



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future - Respecting the Past"

STAFF REPORT

File No. 26-004669-ZA
Date: October 6, 2026
To: The Planning Commission
Through: Melanie Wilson, Executive Director/CEO
From: Ashley Catterton, Principal Planner – Development Services
Subject: Special Use Permit
Applicant/Agent: Da'Von McClure for Savannah College of Art & Design (SCAD)
Address: 1402 Habersham Street
Parcel ID: 20053 20013
Site Area: 0.14 acres
Alderman District: 2 – Detric Leggett
**Chatham County
Commission District:** 2 – Malinda Scott Hodge

REQUEST

The Petitioner requests approval of a Special Use Permit (SUP), pursuant to Section 3.10 of the City of Savannah Zoning Ordinance, to allow accessory sales of beer and wine for on-premises consumption in association with the existing Bobbie's Diner restaurant. The 0.14-acre subject property is zoned Traditional Commercial-1 (TC-1), where accessory alcohol sales require approval of a Special Use Permit.

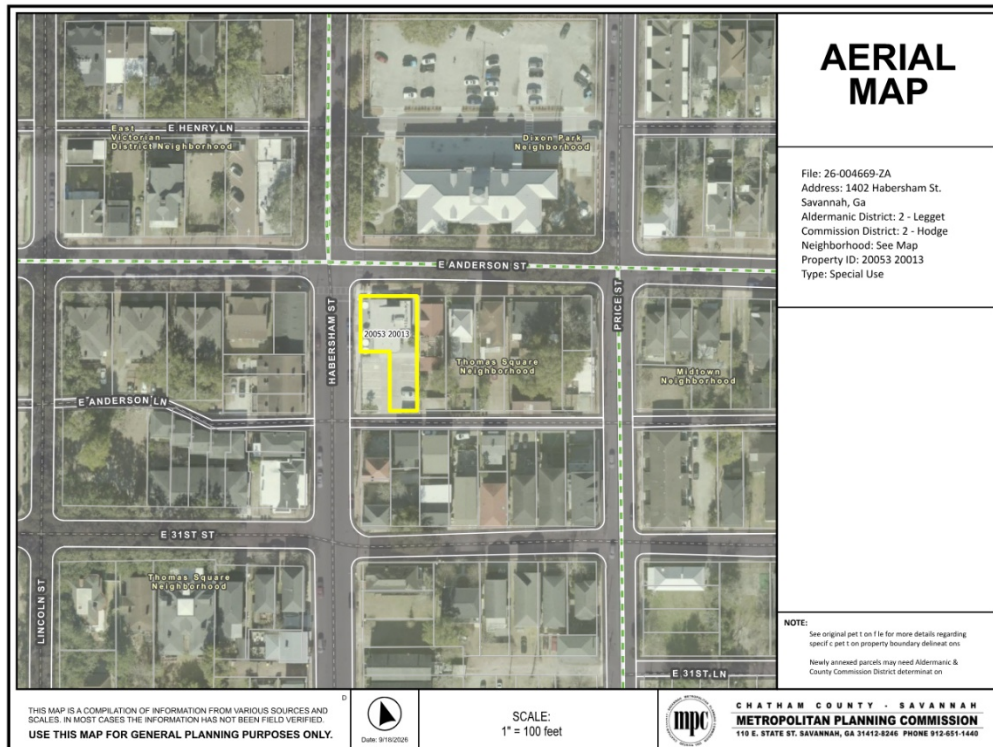
Approval of the request would allow beer and wine to be served and consumed on premises in conjunction with the operation of Bobbie's Diner during its regular business hours, Monday through Saturday from 7:30PM to 3:00PM, as well as during occasional private dinners coordinated by SCAD, generally between 5:00PM and 10:00PM.

BACKGROUND & HISTORY

Bobbie's Diner is located at the corner of Habersham and East Anderson Streets within the Victorian Historic District. The stainless-steel prefabricated diner was originally constructed in 1952 by the Mountain View Diners Company of New Jersey and operated in Rhode Island prior to its acquisition by the Savannah College of Art and Design (SCAD) in 1989. SCAD relocated the structure to Savannah, where it reopened in 1991.

Bobbie's Diner currently operates as a restaurant offering breakfast and lunch and is open

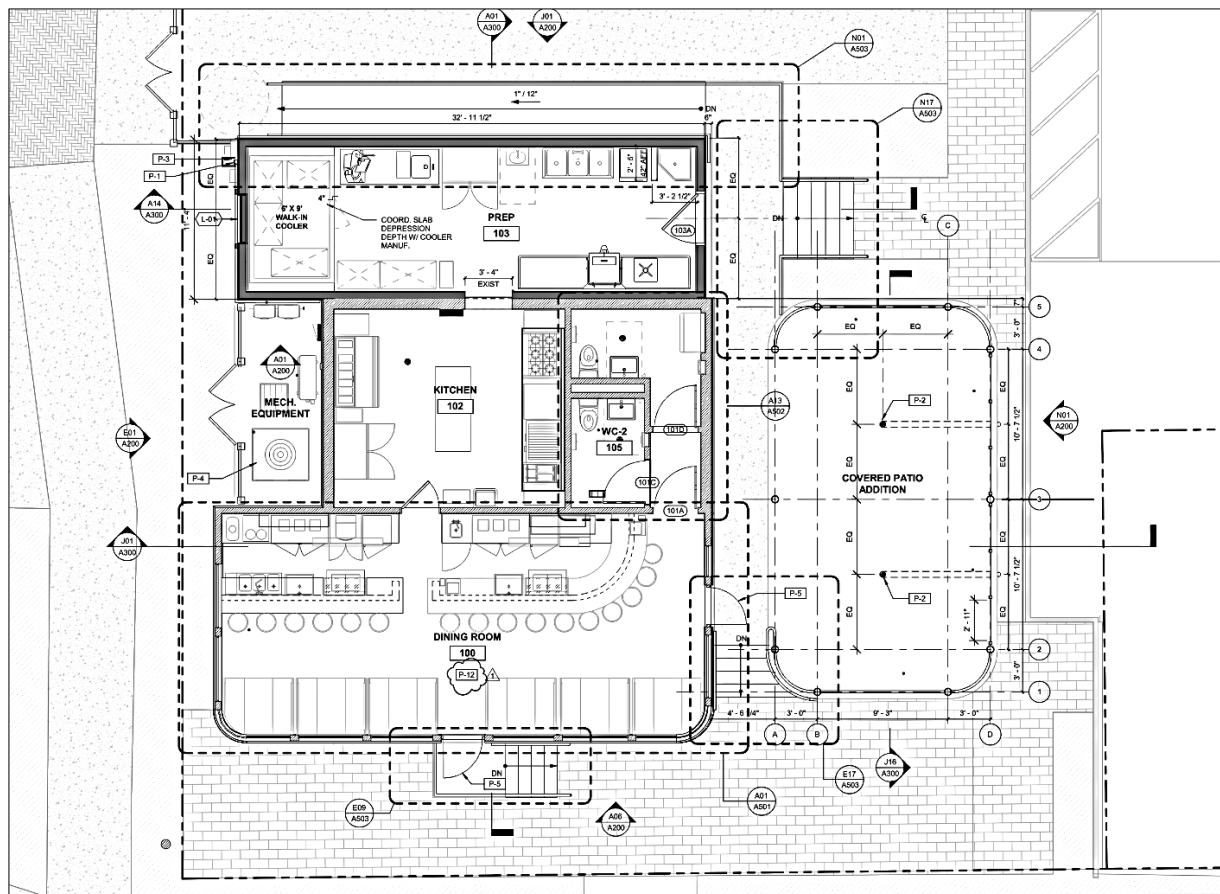
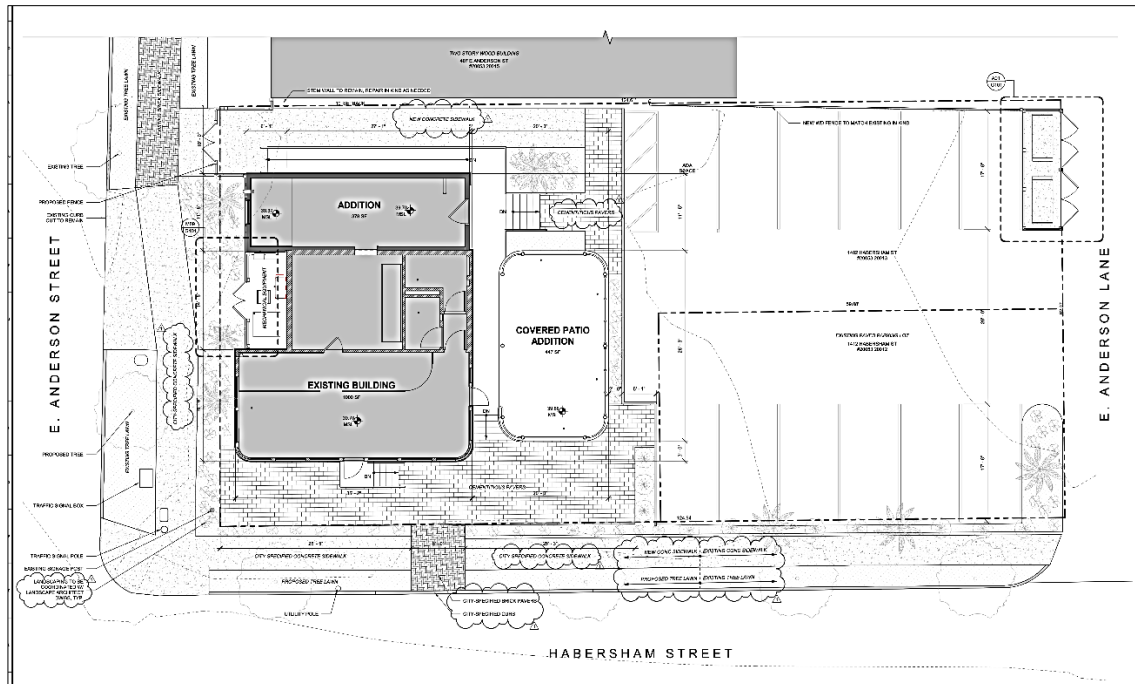
to the public Monday through Saturday from 7:30AM to 3:00PM. In October 2024, the property received a Certificate of Appropriateness (File No. 24-005304-COA) for amended exterior work associated with an addition. No other petitions associated with the subject property were identified at the time of completion of this report.



Current Aerial Map for 1402 Habersham Street



Source: The Atlanta Journal-Constitution (AJC) from March 2, 2026

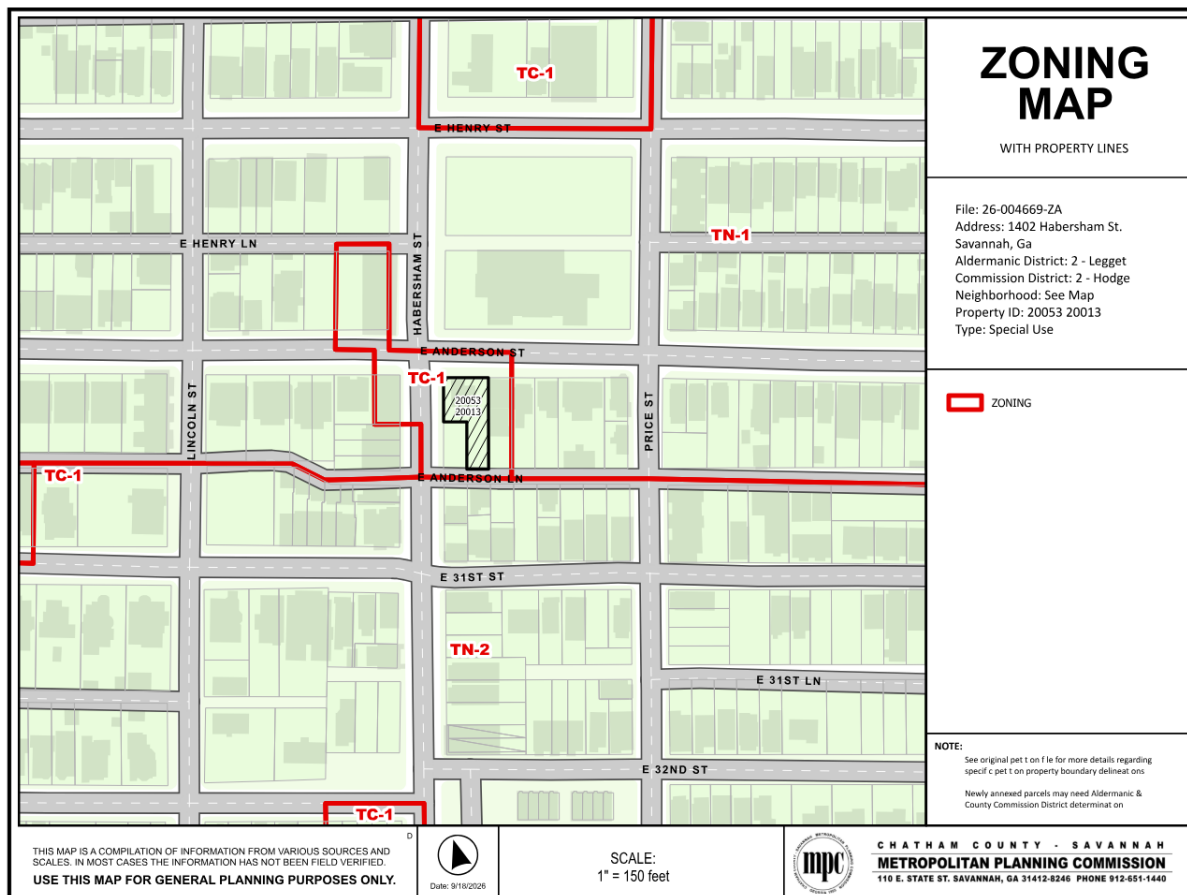


Public Notice

Mailed notice of the Planning Commission meeting was provided to all property owners within 300 feet of the subject property. Signs were posted on the subject property, and the required newspaper advertisement was published in accordance with applicable public notice requirements.

Existing Zoning & Development Pattern

LOCATION	LAND USE	EXISTING ZONING
North	commercial-oriented mixed-use development & traditional residential development	TC-1 & TN-1
South	traditional residential development & commercial-oriented mixed-use development	TN-2 & TC-1
East	traditional residential development & commercial-oriented mixed-use development	TN-1 & TC-1
West	traditional residential & commercial-oriented mixed-use development	TN-2, TC-1 & TC-2



Current Zoning Map for 1402 Habersham Street

CRITERIA FOR APPROVAL

The review authority may approve an SUP request per Section 3.10.8 based on 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 requested Special Use Permit is generally consistent with the intent of the Comprehensive Plan and the existing development pattern of the surrounding area. The subject property is currently developed with an established restaurant within the TC-1 zoning district. The proposed accessory sale of beer and wine would be subordinate to and operated in conjunction with the existing restaurant use and would not alter the principal use of the property.*

- 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 proposed accessory alcohol sales are subject to the applicable standards of Section 8.7.24 of the Zoning Ordinance. Based on the information submitted with the petition, the proposed sale of beer and wine would occur as an accessory component of the existing restaurant use. Compliance with all applicable use standards and licensing requirements shall be maintained as part of the operation of the 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 requested SUP is not anticipated to result in a substantial increase in the intensity of the existing restaurant use. The request is limited to accessory sales of beer and wine for on-premises consumption in conjunction with the operation of Bobbie's Diner during its regular business hours and occasional private dinners coordinated by SCAD. The accessory use does not propose an expansion of the existing building or a change in the principal restaurant use. Subject to continued compliance with the applicable Zoning Ordinance requirements and approved conditions, the proposed use is not anticipated to be detrimental to the public interest, health, safety, welfare, function, or appearance of the surrounding area.*

The limited hours of alcohol service further reduce the potential for impacts associated with noise or other activity during late evening hours.

- d. Whether the subject property is adequate in shape and size to accommodate the special use;

Staff Comment: *The subject property is approximately 0.14 acres and is currently developed and operating as a restaurant. The requested SUP does not involve an expansion of the existing building or site and would allow accessory beer and wine*

sales within the existing restaurant operation. Therefore, the subject property is adequate in shape and size to accommodate the proposed special use.

- 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: *The subject property is currently developed with an operating restaurant and is served by existing public infrastructure and services. The requested SUP does not propose an expansion of the existing building or a change in the principal use that would substantially alter the demand for public facilities or services. No adverse impacts to existing public facilities, roadway capacity, or site access are anticipated as a result of the proposed accessory beer and wine sales.*

- 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 subject property is located within the Victorian Historic District and contains the existing Bobbie's Diner structure. The requested SUP is limited to accessory beer and wine sales associated with the existing restaurant and does not propose physical alterations to the property as part of this request. Therefore, the proposed special use is not anticipated to result in the destruction, loss, or damage of any natural, cultural, scenic, or historic feature.*

ANALYSIS

The Petitioner is requesting approval of an SUP to allow accessory sales of beer and wine for on-premises consumption in association with the existing restaurant, Bobbie's Diner. The property is currently zoned TC-1, where the existing restaurant use is established and accessory alcohol sales require approval of a Special Use Permit.

The requested use would remain accessory and subordinate to the principal restaurant use and would not constitute a change in the principal use of the property. Based on the information provided by the Petitioner, beer and wine would be served in conjunction with the restaurant's regular operations and during occasional private dinners coordinated by SCAD. No distilled spirits are proposed as part of this request.

The surrounding area contains a mixture of Traditional Commercial and Traditional Neighborhood zoning districts, including TC-1, TC-2, TN-1, and TN-2. The introduction of accessory beer and wine sales within an existing restaurant is not anticipated to materially alter the established character or development pattern of the area.

Additionally, the request does not include an expansion of the existing building or other physical modifications associated with the proposed special use. Therefore, Staff finds that the existing site and public infrastructure are adequate to accommodate the requested use and that the proposed accessory alcohol sales are not anticipated to create substantial

adverse impacts related to traffic, noise, public services, or the surrounding neighborhood. Based on the submitted information and the applicable review criteria of Section 3.10.8, Staff finds that the requested SUP can be accommodated on the subject property, subject to compliance with the applicable requirements of the Zoning Ordinance and any conditions of approval.

MPC STAFF RECOMMENDATION

MPC Staff recommends **approval** with conditions of the requested Special Use Permit to allow accessory sales of beer and wine for on-premises consumption in association with the existing restaurant, Bobbie's Diner, located at 1402 Habersham Street, subject to the following conditions:

1. Accessory alcohol sales shall be limited to beer and wine for on-premises consumption in association with the principal restaurant use.
2. Beer and wine sales shall be permitted during Bobbie's Diner's regular business hours, Monday through Saturday from 7:30AM to 3:00PM, and during occasional private dinners coordinated by SCAD between 5:00PM and 10:00PM.
3. The sale and consumption of beer and wine shall remain accessory and subordinate to the principal restaurant use and shall comply with all applicable requirements of the City of Savannah Zoning Ordinance and alcohol licensing regulations.
4. Any substantial modification or expansion of the approved special use beyond the scope of this petition shall be subject to review and approval in accordance with the applicable provisions of the Zoning Ordinance.