



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 23, 2026

Subject: Special Use Permit Request

Petitioner: Jana Collins, Agent for DC Enterprises, Inc.

Property Owner: Jana Collins, Agent for DC Enterprises, Inc.

MPC File No: 26-002394-ZA

Address: 10 East 41st Street

Commissioner: Malinda Scott Hodge

Alderman: District 2 – Detric Leggett

REQUEST: The Petitioner is requesting for approval of a Special Use Permit (SUP) located at 10 East 41st Street, Savannah, Georgia 31401 (parcel identification numbers 20074 04203 and 20074 04024). The SUP request is for the approval for the petitioner to have the ability to sell alcohol in the restaurant or bar area of the subject property.

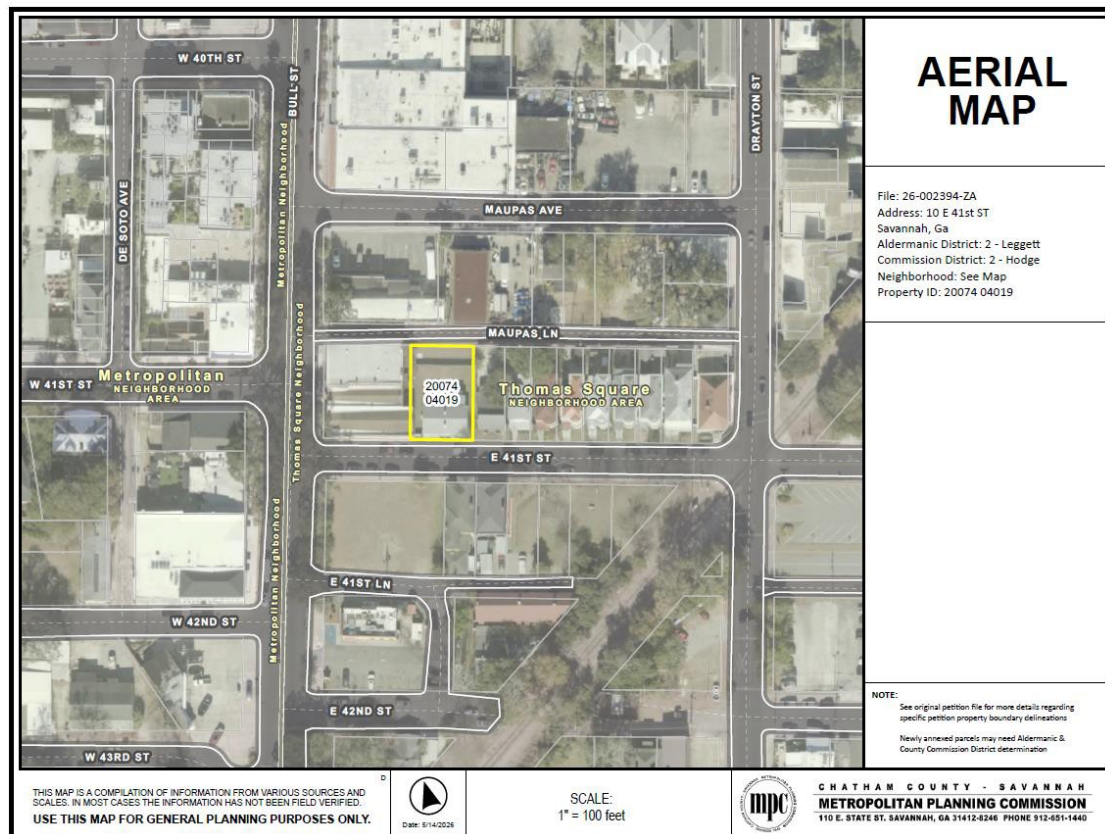
BACKGROUND: The property is 0.12 acres and located within the Starland District. The property is within the Traditional Commercial Future Land Use category and the Traditional Commercial (TC-1) Zoning District. The property is located within the Streetcar Historic Overlay District.

The Petitioner intends to establish a restaurant with accessory alcohol sales as well as a catering service in the existing structure on the parcel. Per the Zoning Ordinance, a restaurant is described as “An establishment that prepares and serves food and beverages to the public. This use may include table, counter, drive-thru, drive-in, take- away and delivery services either individually or some combination thereof. This term includes ice cream, yogurt, gelato and smoothie shops; bakeries; bagelries; doughnut shops; coffee shops; and, similar establishments.”

Petitioner File No – 26-002394-ZA
10 East 41st Street
June 23, 2026

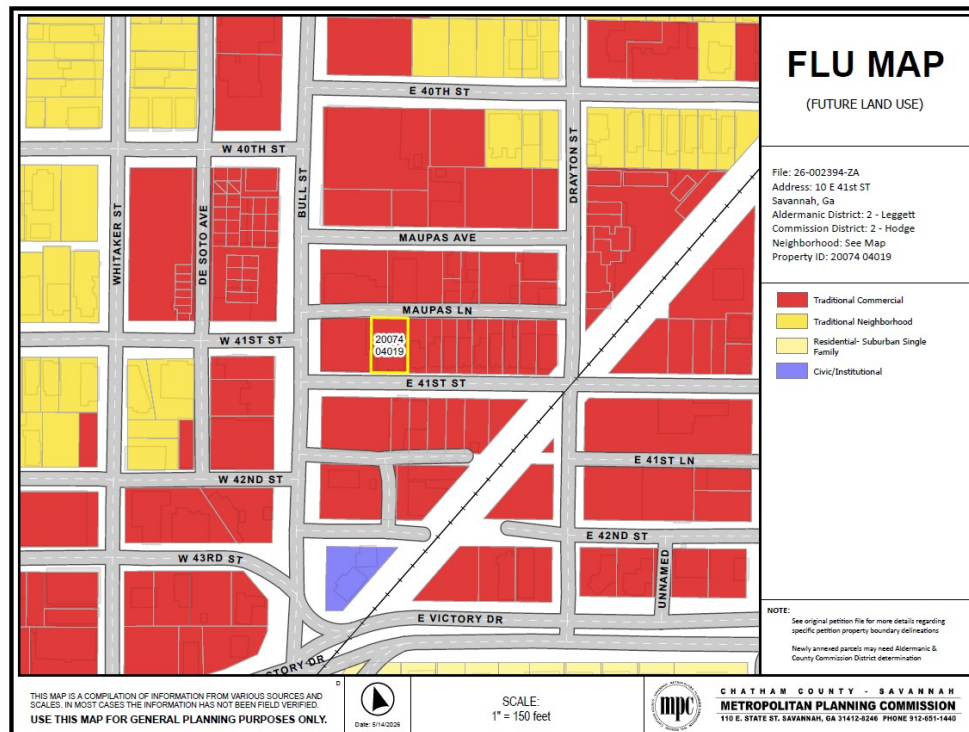
The Ordinance further clarifies: “Restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub, as applicable. This term does not include catering establishments.”

A catering establishment is defined as: “An establishment that provides meals and/or beverages for off-site consumption. Does not include any banquet or reception hall associated with such an establishment or any type of restaurant use.”

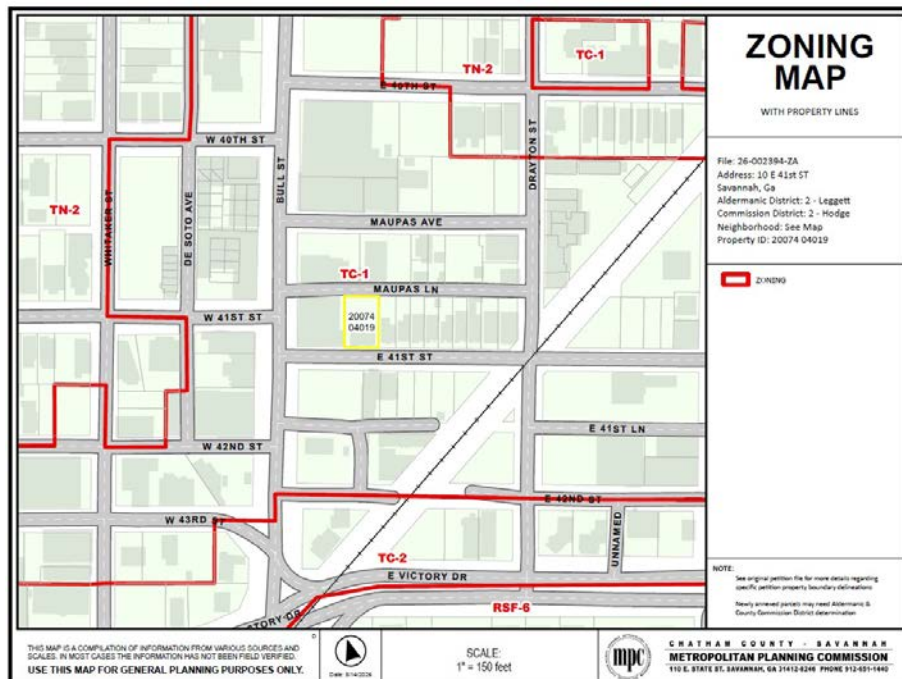


Aerial View of 10 East 41st Street

Petitioner File No – 26-002394-ZA
10 East 41st Street
June 23, 2026



Future Land Use Map of 10 East 40th Street



Zoning Map of 10 East 41st Street

Petitioner File No – 26-002394-ZA
10 East 41st Street
June 23, 2026



Front of building facing North on E 41st Street



Facing North on E 41st Street

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 the following:

Location	Land Use	Existing Zoning
North	Single-family Residential	Traditional Commercial (TC-1)
South	Residential	Traditional Commercial (TC-1)
East	Single-family Residential and Vacant Residential	Traditional Commercial (TC-1)
West	Commercial	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 to serve alcohol is overall 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. The Petitioner’s proposed restaurant at the subject location also complies with the adopted goals, strategies, and principles of the City’s Comprehensive Plan. Per Section 5.4 Principal Use Table of the City’s Zoning Regulations, a retail consumption dealer (on premise consumption of alcohol) is permitted by Special Use within the Traditional Commercial (TC-1 Zoning District. Per Section 7.14 of the City’s Zoning Regulations, the property is located outside of the Alcohol Density Overlay District.

Petitioner File No – 26-002394-ZA
10 East 41st Street
June 23, 2026

- 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 requested use to serve alcohol at the restaurant at the subject location meets the use standards for the special use requirements established in Section 8.0 of the City's Zoning Regulations. Per Section 8.7.24 of the City's Zoning Regulations, all accessory alcohol sales by the drink in association with a restaurant are permitted by a Special Use Permit. Alcohol sales are limited to on-premises consumption only.

- 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 the approval sale of alcohol as an accessory use to a restaurant is permitted by Special Use within the Traditional Commercial (TC-1) Zoning District. This request is not anticipated to be detrimental to the public interest, health, safety, or welfare, nor to the function or appearance of the adjacent uses or the general vicinity of the subject property. The TC-1 Zoning District is intended to accommodate a mix of commercial uses in a pedestrian-oriented environment, and restaurant uses, including the incidental sale of alcohol, are compatible with the established development pattern immediately surrounding the subject property.

The scale, location, and orientation of the restaurant use will remain consistent with the surrounding single-family residential uses. The potential impacts related to intensity—such as traffic, noise, and hours of operation—are expected to be comparable to similar dining establishments in the area and can be adequately mitigated through compliance with applicable local ordinances, including those governing alcohol licensing, noise, and business operations. Given the size of the Petitioner's building (less than 1,500 square feet) and property (0.12 acres) and the absence of evidence indicating an undue concentration of similar uses, the proposed alcohol sales are not expected to adversely affect nearby properties or alter the character of the neighborhood.

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

Staff Comment: The property is adequate in shape and size to accommodate the Petitioner's request. There's an existing single-family residential dwelling unit building located on the property. A photo of the residential unit on the property is featured below.

Petitioner File No – 26-002394-ZA
10 East 41st Street
June 23, 2026



Photo of existing single-family residential building at 10 East 41st Street

- 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, sanitary sewer, and stormwater drainage are currently available to the property. The nearest CAT bus station is located about 0.12 miles away from the property at Abercorn and 41st Street on Route No. 14. 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 property.

- 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: 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 have the ability to serve alcohol at the restaurant and bar located at 10 East 41st Street, Savannah, GA 31401 with the following **CONDITIONS**:

CONDITIONS

1. This Special Use Permit shall be nontransferable.
2. Operate only in conjunction with the restaurant use.
3. Alcohol sales are limited to on-premises consumption only.
4. Due to the proximity of the adjacent single-family residential dwelling units to the Petitioner's property, alcohol sales will be restricted to beer and wine only for a minimum of six (6) months. The Petitioner may request to sell liquor upon the expiration of the six (6) month term given that a meeting is conducted with the property owners within 300 feet of the property.
5. Limit the hours of alcohol service from noon to 11 p.m. (Monday, Wednesday through Sunday and closed on Tuesdays).