



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

26-002394-ZA
**Special Use Permit &
Special Use with Special
Exceptions Application**



10 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

RECEIVED
MAY 08 2026

RY.

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): 10 E 41st St 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.) 20074 04019
Total acreage of the subject property: SE S, 227 (0.12 acres)
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Multi Family (TC-1)

II. Action Requested

- A. Check applicable request.** If more than one action is sought, submit a separate application and fee for each request.
☒ Special Use Permit ☐ Special Use Permit with Special Exception(s)
B. Application 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

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

The purpose of the special use permit is to have the ability to serve alcohol in the restaurant/bar we would like to create. Our current location of the proposed restaurant/bar is next to many other like establishments in Starland.

IV. Special Exception Criteria

- A.** Please indicate which Special Exception is requested.
- ☐ To extend the hours of operation required for certain uses where hours are limited.
 - ☐ To reduce the minimum distance between certain uses when a separation is required by Secs. 8.1 thru 8.8.
 - ☐ To provide alternate buffering and/or screening for certain uses when either is required by Secs. 8.1 thru 8.8.
 - ☐ To decrease the distance from a property line required for certain uses and activities as required by Sec. 8.1 thru 8.8.
 - ☐ To increase the maximum number of fuel pump stations within a TC- or D- zoning district.
 - ☐ To increase the height of items being stored for certain uses when height is limited by Secs. 8.1 thru 8.8.
 - ☐ To increase the percentage of building permitted to be used for a specific use or activity where the percentage is limited.
 - ☐ To increase the maximum building footprint where the footprint is limited in Article 5 or Secs. 8.1 thru 8.8.
 - ☐ To increase the amount of outdoor storage area in the IL-R Zoning District.
- B.** Describe the purpose of the requested special exception. Please refer to the review criteria in [Sec. 3.12.7](#).
- _____

V. Property Owner Information

Name(s): Sara Collins, Agent for DC Enterprises, Inc.

Registered Agent: _____

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

Address: 400 E Jones St

City, State, Zip: Savannah, GA 31401

Telephone: _____ Fax: _____

E-mail address: _____

VI. 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): _____

Registered Agent: _____

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

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. 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)

_____, I (we) authorize _____

(Agent Name) of _____ (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): _____

Registered Agent: _____

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

Signature(s) _____

_____ Date

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____

_____ Date

by _____

(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 of Notary Public

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____

IX. 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?

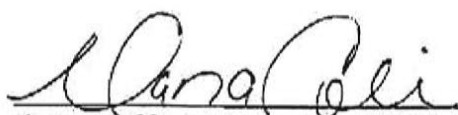
☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, 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	

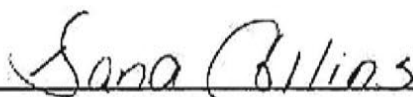
Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- B. If you checked "Yes" to Question 1, complete the section below:

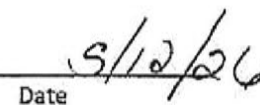
Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



Signature of Petitioner or Petitioner's Agent or Opponent



Printed Name



Date

X. 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

☐ Special Exception: \$1,000.00

☐ Special Exception (Church, Family Care Home, Daycare, Institutional): \$500.00

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).

XI. 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. Action Required

☒ ☐ Part III. Special Use Permit Review Criteria

☐ ☒ Part IV. Special Use Permit with a Special Exception Criteria

☐ Part V. Property Owner Information

☒ ☐ Part VI. Petitioner Information

☐ ☒ Part VII. Agent

☐ ☒ Part VIII. Letter of Authorization

☒ Part IX. Disclosure of Campaign Contribution Form

☒ Part X. Items Required to be Submitted with this Application

☒ Part XI. Complete Application Checklist

☒ Part XII. 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).

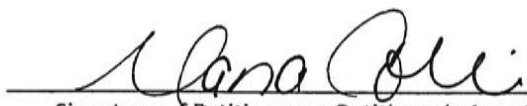
☒ Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

☐ ☒ Concept Plan of the proposed development if applicable

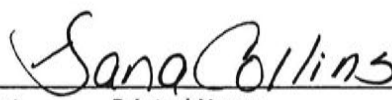
Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

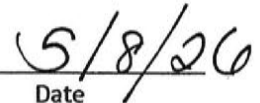
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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 or Opponent



Printed Name



Date

Exhibit "A"

All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, between Bull Street and Drayton Street, and being shown and delineated on the map or plan of said City as Lots 3 and 5, Southville Ward, and being bounded: on the North by a lane; on the East by Lot 7 of said Ward; on the South by 41st Street, upon which it has a frontage of 60.13 feet; and on the West by Lot 1 of said Ward.

Subject, however, to all valid covenants, restrictions, easements, zoning ordinances and rights-of-way of record.

This is the same property conveyed by Warranty Deed from Carl Van Ellison, Sr. to Emily Bremer, dated October 1, 2013 and recorded in Deed Book 391P, Page 774, Chatham County, Georgia records.

Containing improvements thereon known as 8 East 41st Street, Savannah, Georgia 31401 and having PIN 20074 04019.

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/22/2025 12:43:10 PM

BUSINESS INFORMATION

CONTROL NUMBER	15089013
BUSINESS NAME	DCEnterprises, Inc.
BUSINESS TYPE	Domestic Profit Corporation
EFFECTIVE DATE	01/22/2025
ANNUAL REGISTRATION PERIOD	2025, 2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	400 East Jones Street, Savannah, GA, 31401, USA
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REGISTERED AGENT

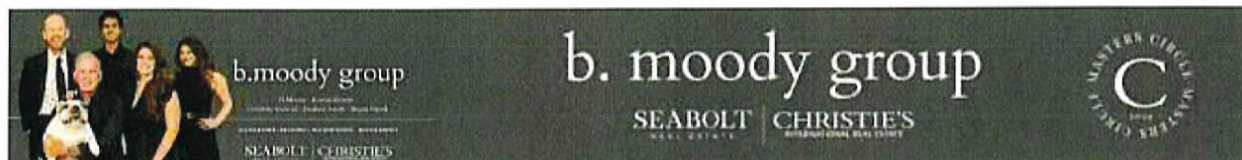
NAME	ADDRESS	COUNTY
Dana Collins	119 E. Jones Street, Savannah, GA, 31401, USA	Chatham

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
Ava Collins	SECRETARY	400 East Jones Street, Savannah, GA, 31401, USA
Dana Grace Collins	CEO	400 East Jones Street, Savannah, GA, 31401, USA
Grace Collins Greene	CFO	400 East Jones Street, Savannah, GA, 31401, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Dana Collins
AUTHORIZER TITLE	Officer



Cross Property 360 Property View

8 E 41st Street, Savannah, GA 31401

Listing



MLS# 324319

8 E 41st Street Savannah, GA 31401

Price:

\$750,000

Status: Active

Prop Type: Commercial

SubType: Multi Family

County: Chatham County

Prop Desc: MultiBldg



Type: Unit:
 Acres: 0.12 LotSF: 5,227 CCR: No Term:
 SF/Src: 1,330/Tax Assessor Class:
 Zoning: Multi Family Yr Built: 1915
 Road: Frontage: Surface: Concrete, Curb & Gutter PIN: 2007404019
 Gas: Natural Gas Responsibility: City
 Present Use: None
 Improvement: Curb & Gutter, Sidewalk

Stella Blue is a rare gem nestled in the heart of Savannah's vibrant Starland District. Built in 1915, this historic 2 UNIT DUPLEX has been lovingly restored to preserve its original charm while offering modern comforts & huge income potential. With TWO coveted SHORT TERM VACATION RENTAL CERTIFICATES & commercial zoning, this property presents endless possibilities for living, working or investing. Step inside & be captivated by cozy, open floor plans highlighted by exposed beams & ceilings, creating an inviting, spacious atmosphere. The rich character of century-old heart pine floors, original wainscoting & rustic exposed beams perfectly embodies Savannah's timeless appeal. Bathrooms are well equipped, featuring custom tile showers & distinctive vanities. Kitchens are quaint & charming, complete w/vintage kitchenette. Situated on an oversized lot w/room for add'l development, the massive backyard provides space for future construction, adding even more value to this unique offering!

Directions: Bull to East 41st St is a ONE WAY street from Bull Street to Drayton Street.

Interior

Appliances: Microwave, Range/Oven, Refrigerator

Floors: Hardwood

Structure

Builder Name:	Bldg Stories: 1.0	
# Bldg Units: 2	# Unit Floor:	# Unit Stories: 1.00000
Prop Attached: No	Common Walls: No Common Walls, No One Above, No One Below	Condo:
# Full Baths: 2	# Half Baths: 0	# Beds: 2
Structure: Renovated, Restored, Updated	Roof: Metal/Steel	Build to Suit:
Construction: Frame, Wood		
Misc Equip: Fixtures, Furniture		

Exterior

Fencing: Privacy, Wood

Storage Facility:

Property Information

Postal City: Savannah	Lat / Long: 32.053731/-81.101109
Legal Desc: LOTS 3 & 5 SOUTHVILLE WARD	Lot Dim/SqFt: 60 x 90/5227
Bldg Stor Alw:	# Lots: 2

Systems

Electric:	# Cool Units: 3
Gas: Natural Gas	Cool Source: Electric
Cable: Cable Ready	Cool Type: Wall Unit
Telephone:	# Heat Units: 3
Water: Public Water	Heat Source: Electric
Sewer: Public Sewer	Heat Type: Wall Unit

Water Htrs: 2

Water Htr Type: Electric

Conditions & Permissions

Document Lst: Legal Description, Other, Site Plan
May Sell: 1031, Cash, Conventional
Sale Includes:
Special List Cond: Standard

Possession: At Closing
Exclusions:
Land Lease: No

Financial, Expense & Income

Landlord Util: Cable, Electric, Garbage, Water/Sewer
Landlord Exp: Insurance, Maintenance, Management, Taxes
Association/HOA: No/

Fire Dept Dues:

C/T Fee Freq:

Showing Information

Sign on Property: Yes
Instructions: Appointment-Only, See Agent Remarks, ShowingTime
Information: Tenant Occupied
Agent Remarks: VERY BUSY NON OWNER OCCUPIED Vacation Rental. Showings approved only when unoccupied. Use Showing Time for Requests and receive door codes. You may have to show each unit at different days/times due to occupancy. Contact agent for financials. Search for STELLA BLUE, STELLA BLUE 8 and STELLA BLUE 10 to see airbnb.com listings. Please visit our website for more information.

Access Code:

Agent/Broker Information

		Phone	License	Fax
List Office:	Engel & Volkers (1341)	912-238-0874	H-66232	912-238-3988
List Agent:	Jessica L. Kelly (KELLYJE)	(912) 441-9101	270287	912-238-3988
Email:	jessica.kelly@evrealestate.com			
Agency:	Exclusive Right to Sell			

Transaction Data

List Date:	01/10/2025	Terms:	Sold Price:
Contingent DT:	07/05/2025	Sale Type:	LP/SqFt: \$563.91
Under Cont DT:		Seller: Homeowner/Owner, Investor	SP/SqFt:
Sold Date:		DOM: 30	SP/LP:
Withdrawn DT:		CDOM: 30	
Expire Date:		Status Change DT: 01/10/2025	

Settings

Entered By:		IDX Opt-In: Yes	VOW Addr Allowed: Yes
Entered DT:	01/10/2025	Inet Addr Allw: Yes	VOW Entire Disp: Yes
Last Change TS:	07/22/2025	Inet List Displ: Yes	VOW AVM Allowed: Yes
Last Chg Type:	Back On Market	IDX AVM Disp: Yes	VOW Consm Cmmnt: No
Lockbox1 #:		Lockbox 2 #:	IDX Consm Cmmnt: No

ArcGIS Web Map

