



SAVANNAH
savannahga.gov

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

26-003978-2A

Special Use Permit Application

RECEIVED
JUL 31 2026



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

BY:

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

Street Address(es): 2018 Habersham Street, Building C-1

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.) 20064 25015

Total acreage of the subject property: 0.57

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
New construction- unoccupied TC-1 (Streetcar Hist. Dist)

II. Action 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. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to the review criteria in [Sec. 3.10.8](#)

Special Use: Retail consumption dealer (on premise consumption of alcohol). Please see attached.

IV. Property Owner Information

Name(s): The912SavannahLLC

Registered Agent: Heath Shelton

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

Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone: [REDACTED] Fax: [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): Maizal, LLC

Registered Agent: Kay Heritage

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

Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

E-mail address: [REDACTED]

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): Ellen Harris

Firm or Agency: Ethos Preservation

Address: [REDACTED]

City, State, Zip: Savannah, GA 31402

Telephone: [REDACTED] Fax: _____

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)

20064 25015

, I (we) authorize Ellen Harris

(Agent Name) of Ethos Preservation

(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): Heath Shelton

The 912 SAVANNAH LLC

Registered Agent: E. Heath Shelton

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

[Signature]

Signature(s)

July 30, 26

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 3/20/2026

Date

by Kiersten Connor

(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

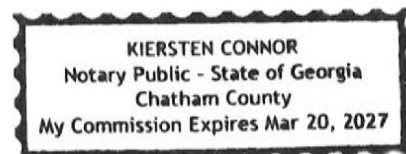


Produced Identification

Type of ID

[Signature]

Signature of Notary Public



Kiersten Connor

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: March 20 2027

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?

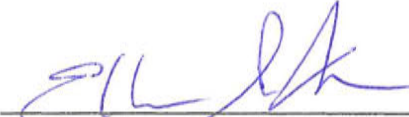
☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- 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 or Opponent

Ellen Harris
Printed Name

7/30/26
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.
Special Use Permit: \$2,300.00
- 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.

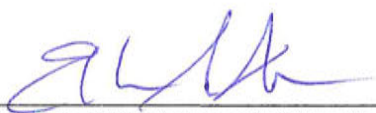
Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | | Part I. Subject Property |
| ☒ | | Part II. Application History |
| ☒ | ☐ | Part III. Special Use Permit 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

Ellen I. Harris

Printed Name

7/31/26

Date

Special Use: Retail consumption dealer (on premise consumption of alcohol)

Maizal LLC is proposing to operate a coffee shop and gluten-free café at 2018 Habersham Street. The coffee shop will be open Monday through Saturday from 7:30 a.m. to 2:30 p.m. and will be closed on Sundays. No alcoholic beverages will be served during regular coffee shop hours.

The petitioner is also proposing to use the space as a private event venue for catered events, generally from 3:00 p.m. to 9:00 p.m. on select evenings by reservation only. Alcoholic beverages will be served exclusively during these catered private events and only in accordance with the alcoholic beverage license. No alcohol service will occur during regular daytime coffee shop operations. The space is 1334 square feet.

Both the use as an event venue and the serving of alcohol require a special use approval.

3.10.8 Review Criteria for Special Use Permits

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;

Serving alcohol at private events is consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans.

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

Article 8.0 requires that alcohol sales are limited to on-premises consumption only. This can easily be achieved.

- 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;

An event venue which serves alcohol will not be 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.

- d. Whether the subject property is adequate in shape and size to accommodate the special use;

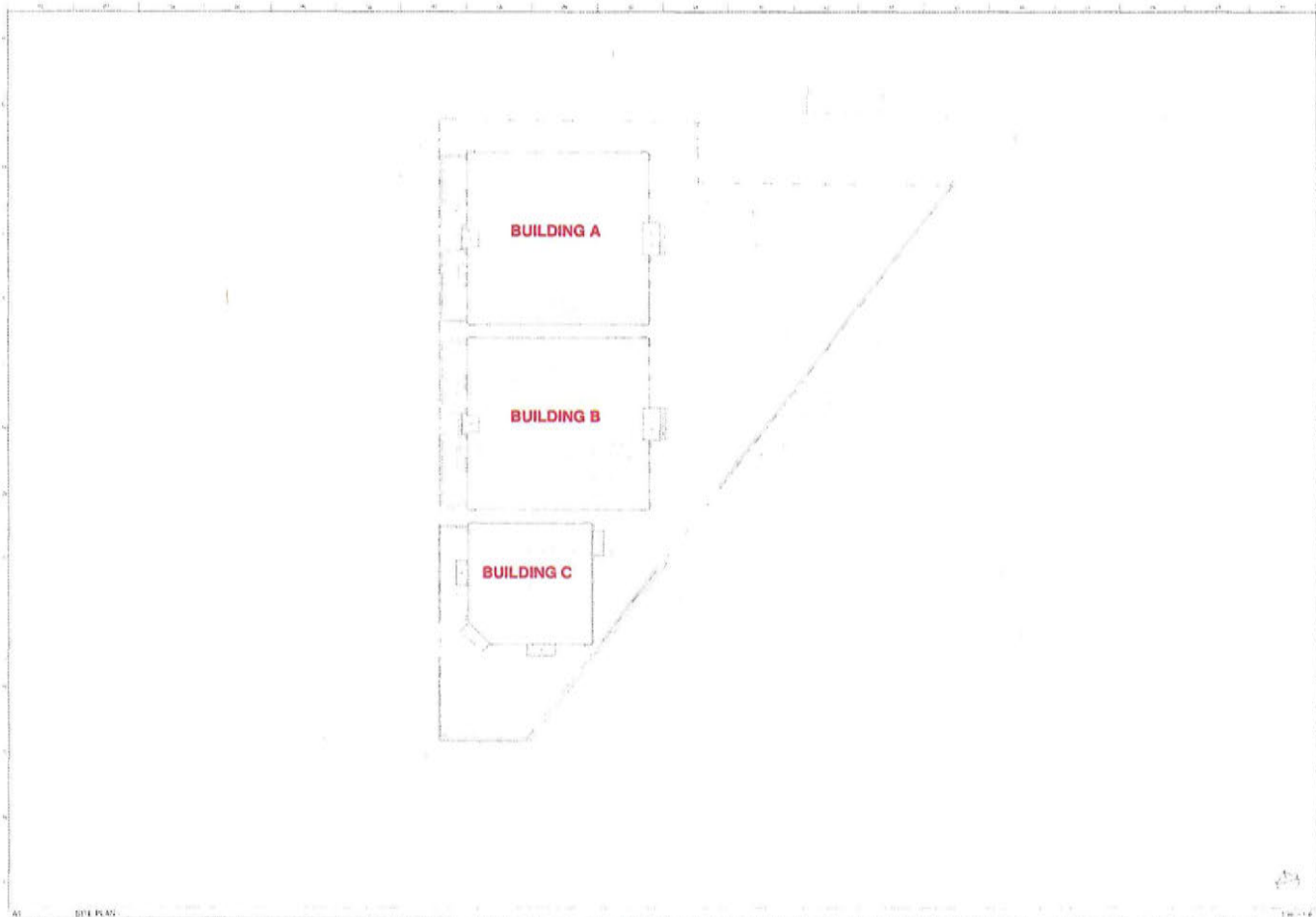
2018 Habersham Street is adequate in shape and size to accommodate an event venue which serves alcohol.

- 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.

There are adequate public facilities to accommodate an event venue which serves alcohol.

- 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.

An event venue which serves alcohol will not result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic or historic importance.



ward
architectural
+preservation

2011-2012
1000 10th St
1000 10th St
1000 10th St

1000 10th St
1000 10th St
1000 10th St

THE 912

1000 10th St
1000 10th St

SITE PLAN

1000 10th St
1000 10th St
1000 10th St

G004

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**FOR
LEASE**
RESTAURANT
1,334 SF + Patio
TUNGE REALTY
Call Tunge Realty
602-434-1188

To Whom It May Concern:

On behalf of Judge Realty, the property management company for the commercial property at 2018 Habersham Street, we are pleased to offer our full support for the two Special Use requests for the corner unit to operate as a coffee shop during the day and as a rental event venue with alcohol sales during evening events.

As the management company responsible for the operation and long-term success of this property, we believe these proposed uses are an excellent fit for both the building and the surrounding neighborhood.

We believe this business will contribute positively to the continued revitalization and economic vitality of the area by attracting customers, supporting neighboring businesses, and creating an inviting destination for the community.

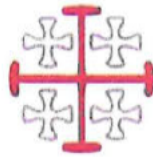
Judge Realty is confident that this proposed operation will be a responsible addition to the neighborhood, and we respectfully request that the City approve both Special Use requests.

Thank you for your consideration.

Sincerely,

Judge Realty, LLC

Commercial & Residential Property Management
5202 Waters Ave.
Savannah, GA 31404



CHRIST CHURCH
A · N · G · L · I · C · A · N
Established 1733

2020 BULL STREET SAVANNAH GA 31401

July 29, 2026

To Whom it May Concern:

For the past five years, I have served as Rector of Christ Church Anglican at 2020 Bull Street right across the street from Big Bon Bodega owned by Kay Heritage. Ms. Heritage and her business have been a boon and a blessing to the Thomas Square / Starland communities. As their neighbor having this experience, I am writing in support of their two special use requests currently under consideration for the corner unit of 2018 Habersham Street. These requests will permit the operation of a vibrant Colombian coffee shop during the daytime hours and transition into a small rental venue for private event. Alcohol sales would occur only in the evening.

Based on the track record in this neighborhood as a café and venue owner, I have no doubt this new venture will have a positive impact on this community. I think it is another offering of what this neighborhood needs and from which it will benefit. It will certainly create more economic vibrancy and contribute to community building.

Please approve these two special use requests to help our local business community and neighborhoods to thrive.

Sincerely,

The Very Rev. Dr. Craig Stephens - Rector