



CHATHAM COUNTY - SAVANNAH

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: December 16, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Special Use Request

PETITION REFERENCED:

Agent: Thomas F. Bolton

Owner: Michael Condon with Vintage Home Builders LLC

Address: 2512 Habersham St

Alderman District: 2 – Detric Leggett

County Commission District: 2 – Malinda Scott Hodge

Property Identification Number: 20075 21007

Petition File Number: 25-005273-ZA

MPC ACTION:

The Planning Commission recommends approval of the requested Special Use to establish a hotel/motel with the following conditions:

1. The proposed use shall contain no more than 21 guest rooms.
2. The proposed use shall require 24/7 staffing.

MPC STAFF RECOMMENDATION:

MPC Staff recommends approval of the requested Special Use to establish a hotel/motel with the following conditions:

1. The proposed use shall contain no more than 21 guest rooms.

MEMBERS PRESENT: 11

Traci Amick
Laureen Boles
Travis Coles – Chairman
Karen Jarrett
Michael Kaigler
Jay Melder
Jeff Notrica
Stephen Plunk
Dwayne Stephens
Amanda Wilson
Tom Woiwode – Vice Chair

PLANNING COMMISSION VOTE: Approve Staff Recommendation with Condition. (8-3)

APPROVAL Votes: 8	DENIAL Votes: 3	ABSENT	Abstain	Recused
Amick	Jarrett	Ervin		
Boles	Melder	Ross		
Coles	Stephens	Welch		
Kaigler				
Notrica				
Plunk				
Wilson				
Woiwode				



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

To: City Council

From: Planning Commission

Date: December 16, 2025

Subject: Special Use Permit Request

Property Owner: Vintage Home Builders, LLC

Address: 2512 Habersham Street

Alderman: District 2 – Detric Leggett

County Commission: District 2 – Commissioner Malinda Scott Hodge

Property Identification Number(s): 20075 21007

Zoning District: TC-1 (Traditional Commercial)

Petition File No.: 25-005273-ZA

REQUEST:

The Petitioner requests approval of a Special Use Permit to establish a 'Hotel/motel, 16-74 rooms' in the TC-1 zoning district. Per the Zoning Ordinance, a 'Hotel, Motel' is a lodging establishment for transient guests with more than 15 guest rooms.

The subject property is within the Streetcar Local Historic District, which is proposed for inclusion in an expanded Hotel Development Overlay (Sec. 7.13) which, as proposed, would prohibit its establishment; however the present application was received prior to the provision's consideration or approval by City Council.

The Ordinance currently permits hotels up to 74 guest rooms by approval of a Special Use Permit.

BACKGROUND:

The subject property is located at 2514 Habersham Street within the Thomas Square neighborhood. The property is within the Streetcar Local Historic District, but not within the Thomas Square National Historic Listed District.

The subject property is 13,770 square feet (0.31 acres) in area and contains a 2-story structure built in 1930 classified as an 'office building.' The structure is not indicated as 'contributing' on the District Resource Map. The site presently contains paved parking with area potentially sufficient for an estimated 22 off-street spaces.

Permitting history for the property includes a building permit numbered 22-06664-BC which is indicated for renovation of the structure for proposed use as a hotel/motel. The permit was originally approved September 23, 2022.

- 1. Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting via the internet.

As of the writing of this report, the Applicant has agreed to attend a meeting of the Thomas Square Neighborhood Association on November 17, 2025 to address questions regarding the proposal.

- 2. Existing Development Pattern:**

The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Residence and Mixed-use building	TC-1
South	Multifamily Residential	TN-2
East	Habersham Dental (Medical Office)	TC-1
West	Residences (Single- and Multi-family)	TN-2

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.
- 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 proposal aligns with several aspects of the Comprehensive Plan, principally through the adaptive reuse of a historic structure. While the structure was not regarded as contributing during the last survey, having been constructed in 1930, it will likely be added to District's Resource Map in a future survey. Absent such a protection, however, it could be demolished and a new structure proposed for the site. Preservation and adaptation of existing structures is a key strategy promoted in the Plan, especially when linked to continued local economic vitality through heritage preservation and cultural tourism.*

The Streetcar District is prized for its historic character and pedestrian-oriented scale. At a proposed maximum of 21 rooms, the hotel is consistent with the scale of lodging establishment common to the District. Should the request be denied, the use would be permitted by-right with up to 15 guest rooms and classified as an 'Inn.'

- b) Whether specific use standards for the special use, if any, as provided in Article 8.5.3, Use Standards, can be achieved;

Staff Comment: *There are no specific use standards associated with the proposed use at this location. An 'Inn' (up to 15 guest rooms), which is a Limited Use in the present zoning district requires that such a use be located on a street classified as a collector or arterial. Habersham is classified as a 'collector' where it adjoins the subject property.*

- 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 approval of a Special Use Permit for this use is unlikely to be detrimental to the public interest, health, safety, welfare, function or appearance of adjacent uses or general vicinity by orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses. The development standards of the Ordinance are designed to ensure compatibility of the proposed use with its surroundings. The site and structure are fully developed and require only already permitted interior renovation and minor exterior improvements.*

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

Staff Comment: *The site and structure are fully developed and require only already permitted interior renovation and minor exterior improvements.*

- 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: *Adequate public facilities are available to support the proposed use.*

- 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: *There will be no loss, destruction, or damage to any site or structure of natural, cultural, scenic or historic importance. The project involves the preservation and restoration of a structure of historic character.*

POLICY ANALYSIS:

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a special use. In evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate.

The proposed used will be housed in the structure already existing on site and will not undergo significant site improvements as part of the establishment of the requested use. If properly regulated in accordance with all applicable development standards and ordinances, the proposed use is unlikely to have a negative impact on adjacent properties or to be detrimental to the character of the Streetcar Historic District.

RECOMMENDATION:

The Planning Commission recommends approval of the requested Special Use to establish a hotel/motel with the following conditions:

- 1) The proposed use shall contain no more than 21 guest rooms.
- 2) The proposed use shall require 24/7 staffing.