



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

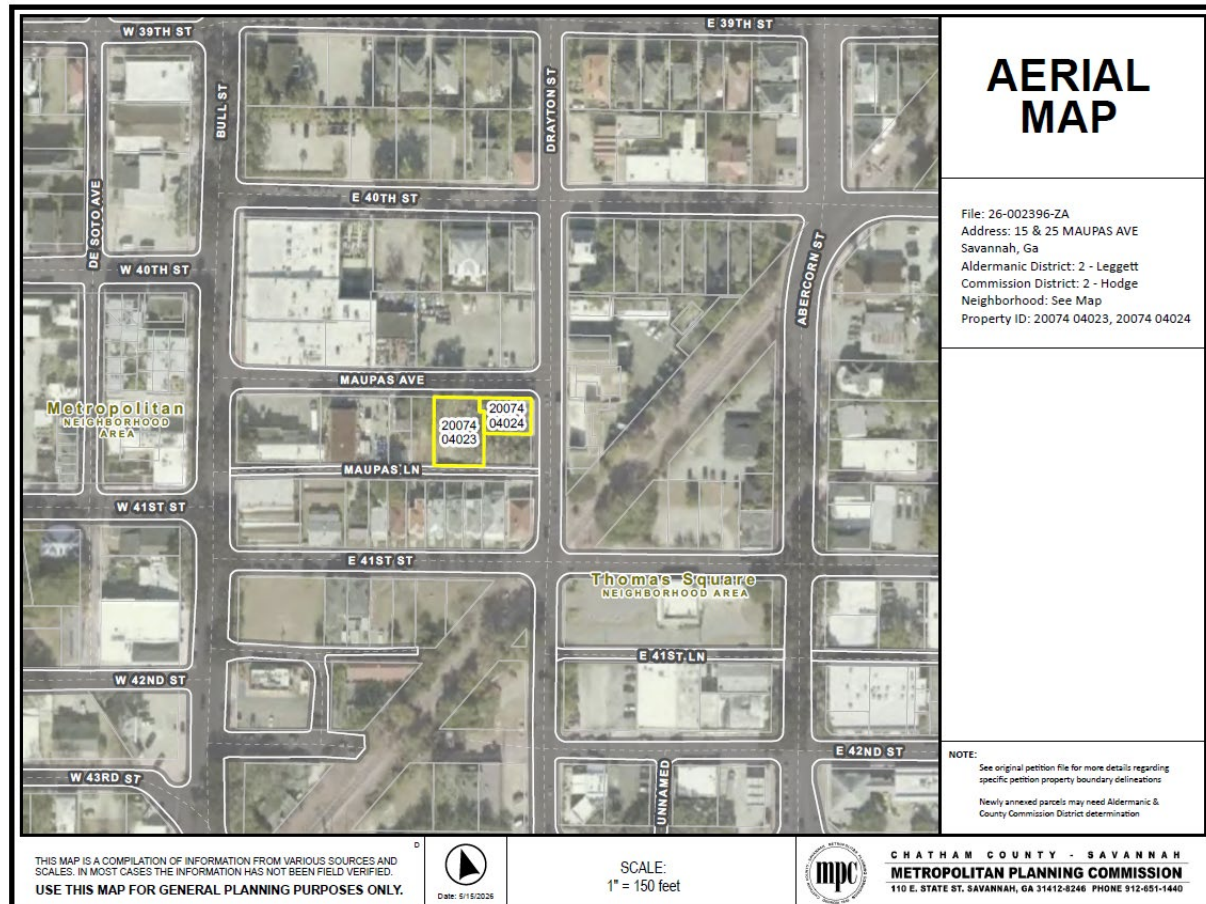
Planning the Future - Respecting the Past

To: The Metropolitan Planning Commission
Through: Melanie Wilson, Executive Director and CEO
From: DeAndrae Spradley, Senior Planner
Date: June 2, 2026
Subject: Special Use Request (Alcohol Sales)
Petitioner: Joshua Yellin, Agent (HunterMaclean)
Property Owner: 25 E Maupas, LLC
MPC File No.: 26-002396-ZA
Address: 15 & 25 E. Maupas Avenue
Commissioner: Malinda Scott Hodge
Alderman: District 2 – Detric Leggett

REQUEST: The Petitioner is requesting approval of a Special Use Permit located at 15 & 25 E. Maupas Avenue, Savannah, Georgia 31401 (parcel identification numbers 20074 04203 and 20074 04024). The Special Use Permit request is to allow a retail consumption dealer in connection with a theater. A retail consumption dealer in Georgia is a licensed business or individual who sells alcoholic beverages (distilled spirits, malt beverages, and/or wine) for consumption on the premises at retail only to consumers, not for resale. This is a Class C license holder under the Georgia Alcohol and Tobacco Division.

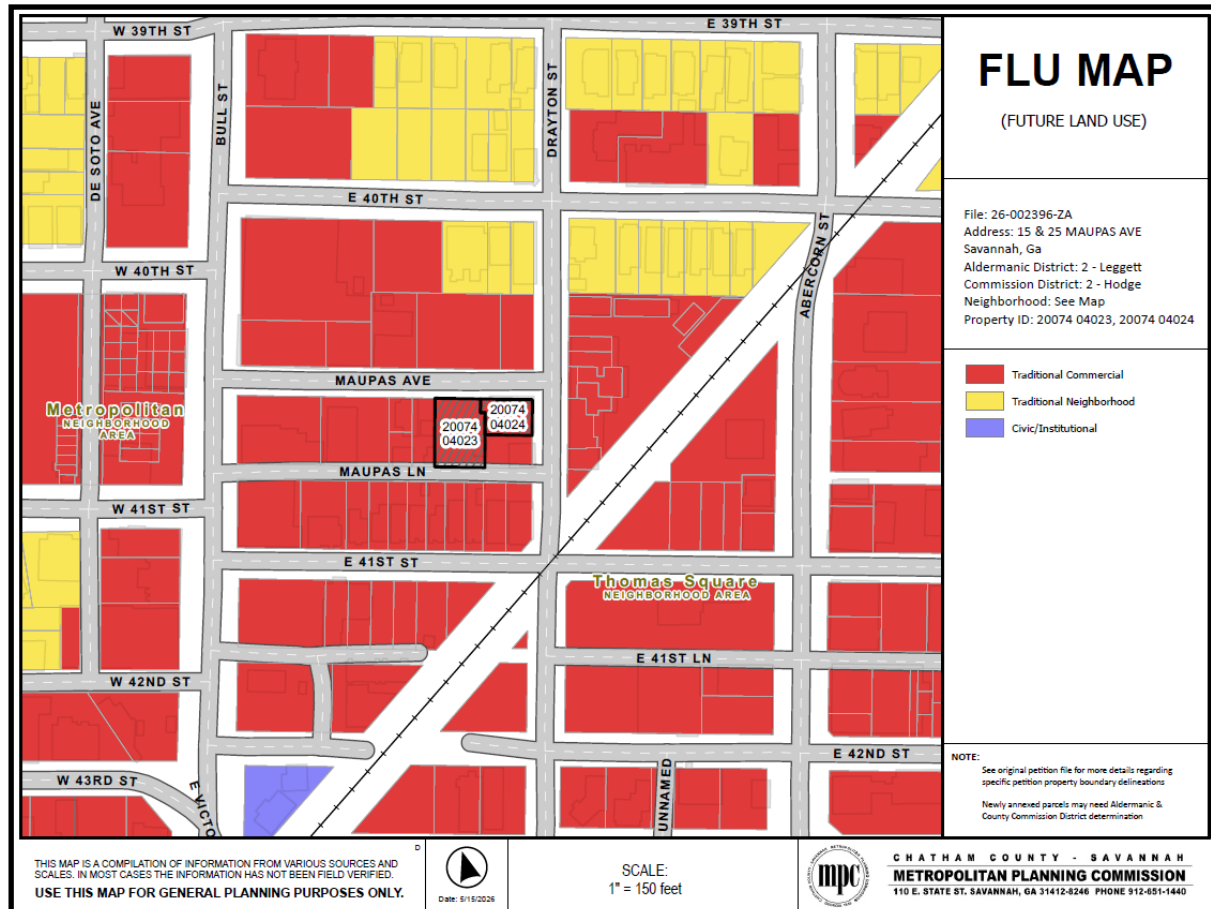
BACKGROUND: The property is located within the Streetcar Historic Overlay District. The property is 0.20 acres and was previously used as a construction office. The property is within the Traditional Commercial Future Land Use category and the Traditional Commercial (TC-1) Zoning District.

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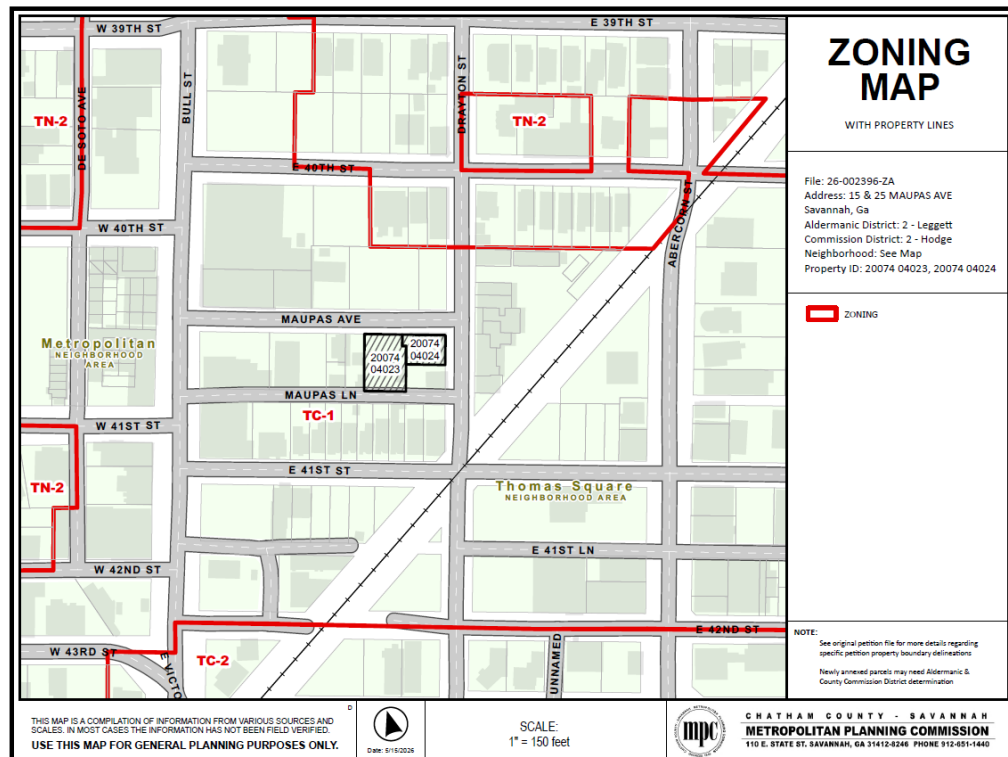
Aerial View of 15 & 25 Maupas Avenue

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Future Land Use Map of 15 & 25 Maupas Avenue

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Zoning Map of 15 & 25 Maupas Avenue

1. **Public Notice:** A mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property. Public notice signs were posted at the property and the required newspaper advertisements were posted by Staff. The referenced public notice included instructions on how to access the meeting via the internet.
2. **Existing Development Pattern:**

The land uses and zoning districts surrounding the property include:

Location	Land Use	Existing Zoning
North	Parking & Multi-family Residential	Traditional Commercial (TC-1)
South	Single-family Residential	Traditional Commercial (TC-1)
East	General Commercial	Traditional Commercial (TC-1)
West	Single-family Residential	Traditional Commercial (TC-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; and 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 the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans:

Staff Comment: The Petitioner’s Special Use Permit request as a theater is consistent with the intent, goals, strategies, policies, and principles of the Traditional Commercial (TC) Future Land Use Map (FLUM) designation in the City’s Comprehensive Plan. The TC FLUM is defined as 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.

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

Staff Comment: The Petitioner's request to allow a retail consumption dealer in connection with a theater is exempt from the use standards for the special use requirements established in Section 8.0.

- 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 Petitioner's request for a retail consumption dealer as an accessory use to a theater is permitted by Special Use within the Traditional Commercial (TC-1) Zoning District. The Petitioner's requested use as a theater is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses.

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

Staff Comment: The subject property is adequate in shape and size to accommodate the Petitioner's request. There's an existing commercial building located on the subject properties.

- 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: Water and sewer are currently available to the subject property. Stormwater is not readily available to the site. The nearest police station is about 0.2 miles away at 21115 Bull Street. There are no fire stations within a quarter of a mile of the subject property.

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- 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.
- g) **Staff Comment:** The Petitioner's Special Use Permit request 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.

ALTERNATIVES:

1. Approve the Petitioner's request as presented or with recommended and/or other conditions.
2. Deny the Petitioner's request.

RECOMMENDATION:

MPC Staff hereby recommends **APPROVAL** of the Petitioner's Special Use Permit request to operate a theater at 15 and 25 Maupas Avenue, Savannah, GA 31401 with the following **CONDITIONS**:

1. This Special Use Permit shall be nontransferable.
2. Operate only in conjunction with the theater use.
3. Alcohol sales are limited to on-premises consumption only.
4. Limit the hours of alcohol service from 5:00 p.m. to 11:00 p.m. during the theater hours of operation.