



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

To: The Metropolitan Planning Commission

Through: Melanie Wilson, Executive Director and CEO

From: Subhashi Karunaratne, Planner – Development Services

Date: February 17, 2026

Subject: Special Use Permit Request

Property Owner: Briland Properties, LLC

Petitioner: Michelle Hagan

Address: 125 W Duffy Street

Alderman: District 2 – Detric Leggett

County Commission: District 2 – Malinda Scott Hodge

Property Identification Number(s): 20044 35024

Zoning District: TC-1 (Traditional Commercial-1)

Petition File No.: 26-000369-ZA

REQUEST: The Petitioner requests approval of a Special Use Permit to allow on-premise consumption of alcohol accessory to a principal use. The principal activity is most appropriately classified as an Instructional studio or classroom, which is permitted by right within the TC-1 zoning district. The proposed on-site alcohol service is accessory to the instructional use and is classified as a Retail consumption dealer (on-premise consumption of alcohol), thereby requiring approval of a Special Use Permit.

Issuance of a Special Use Permit requires approval by City Council. Additionally, alcoholic beverage licensing is a separate and distinct process from zoning approval and is not granted through consideration of the Special Use Permit.

BACKGROUND

Per the Petitioner, the subject site (Hey Hunny Blooms and Boards) is located at 125 W. Duffy Street within the TC-1 zoning district, and operates as an appointment-based charcuterie workshop studio offering instructor-led educational experiences focused on food presentation, preparation, and pairing. Workshops are scheduled in advance, limited to a maximum of 20 participants, and conducted in a controlled instructional environment.

The business does not operate as a bar or restaurant, and no walk-in alcohol service is permitted. The request is made to allow the complimentary service of beer and wine samples exclusively to registered workshop participants, to be consumed on-site as part of the instructional experience. Hours of operation are 10 am – 6 pm.

The subject property is located at the intersection of Barnard St and West Duffy Street and is a 37-

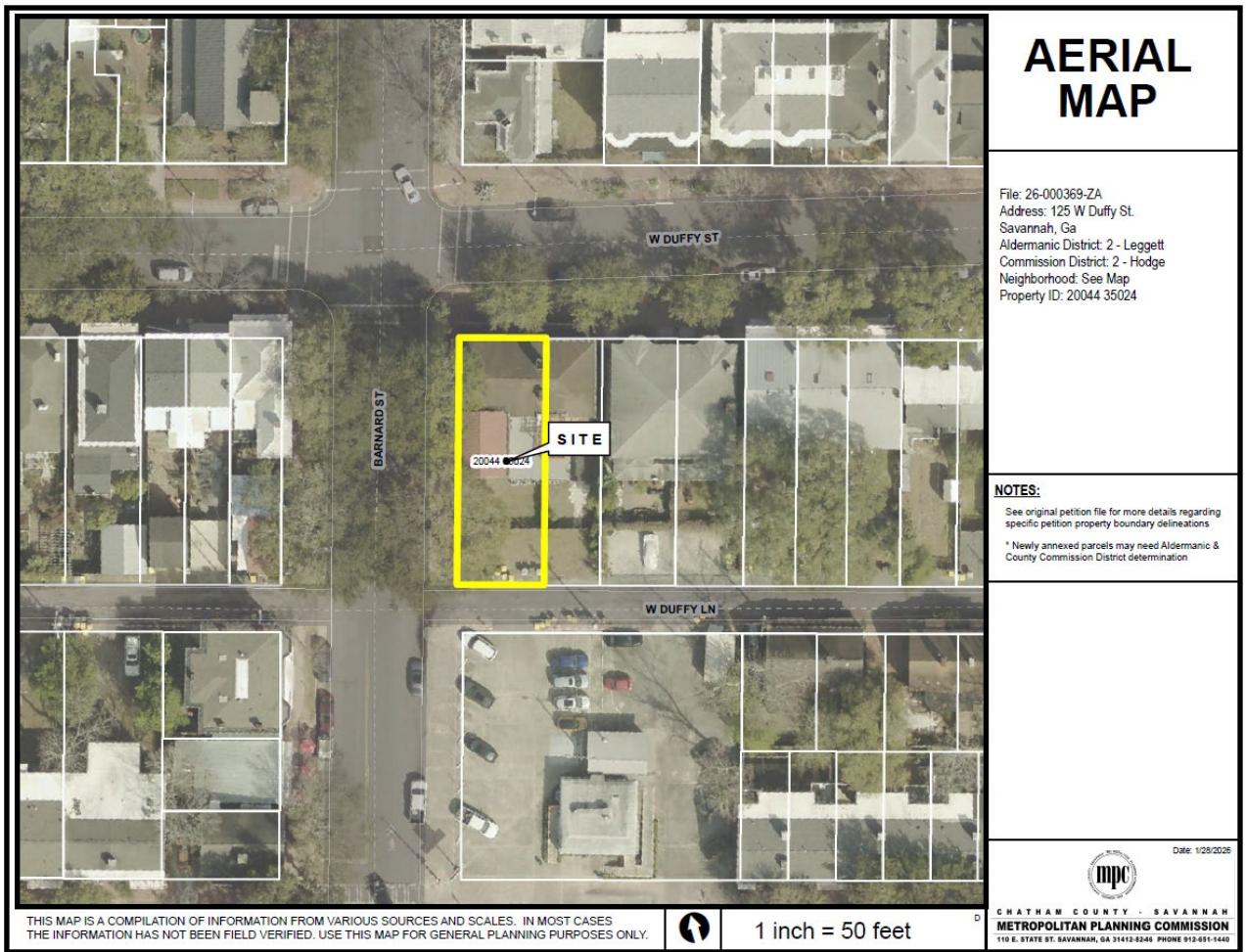
foot by 105-foot portion (3838 sf) of a multi-tenant commercial structure built in 1870, per the Chatham County Tax Assessor. The Assessor lists the use of the property as a Mixed Retail with Residential Units.

The subject property is in an area indicated by the Future Land Use Map for 'Traditional Commercial' use.

According to Plan2040, *Traditional Commercial* areas are “business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.”

Per the Zoning Ordinance, the TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

The property is not within the Alcohol Density Overlay.



Concept Plan of Proposed Development



Concept Plan of Proposed Development

The Petitioner has entered into a Good Neighborhood Agreement with the Victorian Neighborhood Association. The agreement establishes ongoing coordination between the business, property owner, and neighborhood association to ensure operations are conducted in a lawful manner that is compatible with the surrounding neighborhood. The agreement addresses matters including property maintenance, exterior appearance, lighting, litter control, security measures, loitering prevention, and coordination with law enforcement, with the intent of minimizing neighborhood impacts and enhancing the character of the area.

1. **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.
2. **Existing Development Pattern:**

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

Location	Land Use	Existing Zoning
North	Residential	TN-1
South	Traditional Commercial (Restaurant)	TC-1 and TN-1

	and Residential (Private University and Church)	
East	Residence	TN-1
West	Residence and restaurant	TN-1

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 intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans;

Staff Comment: *The subject property is located in a FLUM Character Area and zoning district that support limited nonresidential uses that are compatible with an urban residential pattern of development. The proposed use advances the goal of creating economically vibrant, safe neighborhoods and commercial centers.*

- b) Whether specific use standards for the special use, if any, as provided in Article 8.5.3, Use Standards, can be achieved;

Staff Comment: *There are no specific use standards associated with the proposed use.*

- 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 proposed special use may not be detrimental to the public interest, health, safety, welfare, function, or appearance of adjacent uses or the general vicinity. The Petitioner has entered into a Good Neighborhood Agreement with the Victorian Neighborhood Association that addresses operational intensity, maintenance, lighting, security, and neighborhood compatibility. These commitments ensure the use remains low-impact and compatible with surrounding properties.*

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

Staff Comment: *The property is fully developed. There are no significant structural modifications associated with the request.*

- 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 serve 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.

RECOMMENDATION:

MPC Staff recommends **approval** of the requested Special Use for Retail consumption dealer (on-premise consumption of alcohol) with the following condition:

1. The Special Use Permit shall be nontransferable.