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"

M E M O R A N D U M

DATE: **October 27, 2026**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **Special Use Permit**

PETITION REFERENCED:

Petitioner: Savannah College of Art & Design

Agent: DaVon McClure

Address: 1402 Habersham Street

Alderman District: 2 - Detric Leggett

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20053 20013

Petition File Number: 26-004669-ZA

MPC ACTION:

The Planning Commission 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. The Special Use Permit shall be non-transferable.
2. Accessory alcohol sales shall be limited to beer and wine for on-premises consumption in association with the principal restaurant use.
3. 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 private dinners coordinated and hosted by SCAD between 5:00PM and 10:00PM. Private dinners shall not extend beyond 10:00PM.
4. 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.
5. 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.

MPC STAFF RECOMMENDATION:
Same as above. The Planning Commission Approved MPC Staff Recommendation with the Conditions.

MEMBERS PRESENT: 11

Traci Amick
Travis Coles – Chairman
Laureen Boles
Michael Kaigler
Jeff Notrica
Dwayne Stephens
Tom Woiwode – Vice Chair
Jamal Barrow
Patricia Richardson
Stephen Plunk
Amanda Wilson

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (11-0)

APPROVAL Votes: 11	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Barrow Boles Coles Kaigler Notrica Plunk Richardson Stephens Wilson Woiwode		Ervin Melder Welch		

Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure
cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections

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

COUNCIL REPORT

File No.	26-004669-ZA
Date:	October 27, 2026
To:	The Mayor and Alderman for the City of Savannah
From:	The Planning Commission
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 7:30AM to 3:00PM, as well as during occasional private dinners coordinated and hosted by SCAD, between 5:00PM and 10:00PM. SCAD has confirmed that private dinners will not extend beyond 10:00PM.

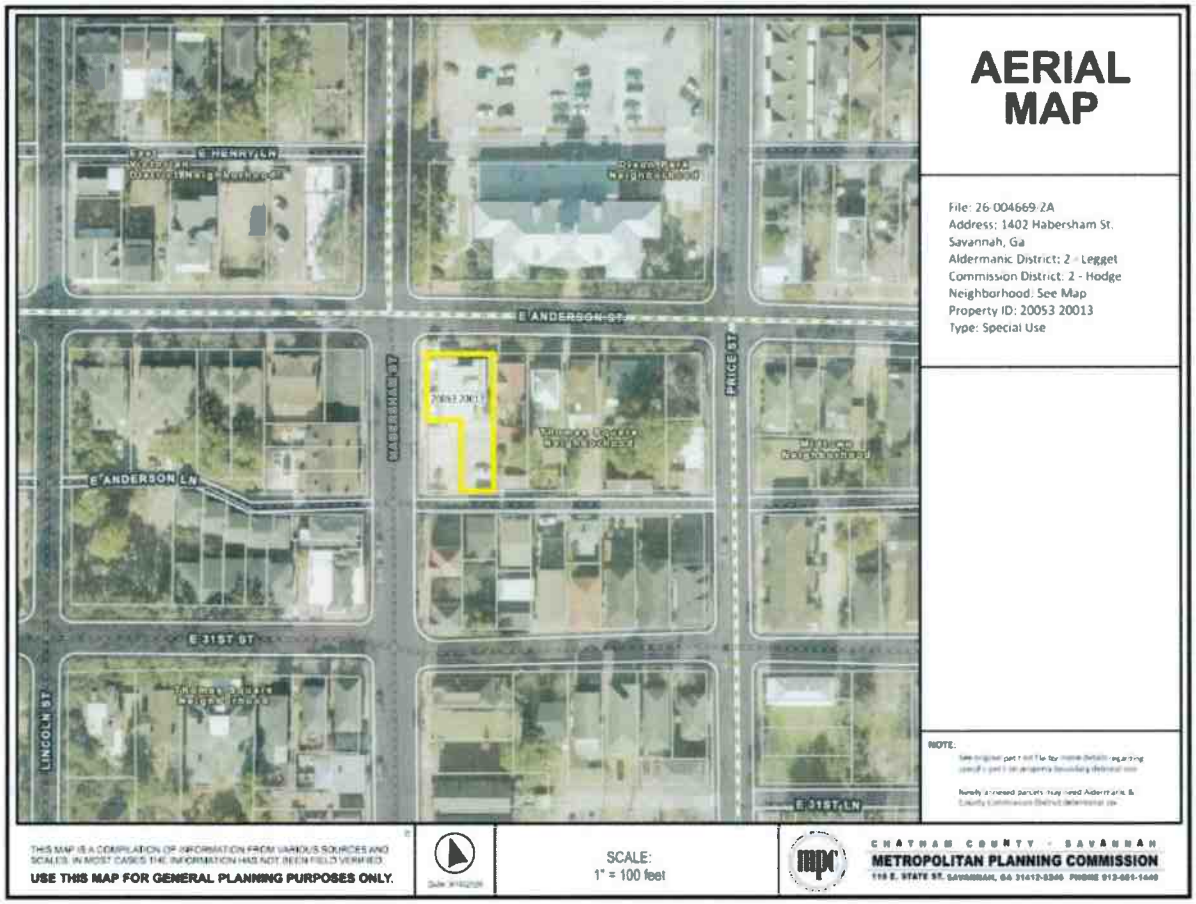
BACKGROUND & HISTORY

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.

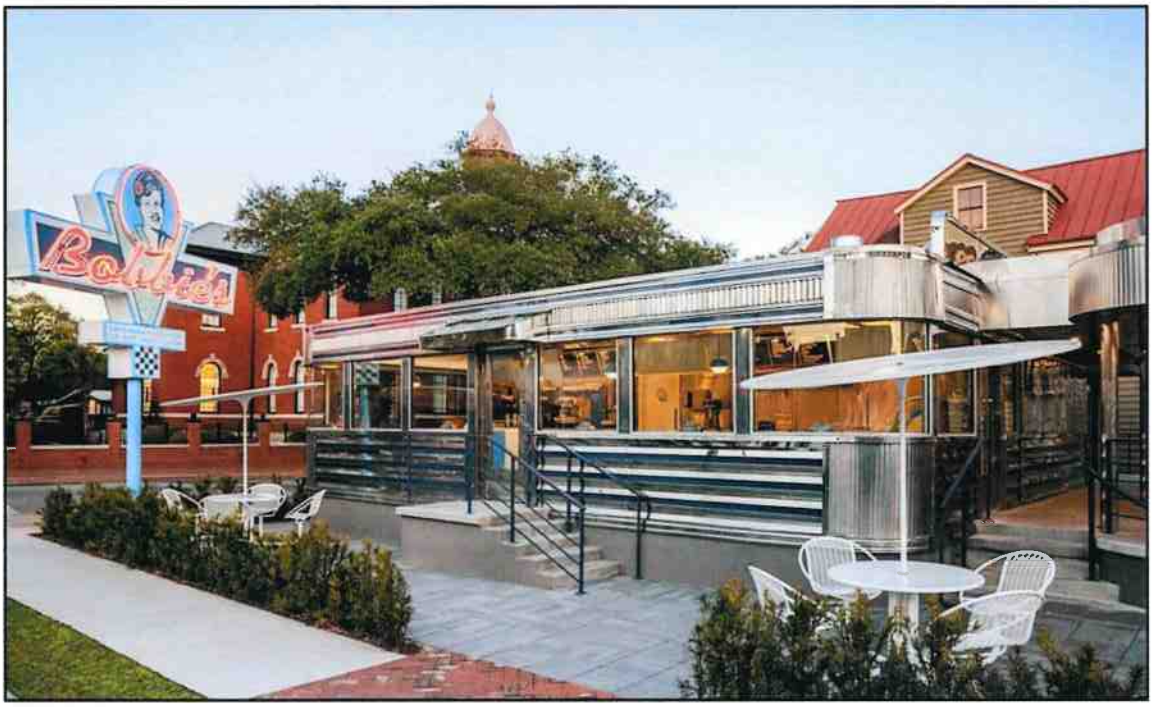
Bobbie's Diner currently operates as a restaurant offering breakfast and lunch and is open to the public Monday through Saturday from 7:30AM to 3:00PM. In October 2024, the property received a Certificate of Appropriateness (File No. 24-005304-COA) for amended exterior work associated with an addition. No other petitions associated with the subject property were identified at the time of completion of this report.

The petition was previously scheduled for consideration by the Planning Commission on October 6, 2026. During the meeting, the Commission requested clarification regarding proposed hours for private dinners coordinated by SCAD. The petition was continued to the October 27, 2026, meeting.

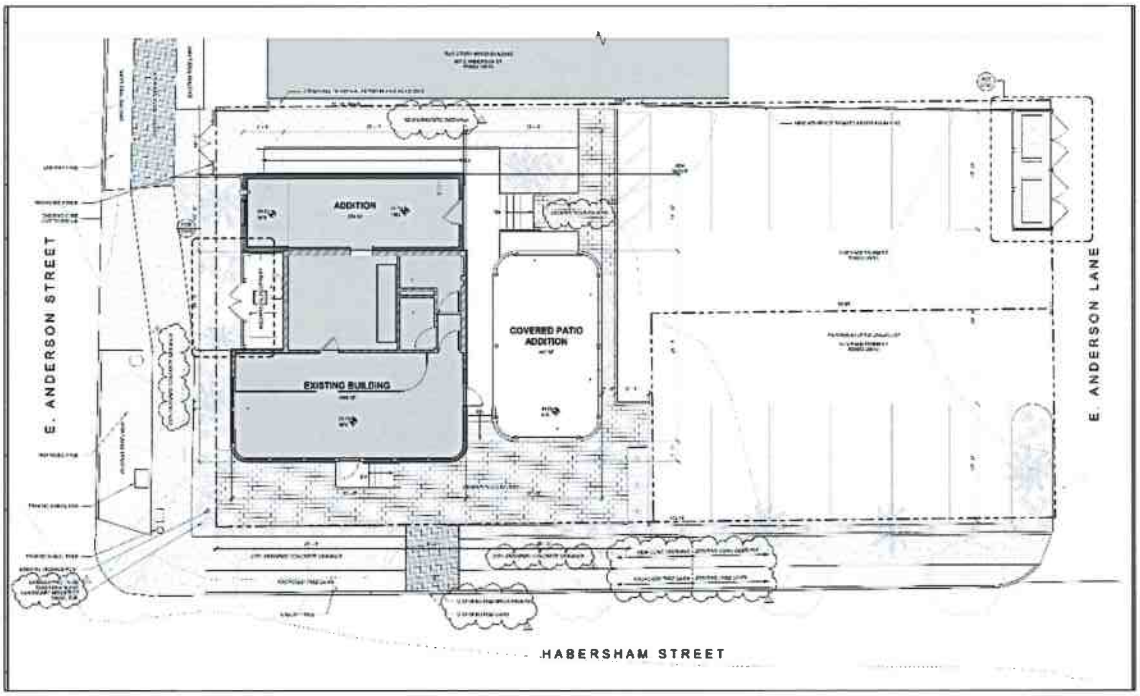
In correspondence dated October 14, 2026, SCAD confirmed that private dinners would be coordinated and hosted by SCAD between 5:00PM and 10:00PM and would not extend beyond 10:00PM.



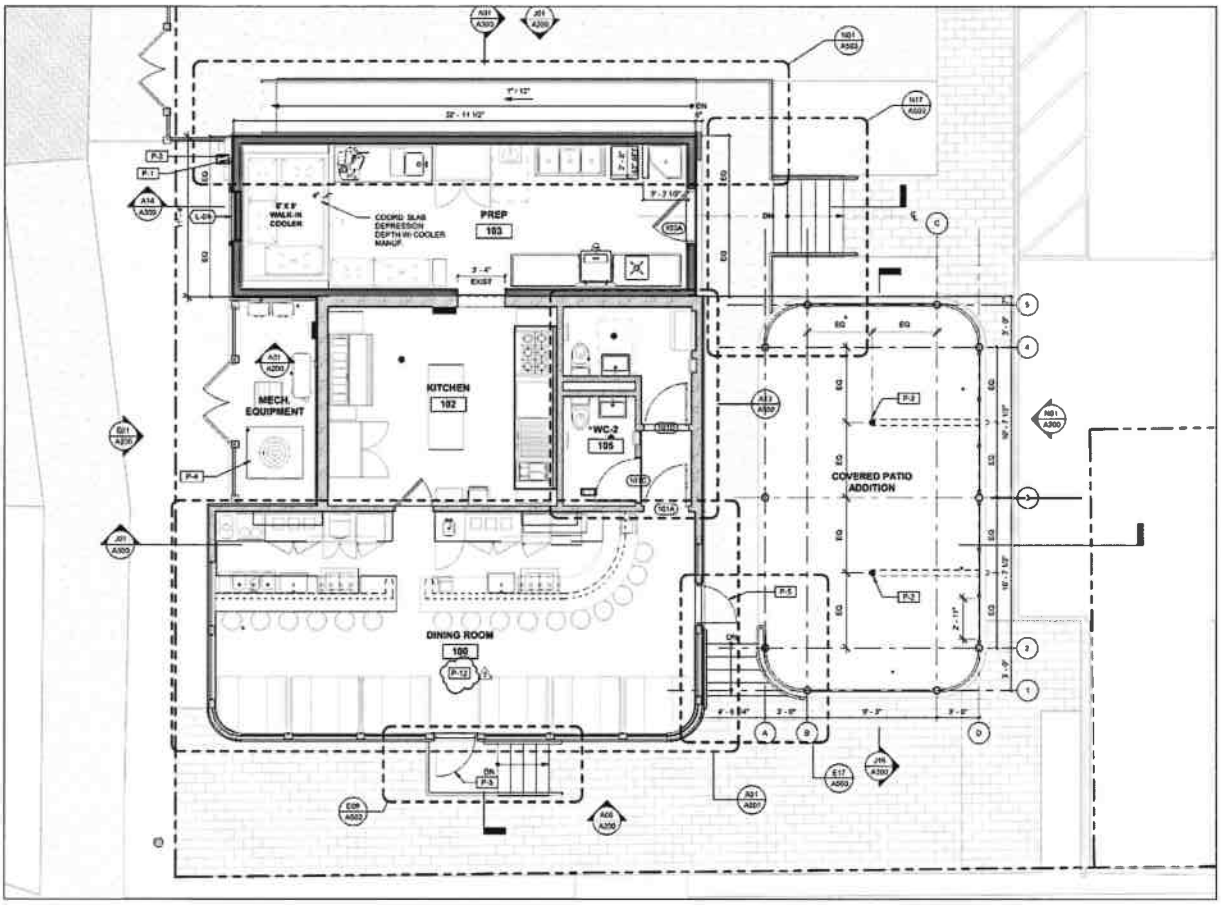
Current Aerial Map for 1402 Habersham Street



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



Site Plan for Bobbie's Diner located at 1402 Habersham Street



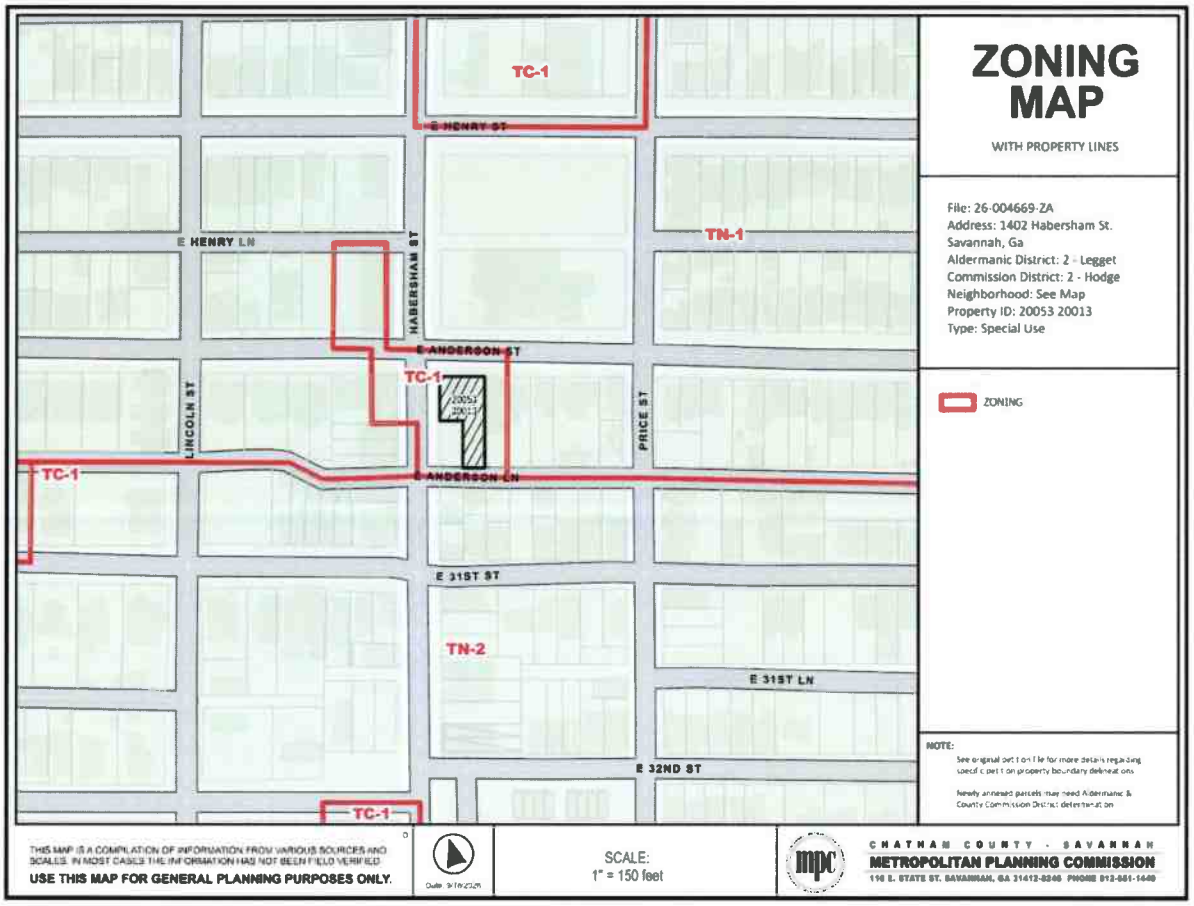
First Floor Plan for Bobbie's Diner located at 1402 Habersham Street

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 during the restaurant's regular business hours and occasional private dinners coordinated and hosted by SCAD. In response to concerns raised by the Planning Commission, SCAD confirmed that private dinners would occur between 5:00PM and 10:00PM and would not extend beyond 10:00PM. The established timeframe provides a defined limitation on evening operations and reduces the potential impacts associated with late night activity.*

Subject to compliance with applicable Zoning Ordinance requirements and conditions of approval, the proposed use is not anticipated to be detrimental to the surrounding area.

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. Beer and wine would be served in conjunction with the restaurant's regular operations and during occasional private dinners coordinated and hosted by SCAD. No distilled spirits are proposed as part of this request.

Following concerns raised by the Planning Commission regarding the proposed hours for private dinners, SCAD provided written confirmation that these events would take place between 5:00PM and 10:00PM and would not extend beyond 10:00PM. This clarification established a defined timeframe for evening operations and addresses the Commission's concerns regarding the previously proposed hours.

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.

The Planning Commission Recommendation

The Planning Commission 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.
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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.