



CHATHAM COUNTY - SAVANNAH

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## METROPOLITAN PLANNING COMMISSION

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*Planning the Future - Respecting the Past*

**To:** The Metropolitan Planning Commission  
**From:** Subhashi Karunarathne, Planner – Development Services  
**Date:** May 13, 2025  
**Subject:** Special Use Permit Request  
  
**Property Owner:** Midtown Savannah Property Investments LLC.  
**Agent:** Andria Canella  
**Address:** 1722 Habersham St  
**Alderman:** District 2 – Alderman Detric Leggett  
**County Commission:** District 2 – Malinda Scott Hodge  
**Property Identification Number(s):** 20064 09015  
**Zoning District:** TC-1 (Traditional Commercial - 1)  
**Petition File No.:** 25-001606-ZA

**REQUEST:** The Petitioner requests approval of a Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish accessory alcohol sales (beer and wine requested) in association with a restaurant use in the TC-1 zoning district. The Petitioner, currently operating as Sweet Patricia's Bakery, is an approximately 1200 square foot restaurant with indoor seating for approximately 35 occupants. The containing building is mixed-use in nature with upper-story residential units.

The Special Use process includes review and recommendation by the Planning Commission with final consideration by Savannah City Council.

#### BACKGROUND:

- i. The subject building is a part of a series of residential buildings with approximately 4,100 square feet with frontage on East 34th Street and Habersham Street.
- ii. The property is within the Thomas Square National Historic District and Streetcar Local Historic District. No exterior modifications are proposed in association with this request.
- iii. In 2018, a previous Petitioner submitted a request to the Savannah Zoning Board of Appeals for approval to operate a restaurant with alcohol sales at this location, which was subsequently approved ([18-001080-ZBA](#)).
- iv. The current operational hours are Wednesday to Friday 8.00 am to 3.00 pm and Saturday to Sunday 9.00 am to 3.00 pm. The proposed operational hours are 8.00 am to 9.00 pm.

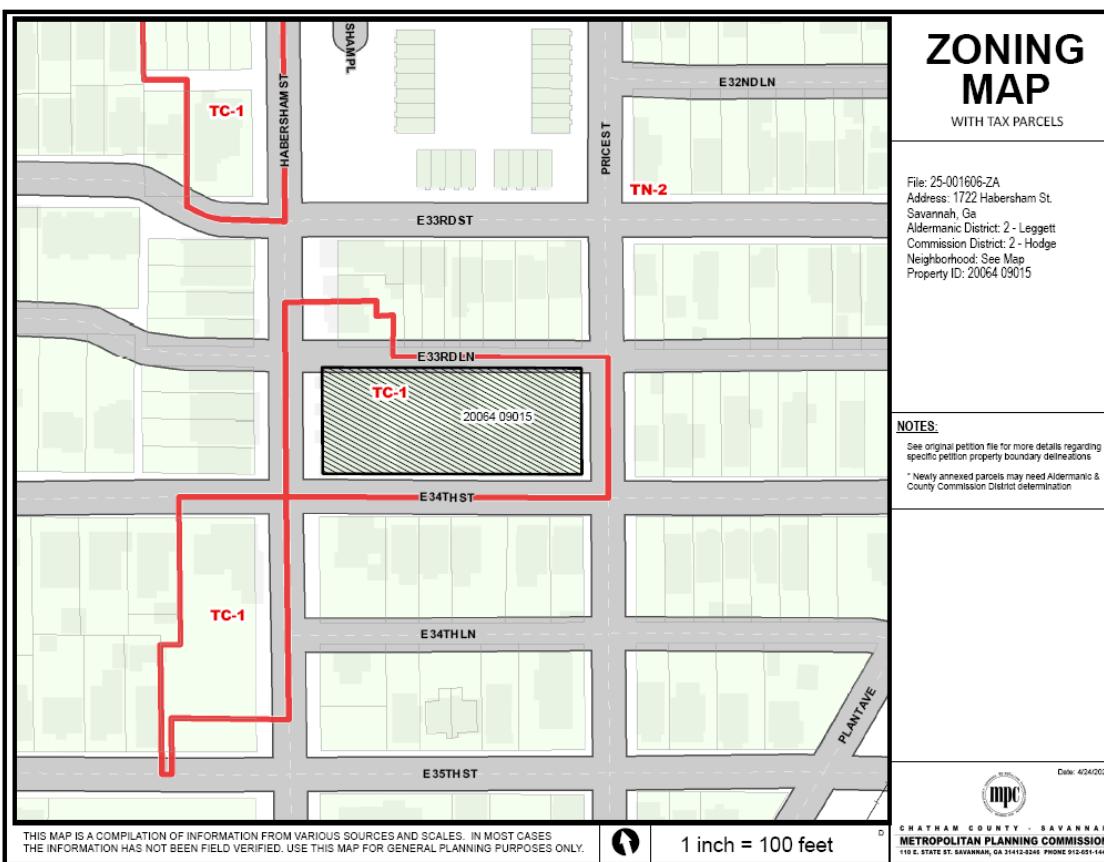
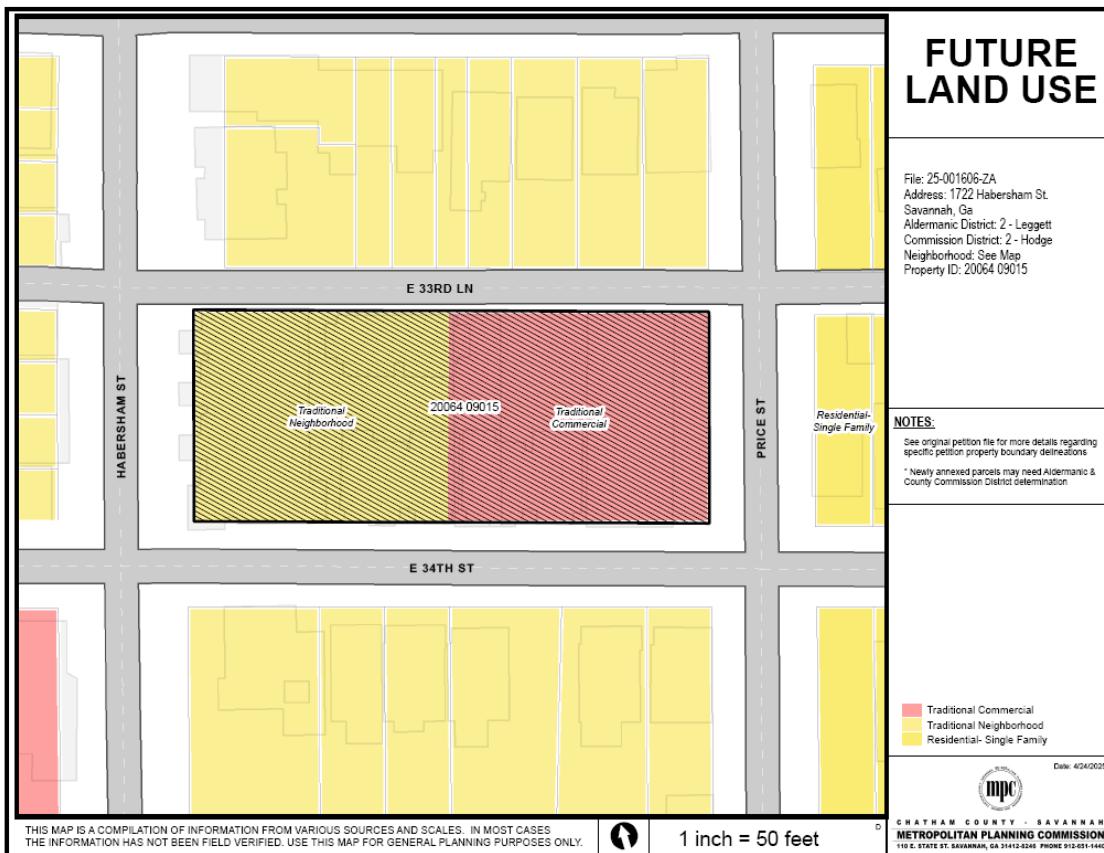


### 1722 Habersham Street

- Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting via the internet.
- Existing Development Pattern:**

The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Traditional Neighborhood	TN-2 and TC-1
South	Traditional Neighborhood	TN-2 and TC-1
East	Traditional Neighborhood and Traditional Commercial	TN-2
West	Traditional Neighborhood	TN-2



### 3. General Provisions 3.10.2:

The General Provisions for Special Uses identify the purpose of the process and are as follows:

- Special uses within each zoning district are uses that would not be appropriate generally or without restriction but which, if controlled as to number, area, location, or relation to other uses may be appropriate in a particular zoning district.
- A special use permit shall be required for all special uses (identified with an "S" designation) as set forth in the permitted use table in [Sec. 5.4, Principal Use Table](#) or as part of a use condition in [Article 8.0, Use Standards](#).
- Specific use standards may be applicable to the approved special use.
- Any use or activity on the property not specifically permitted by [Article 5.0, Base Zoning Districts](#), or the special use permit as modified, shall be deemed unlawful and subject to [Article 12.0](#).

### 4. Review Criteria for Special Use Permits Section 3.10.8:

When reviewing a special use permit request, the review authority shall consider the following criteria:

- a) Whether the special use is consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans;

**Staff Comment:** The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Traditional Neighborhood. These are residential areas near downtown or in outlying historically settled areas. This category includes nonresidential uses that are compatible with the residential character of neighborhoods.

The property is currently inconsistent because the existing FLUM designation is Traditional Neighborhood, while the zoning designation is Traditional Commercial-1 (TC-1), which is a zoning classification that appears to have been in place prior to the adoption of the current FLUM and NewZO.

Under the Traditional Neighborhood FLUM designation, on-premise alcohol consumption requires a Special Use Permit, which is the subject of the applicant's current request. Notably, this requirement would remain in effect regardless of changes to the FLUM designation, as the need for a Special Use Permit is tied to the zoning regulations associated with this land use category whether the property is zoned TC-1 or TC-2, or TN-1, TN-2, or TN-3. Additionally, because no modifications to the building are proposed that would trigger development plan review, the request focuses solely on the Special Use Permit.

PRINCIPAL USES	Principal Use Table																																						
	✓ = Permitted Use			L = Limited Use			S=Special Use			Blank Cell = Use not permitted			D			O			B			I			L			H											
C	C	C-A-S	R	R	R	R	R	R	R	R	R	R	R	R	R	T	T	T	T	T	D	D	D	O	O	B	B	B	I	I	I								
M	M	P 1	F	F	F	F	F	F	T	R	R	M	M	M	M	N	T	2	2	T	T	T	D	D	I	I	B	B	B	I	I	I	Use Standard						
E	-3	-2-1	-6	-5	-4	F	-1	-2	-3	-1	-2	-3	F	F	F	H	P	-1	Int. Lot	Cor. Lot	N	C	C	-	-	C	-	-	-	-	-	-	-	-					
O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	Int. Lot	Cor. Lot	-3	-1	-2	R	N	C	B	X	W	T	E	L	N	C	M	R	T	L	H
Retail consumption dealer (on premise consumption of alcohol)			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 8.7.24 and Sec. 7.1						

b) Whether specific use standards for the special use, if any, as provided in Article 8.0, Use Standards, can be achieved;

**Staff Comment:** The specific standards for this special use have been met.

c) Whether the special use is detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses.

**Staff Comment:** The subject parcel is zoned TC-1, which permits restaurant use by-right. At issue in the present zoning action is the allowance of ancillary alcohol sales in association with a principal restaurant use. Currently, the site is fully developed for the intended use.

Given the site's historic use as a restaurant with an approval from ZBA for accessory alcohol use ([18-001080-ZBA](#)), the requested special use is unlikely to be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

d) Whether the subject property is adequate in shape and size to accommodate the Special Use.

**Staff Comment:** Currently, the site is fully developed for the intended use.

- e) Whether adequate public facilities are available to serve the proposed use, including, but not limited to water; sanitary sewer; stormwater drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the applicant will provide adequately for such services and for placement in an appropriate location.

**Staff Comment:** Adequate public facilities are available to support the proposed use.

- f) Whether the special use will result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic, or historic importance.

**Staff Comment:** There will be no loss, destruction, or damage to any site or structure of natural, cultural, scenic or historic importance.

#### **POLICY ANALYSIS:**

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a special use. In evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate. The site has previously been operated for the proposed use and will undergo significant site improvements as part of the re-establishment of the future use. If properly regulated, the proposed use is unlikely to have a negative impact on adjacent properties.

#### **ALTERNATIVES:**

1. Approve the Petitioner's request as presented or with recommended and/or other conditions.
2. Deny the Petitioner's request.

#### **RECOMMENDATION:**

MPC Staff recommends approval of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.