
Written Comments, 26 003977 ZA and 26 003978 ZA, 2018 Habersham Street

From marc@lienard.us <marc@lienard.us>

Date Sat 8/22/2026 8:27 AM

To DeAndrae Spradley <spradleyd@thempc.org>

Cc Sally Helm <helms@thempc.org>; planning@thempc.org <planning@thempc.org>

Dear Mr. Spradley,

Please include this email in the written public comments for the August 25, 2026 Planning Commission hearing concerning applications 26 003977 ZA and 26 003978 ZA for 2018 Habersham Street, Building C1.

I am a resident of The 912, Building B, Unit 6. Building C is immediately adjacent to my building. I am currently outside the United States and will not be able to attend the meeting in person.

I have reviewed both applications and the staff reports. I do not object to the proposed small scale restaurant and private event use as it is described. I do have several questions because the recommended conditions do not appear to address some operating details which are important to residents of the property.

First, the commercial space has previously been advertised as 1,334 square feet plus a patio. The staff recommendation limits the Hall, Banquet, or Reception use to the approximately 1,334 square foot Building C1 tenant space, and the alcohol recommendation limits alcohol service to private catered events within the approved venue space. Please confirm whether this means the patio and all other outdoor areas are excluded from both the event venue use and alcohol service.

Second, the applicant describes private events as occurring generally from 3:00 p.m. to 9:00 p.m. The staff report also relies on these limited evening hours in assessing potential impact. Is 9:00 p.m. intended to be an operating limit, or is it only a description of the applicant's current plans? If it is an important basis for staff's finding of compatibility with the neighboring residential uses, I would ask the Commission to consider making the ending time an express condition of approval.

Third, neither recommendation appears to address amplified music. I would appreciate clarification regarding whether amplified music, particularly outdoor amplified music, is included within the proposed approval. Given the residential units in Buildings A, B and C, I would ask the Commission to consider expressly excluding amplified outdoor music.

Fourth, what maximum occupancy will apply to the event venue? The staff reports emphasize the small 1,334 square foot size when assessing traffic, parking and neighborhood impact, but I did not find an occupancy limit in either recommendation.

Finally, I note the staff report's finding that only ten shared onsite parking spaces serve the overall development. Since those spaces also serve other tenants and residents, I would appreciate

clarification regarding whether event patrons will have any rights to parking currently used by residential tenants.

My objective is not to prevent the proposed business from operating. I would like the approvals to reflect the limited, neighborhood scale operation described in the applications and relied upon in the staff analysis.

Thank you for considering these comments and questions.

Best,

Marc Lienard
Resident, Building B, Unit 6
The 912
2018 Habersham Street
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