



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

Special Use Permit Application

JAN 23 2025



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

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): 125 W Duffy Street, Savannah, GA 31401

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.) 20044 35024

Total acreage of the subject property: 0.088

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
TC-1; C3; 459 - Mixed Retail

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

Hey Hunny Blooms and Boards is an appointment-only charcuterie workshop studio offering instructor-led classes focused on food presentation and pairing. Workshops are scheduled in advance, limited in size to 20 customers, and held in a controlled and safe environment. The business does not operate as a bar or restaurant, and no walk-in alcohol service is permitted. The requested Special Use Permit would support a Class G Complimentary Beverage License to allow small samples of wine or beer to registered workshop participants as part of the instructional experience. Alcohol service would be secondary to the charcuterie workshops, not sold by consumption, and conducted in compliance with City of Savannah regulations, in a manner designed to be low-impact and compatible with the surrounding neighborhood.

IV. Property Owner Information

Name(s): Briland Properties, LLC

Registered Agent: Turner Ratrie

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

Address: 1208 Barnard Street

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: _____

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): Michelle Hagan

Registered Agent: _____

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

Address: 125 W Duffy Street

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: _____

E-mail address: michelle@heyhunnybb.com

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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Letter of Authorization

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

20044 35024

, I (we) authorize Turner Ratrie

(Agent Name) of Michelle Hagan, Hey Hunny Blooms and Boards, LLC (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): Briand Properties, LLC

Registered Agent: Turner Ratrie

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

[Signature]

Signature(s)

1.2.26

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 1-2-26

Date

by Turner Ratrie

(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 Georgia Driver's License

[Signature]

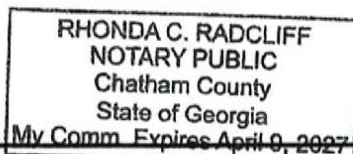
Signature of Notary Public

Rhonda C Radcliff

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: April 9, 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 Wolwode	

- 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

Michelle Hagan
Printed Name

1/12/24
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.

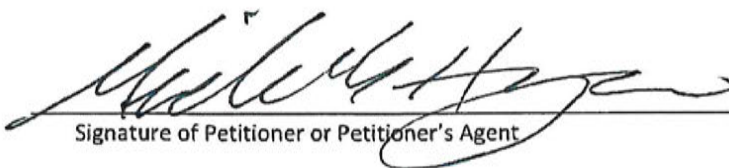
Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | | 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

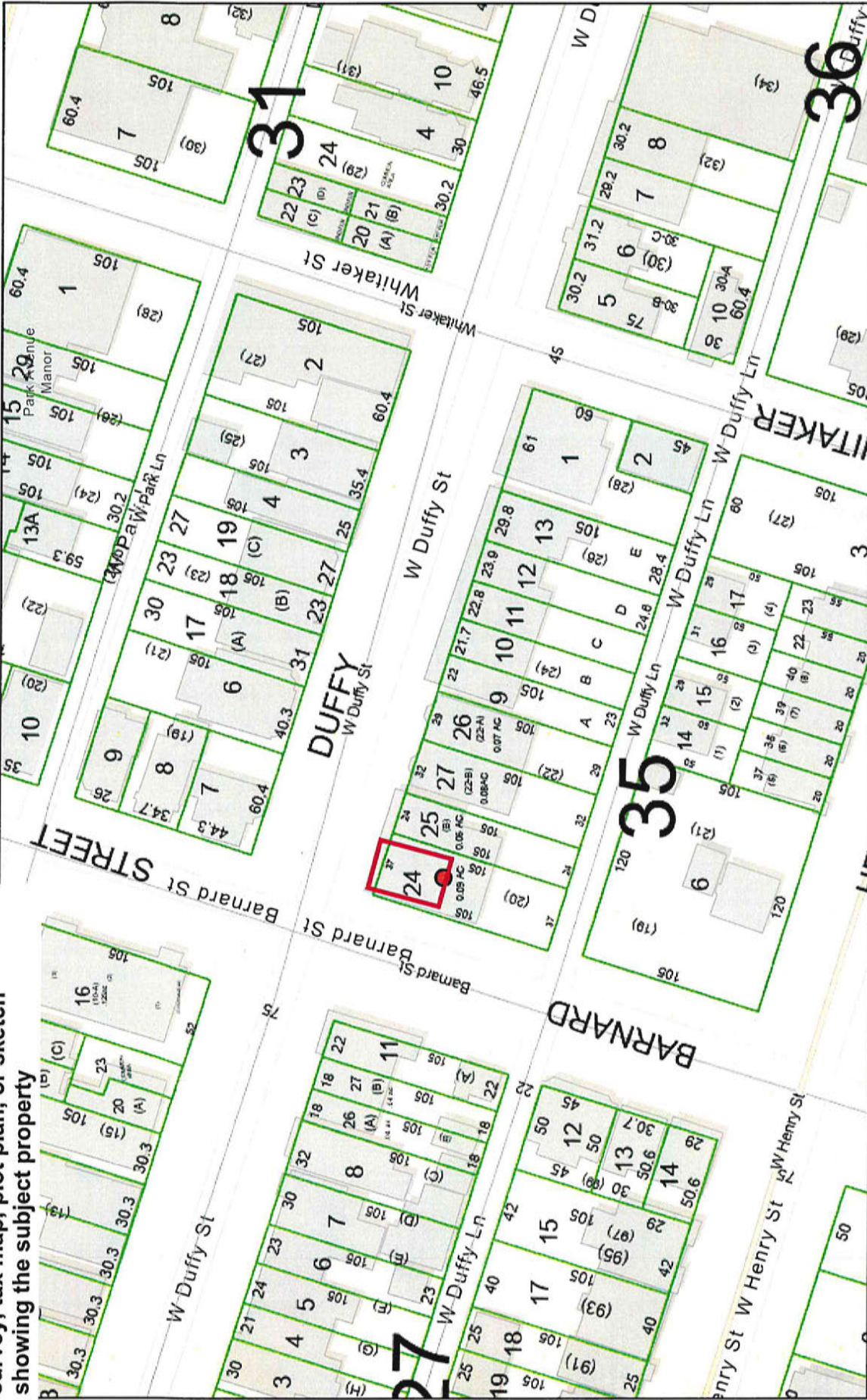
Michelle Hagan
Printed Name

1/12/26
Date

IX. Items Required to be Submitted with this Application

SAGIS Map Viewer

Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property



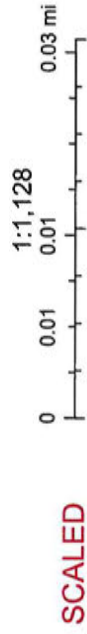
11/2/2026, 10:23:48 AM

Roads

Local Roads

Arterial/Collector Roads

Property Boundaries (Parcels)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, SAGIS


































SAGIS | SAGIS, Chatham County Board of Assessors Powered by Esri

IX. Items Required to be Submitted with this Application

Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds:

The subject property is located at 125 West Duffy Street, Savannah, Chatham County, Georgia, and is more particularly described as follows:

Lot A, Subdivision of Lot 20, Gallie Ward, as shown on Savannah Map Book (SMB) 31 South, Page 17, containing approximately 0.088 acres.

Chatham County Tax Parcel Identification Number (PIN): 20044 35024

Concept Plan of Proposed Development



2025.28 06/21/2025	2025.28 06/21/2025	2025.28 06/21/2025	2025.28 06/21/2025
2025.28 06/21/2025	2025.28 06/21/2025	2025.28 06/21/2025	2025.28 06/21/2025

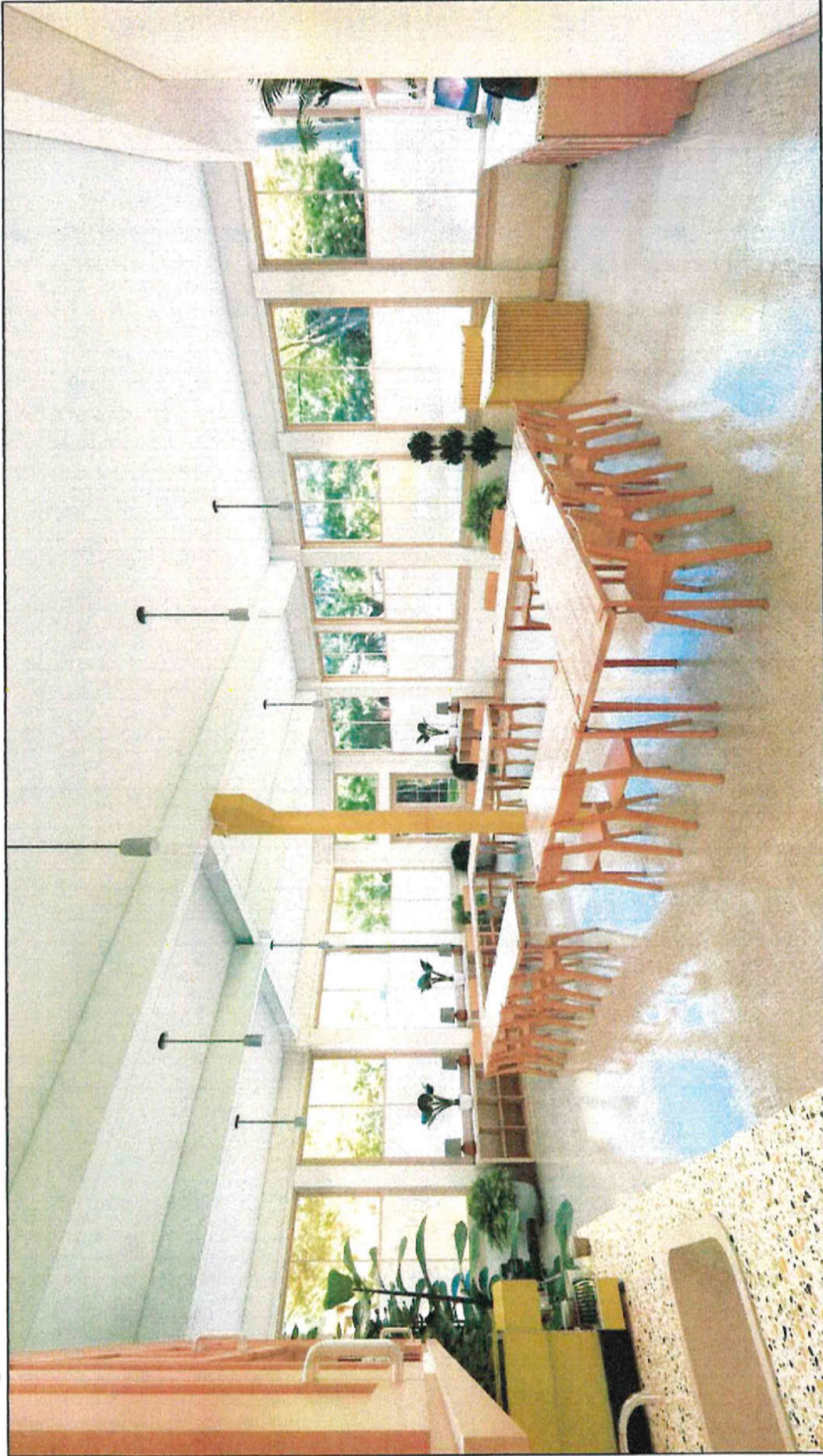
HEY HUNNY
BLOOMS & BOARDS

8/21/2025 10:29:36 AM

RENDERED VIEW 01

ARCHITECTURE
AIOI
Resident 3D - Savannah, GA - St. Augustine, FL

Concept Plan of Proposed Development



 ARCHITECTURE AIOT Miami, FL • Fort Lauderdale, FL • St. Augustine, FL	RENDERED VIEW 02		HEY HUNNY BLOOMS & BOARDS	
			2025.28 08/21/2025	R02 8/21/2025 10:28:35 AM

Good Neighborhood Agreement
HEY HUNNY BLOOMS & BOARDS
125 W DUFFY STREET
Savannah, GA 31401

The Good Neighbor Agreement is entered into effect as of January 22, 2026, between **Michelle Hagan**, doing business as **Hey Hunny Blooms & Boards** and members of the Victorian Neighborhoods Association (VNA) Board and residents of the VNA.

The purpose of this agreement is to ensure that **Hey Hunny Blooms & Boards** meets the expectations of the community and is operated in a lawful manner that does not unreasonably impact the neighborhood in a negative way.

In addition, this agreement ensures that all parties will work together to make sure listed concerns are addressed on a regular basis and that city regulations, requirements and laws are met and maintained. In addition, parties will work together to address the exterior appearance of the physical building and property of the business for complimenting and enhancing the appearance of the neighborhood in which it is located.

Resident's request of business and property owner(s):

- Monitor and eliminate all loitering and peddling inside and outside business. Post (*in appropriate manner*) Official Police "NO Loitering" signage inside and outside, if necessary.
- Partner with Police Department to eliminate loitering and outside/inside loitering and drinking by signing a Citizen Agreement Form which allows officers to make arrest for loitering and trespassing.
- Monitor and clear all litter/trash around store and on property daily, as well as any spillover into neighborhood.
- Keep exterior sidewalks, frontage lawn clean, swept or blown to eliminate excess dirt and debris build-up.
- Help keep exterior tree and lawn adjacent to property maintained by keeping landlord informed of necessary upkeep (*to include full length of building and in back area-if applicable*)- grass cut, trash pick-up, etc.
- Security cameras w/recording devices (*in working order*) inside to insure public and employee safety. Outside cameras will be maintained by landlord; any issues will be reported immediately to landlord.
- Install and maintain appropriate lighting outside business, illuminating the full length of the exterior of building and property (*both sides, in front and back-if applicable*) that is designed to minimize impact to residential neighbors.
- Appropriate lighting inside business, clearly illuminating all areas accessible to the public.

- Conduct periodic checks of the business to ensure it is following VNA Agreement.
- Maintain a copy of the Good Neighborhood Agreement and provide copies to the parties upon request.
- Facilitate meetings and mediate possible minor disputes among parties if requested.
- Provide problem solving resources for complaints and assist the business and the neighbors/residents to resolve issues related to business operations that may impact the community.

Signatures:

By the signature below, business owner agrees to abide by the Good Neighbor Agreement.

Hey Hunny Blooms & Boards
Business Name, Phone Number

Michelle Hagan 1/22/2026
Print Name – Business Owner, Date, Email Address

Michelle Hagan 1/22/26
Signature – Business Owner, Date

Nancy Maia 1/22/2026 vnasavannahga2013@gmail.com
Print Name – VNA, Date, Email Address

Nancy Maia
Signature - VNA

Detric Leggett 1/22/2026 DLeggett@savannahga.gov
District (2) Alderman Name, Date, Email Address

Detric Leggett 1-22-2026
District (2) Alderman Signature