

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

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](mailto:PLANNING@SAVANNAHGA.GOV)**. Applicants are requested to contact the MPC staff at 912.651.1440 or City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

## I. Subject Property

Street Address(es): 2180 E. Victory Drive  
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.): 20081 07003  
Total acreage of the subject property: 1.77 acres  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Approved for multifamily (20 units per acre)

## 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): 22-001231-ZA

### C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: RMF-2-20
- Proposed zoning district(s) for the subject property: OI-E  
(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.) self-service storage facility

**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.**

**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 - General
- What is the Future Land Use Category that allows the proposed Zoning District? Commercial - Suburban

**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. Site was previously proposed to rezone to increase density and faced opposition due to increased traffic. Current proposal offers one of the lowest traffic generating uses.

With frontage on Victory Drive, the site is ideal for the office-institutional designation and such zoning and intended use are compatible with adjacent properties and with the current zoning pattern. Adequate public services exist to service the site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Victory Heights
- Neighborhood President: Dr. Maher
- Method of Notification: Telephone conference with President; materials provided for circulation to members
- Date Notification Sent: Telephone: 5/8/2024; Materials submitted: 5/13/2024
- Date of Neighborhood Meeting: N/A (Association meets quarterly)
- Time of the Meeting: N/A
- Location of the Meeting: N/A
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: N/A
- Date of Planning Commission Meeting: June 11, 2024

**V. Property Owner Information**

Name(s): 2180 E Victory Drive LLC

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

Address: 319 Tattnell Street

City, State, Zip: Savannah, GA 31401

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): Adevco Corporation

Registered Agent: David Kraxberger

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

Address: 510 Stonemoor Circle

City, State, Zip: Roswell, GA 30075

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**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): Josh Yellin

Firm or Agency: HunterMaclean

Address: 200 East Saint Julian Street

City, State, Zip: Savannah, GA 31401

Telephone: 912-236-0261 Fax: \_\_\_\_\_

E-mail address: jyellin@huntermaclean.com

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**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)

**VIII. Letter of Authorization**

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20081 07003, I (we) authorize Joshua Yellin (Agent Name) of HunterMaclean (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): 2180 E Victory Drive LLC

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

[Signature]  
Signature(s) 5-13-24  
Date

**Witness Signature Certificate**

State of Georgia

County of Chatham

Signed or attested before me on May 13, 2024  
Date

by Jeff Notrica  
(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 \_\_\_\_\_

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	Traci Amick	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Joseph Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Shedrick Coleman	

**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


Joshua Yellin      5/10/2024  
 \_\_\_\_\_  
 Signature of Petitioner or Petitioner's Agent or Opponent      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.

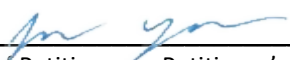
**Yes   No**

- 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.



 <hr style="border: 0.5px solid black;"/>	Joshua Yellin	5/10/2024
Signature of Petitioner or Petitioner’s Agent	Printed Name	Date

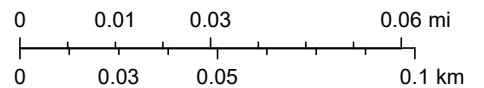
# SAGIS Map Viewer



5/10/2024, 12:41:54 PM

1:2,257

-  Zoning
-  Property Boundaries (Parcels)



SAGIS, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

SAGIS

Exhibit "A"

Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, County of Chatham, and known as a One and Seventy-Seven Hundredths (1.77) acre portion of the Nancy T. Collier property formerly a portion of a resubdivision of Lot 20, Bonaventure Tract, Murphey Ward, said property having a southern frontage of Two Hundred Thirty-Four and Forty-Five Hundredths (234.45') feet on Victory Drive and a rectangular depth of Three Hundred Twenty-Eight (328') feet. Said property is more fully described as beginning at the intersection of Camelia Avenue and Victory Drive and running North 54° 18' West a distance of One Hundred and Two Hundredths (100.02') feet, thence South 37° 01' West a distance of Ten (10') feet, thence running North 54° 18' West a distance of Three Hundred Sixty-Nine and Fifteen Hundredths (369.15') feet along the right of way line of the northern side of Victory Drive to the point of beginning, thence running North 54° 18' West a distance of Two Hundred Thirty-Four and Forty-Five Hundredths (234.45') feet along Victory Drive to an old concrete marker, thence running North 36° 10' East a distance of Three Hundred Twenty-Eight (328') feet to an old stake, thence South 54° 18' East a distance of Two Hundred Thirty-Four and Forty-Five Hundredths (234.45') feet to a concrete marker, thence South 36° 10' West a distance of Three Hundred Twenty-Eight (328') feet to the point of beginning. For a more particular description, reference is hereby made to the survey made by Stuckey Land Surveying, dated October 11, 1988, recorded in Plat Book 10-P, Pge 28, Chatham County, Georgia records.





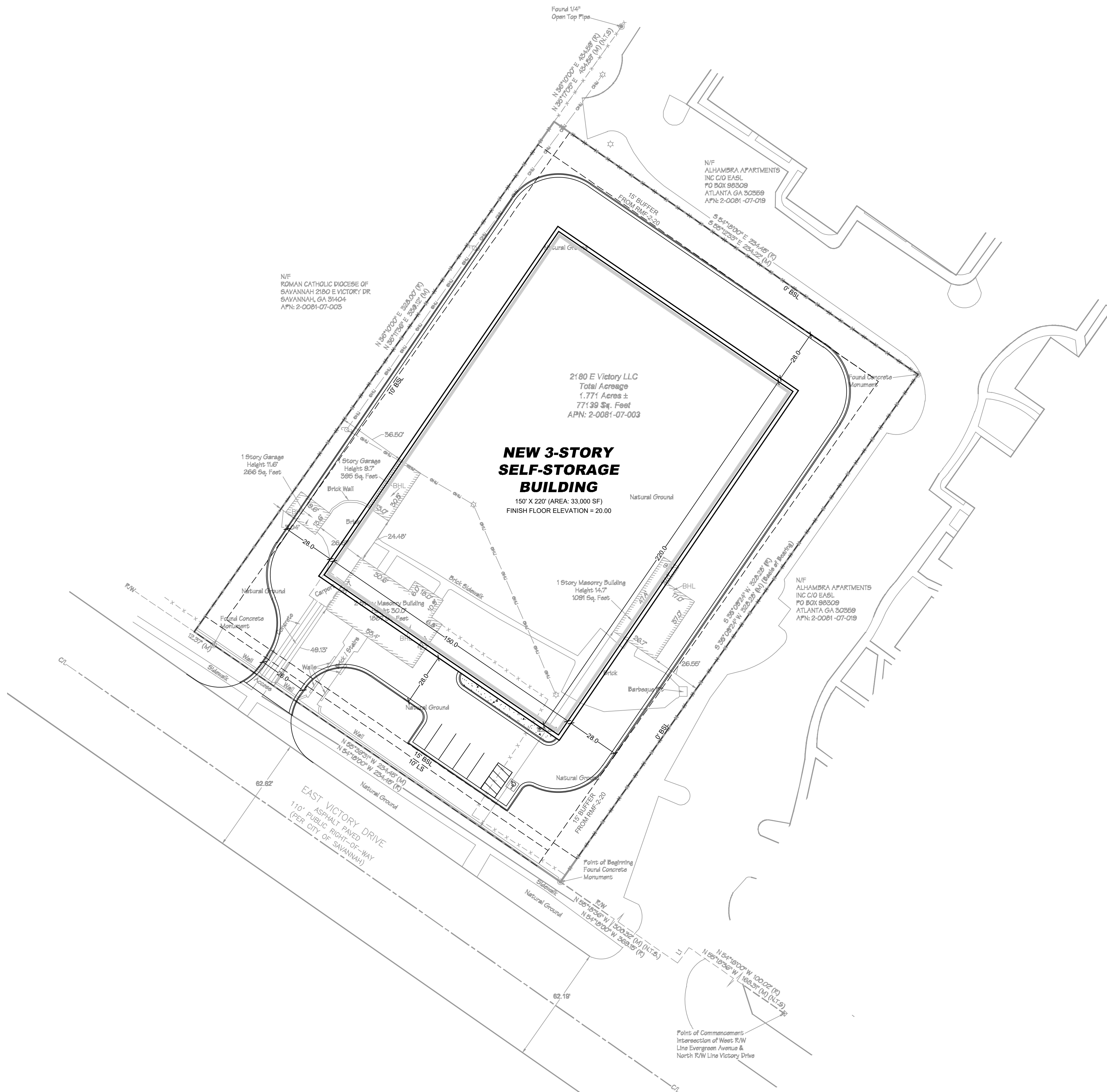
ExtraSpace Storage

ExtraSpace Storage

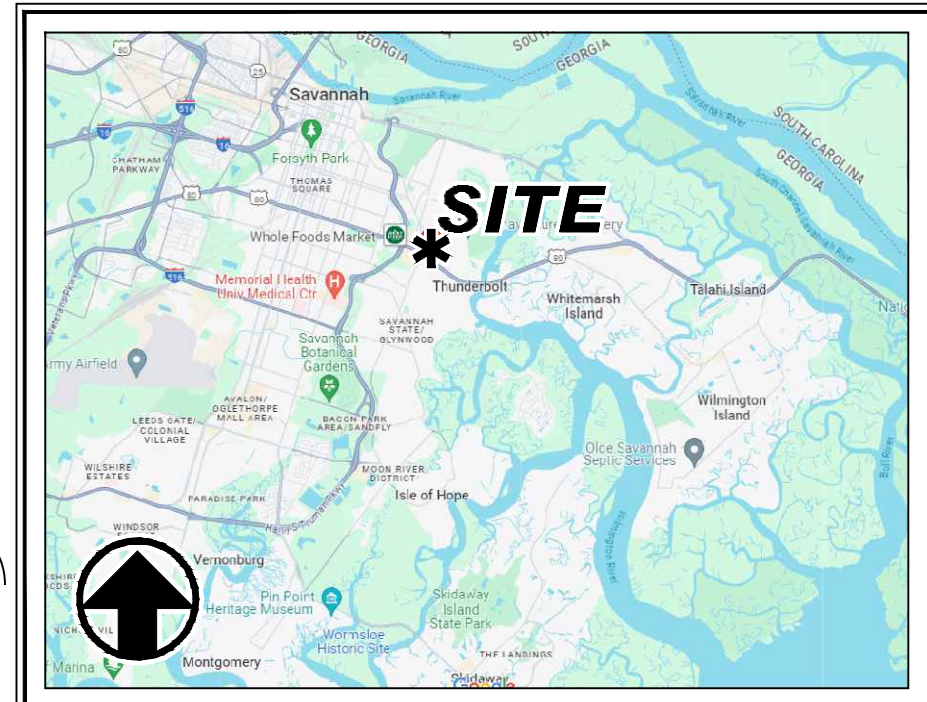
OFFICE

8500





**NEW 3-STORY  
SELF-STORAGE  
BUILDING**  
150' X 220' (AREA: 33,000 SF)  
FINISH FLOOR ELEVATION = 20.00



**LOCATION MAP**  
NOT TO SCALE

**PROPOSED SITE**  
**ZONING:** O1-E  
**SITE AREA:** 1.77 ACRES  
**DISTURBED AREA:** ± \*Disturbed Area\* ACRES  
**TAX PARCEL ID:** 20081 07003

**ZONING BUFFERS:**  
FRONT YARD: N/A  
REAR YARD: 15 FT. FROM (RMF-2-20)  
SIDE YARD: 15 FT. FROM (RMF-2-20)  
15' wide with 6' tall fence/wall  
3 large trees + 5 understory trees + 25 shrubs) every 100 LF  
**BUILDING SETBACK LINES:**  
FRONT YARD: 15 FT.  
REAR YARD: 0 FT.  
SIDE YARD: 10 FT.

**BUILDING SUMMARY:**  
3-STORY  
BUILDING FOOT PRINT: 33,000 SQ.FT. (99,000 SF TOTAL)  
BUILDING HEIGHT: 60 FT. (75 FT. MAX)

**PARKING SUMMARY**

DESCRIPTION	MIN.*	MAX.**	PROVIDED
REGULAR PARKING:	5	-	5
ADA ACCESSIBLE PARKING:	1	-	1
TOTAL PARKING SPACES:	6	-	6

\*ONE SPACE PER 300 SF OFFICE SQUARE FEET OF GROSS FLOOR AREA (MINIMUM 4 SPACES).

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruit.com  
CONTACT PERSON: STEVE BENNETT  
e-mail: abennett@travispruit.com



CONCEPT PLAN 2

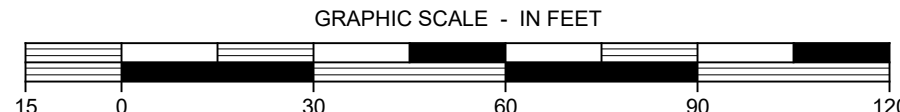
**VICTORY DRIVE SELF-STORAGE**

2180 E VICTORY DRIVE SAVANNAH, GA 31404, LAND LOT 81 DISTRICT 3, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

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For The Firm  
Travis Pruitt & Associates, Inc.  
DATE: 04/15/2024  
SCALE: 1" = 30'  
CN: 240198CP2  
JN: 1-24-0198  
FN: 173-D-012  
**SHEET NO: 1 OF 1**