental education and pollinator conservation

#### ABOUT THE TWO SIGNS:

Some might ask why we need both a ground sign at the street entrance and the fence sign behind the bee hives. The ground sign identifies "Savannah Bee Company" as a business and directs visitors to our facility. The fence "BeeTopia" sign specifically marks the beekeeping/apiary area itself—it serves a different and important purpose: identifying the location of the live bee colonies to ensure visitor safety, guide people to our educational experience, and communicate that this is an active, working apiary.

OUR COMMITMENT:

We are committed to being responsible, transparent educators and operators. We want to work with the city to demonstrate that environmental education and urban agriculture can strengthen Savannah's community, economy, and ecology. This variance allows us to clearly identify our mission, welcome visitors safely, and expand awareness of why honeybees and pollinators matter.

Thank you for considering our request.

Respectfully,

Kenneth Jenkinson

BeeTopia at 313 Stiles Ave.

4/24/2026

**Signs**  
*by James LLC*

912-661-4546

13311'S HWY 80  
PO BOX 253  
Eden, GA 31707

Customer Information

Name: BEE TOPIA

Contact:

Lauren Plourde

Location:

Savannah Bee Co.

Date:

5/6/2026

Description:

PROOF

(This price includes all permitting and a 2-year warranty from the time of completion. A 50% material deposit is due at the start of the job with the TOTAL due upon completion.)

**Exclusions:**

Graphics

Graphic Artist:

Revisions:

FOR OFFICE USE ONLY

|            |  |
|------------|--|
| Deposit:   |  |
| Permit:    |  |
| Materials: |  |
| Fabricate: |  |
| Install:   |  |



Copyright © 2023 Signs by James LLC  
All rights reserved.  
This material may not be reproduced, displayed, modified, or distributed without the prior written permission of the copyright holder.

402.75 in

42.72 in

49.67 in

29.47 in

2 x 2 square tube with concrete.

BEE TOPIA





# 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

**Dennard Holdings, LLC**

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **09/30/2021** 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 **10/04/2021**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 9/30/2021 5:39:18 PM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 21256168  
**BUSINESS NAME** Dennard Holdings, LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 09/30/2021

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 211 Johnny Mercer Blvd., Savannah, GA, 31410, USA

**REGISTERED AGENT**

| NAME                   | ADDRESS                                           | COUNTY  |
|------------------------|---------------------------------------------------|---------|
| Thomas E. Dennard, III | 211 Johnny Mercer Blvd., Savannah, GA, 31410, USA | Chatham |

**ORGANIZER(S)**

| NAME             | TITLE     | ADDRESS                                                |
|------------------|-----------|--------------------------------------------------------|
| Harold B. Yellin | ORGANIZER | 200 East Saint Julian Street, Savannah, GA, 31401, USA |

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** Harold B. Yellin  
**AUTHORIZER TITLE** Organizer

**EIN Assistant**

1. Get started 2. Identify 3. Assign EIN 4. Review 5. **5. EIN Confirmation**

**Congratulations! Your EIN has been successfully assigned.**

EIN Assigned: **12-34567890**

Legal Name: DENNARD HOLDINGS LLC

**IMPORTANT:**

Save and/or print this page and the confirmation letter below for your permanent records.

The confirmation letter below is your official IRS notice and contains important information regarding your EIN.

 [CLICK HERE for Your EIN Confirmation Letter](#) [Help with saving and printing your letter](#)

Once you have saved or printed your letter, click "Continue" to get additional information about using your new EIN.

Continue >>

**Help Topics**

- 1. [What if I do not have access to a printer at this time?](#)
- 2. [Can I access this letter at a later date?](#)

 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 10-04-2021

Employer Identification Number:  
**87-2931388**

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

DENNARD HOLDINGS LLC  
THOMAS EDWIN DENNARD III SOLE MBR  
211 JOHNNY MERCER BLVD  
SAVANNAH, GA 31410

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-2931388. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is DENN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

10-04-2021 DENN O 9999999999 SS-4

CP 575 G (Rev. 7-2007)

CP 575 G

NOBOD

DENNARD HOLDINGS LLC  
THOMAS EDWIN DENNARD III SOLE MBR  
211 JOHNNY MERCER BLVD  
SAVANNAH, GA 31410