



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:** June 3, 2025  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Special Use Permit

**PETITION REFERENCED:**

**Owner:** Ingrid Lelos

**Agent:** John D. Northup III

**Address:** 508 E Broughton St

**Alderman District:** 2 – Detric Leggett

**County Commission District:** 2 – Malinda Scott Hodge

**Property Identification Number:** 20005 14007

**Petition File Number:** 25-001420-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

**MEMBERS PRESENT:** 12

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Joseph Ervin  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jeff Notrica  
Stephen Plunk  
Coren Ross  
Joseph Welch  
Amanda Wilson  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (11-1)

APPROVAL Votes: 11	DENIAL Votes: 1	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Welch Wilson Woiwode	Ross	Melder Stephens		



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

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*"Planning the Future, Respecting the Past"*

### **Council Report**

**To:** City Council  
**From:** Planning Commission  
**Date:** June 3, 2025  
**Subject:** Special Use Permit Request  
Property Owner: Siete Wines LLC.  
Agent: John D. Northup III  
Address: 508 East Broughton St  
Alderman: District 2 – Alderman Detric Leggett  
County Commission: District 2 – Malinda Scott Hodge  
Property Identification Number(s): 20005 14007  
Zoning District: D-N (Downtown Neighborhood)  
Petition File No.: 25-001420-ZA

**REQUEST:** The Petitioner requests approval of a Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish on-premises consumption of alcohol (wine requested) in association with a Wine Specialty Shop use in the D-N zoning district. The Special Use process includes review and recommendation by the Planning Commission with final consideration by Savannah City Council.

**BACKGROUND:** The subject property is a two-story building was built in 1898 and was used for residential uses according to the tax assessor. The current property owners purchased the property in March 2025 and is proposing to use the structure as a wine specialty shop and for sale of wine by the glass for on-premises consumption

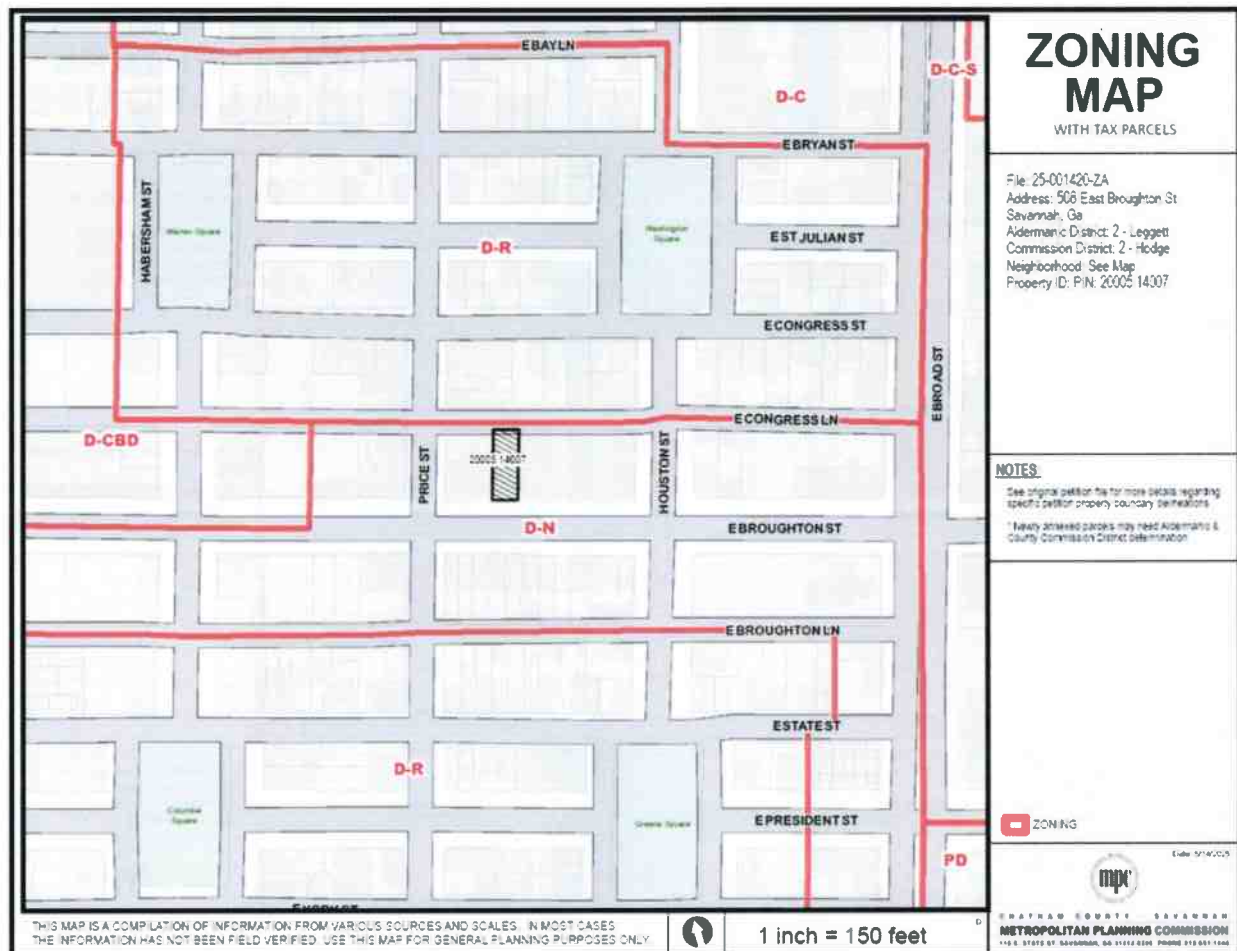


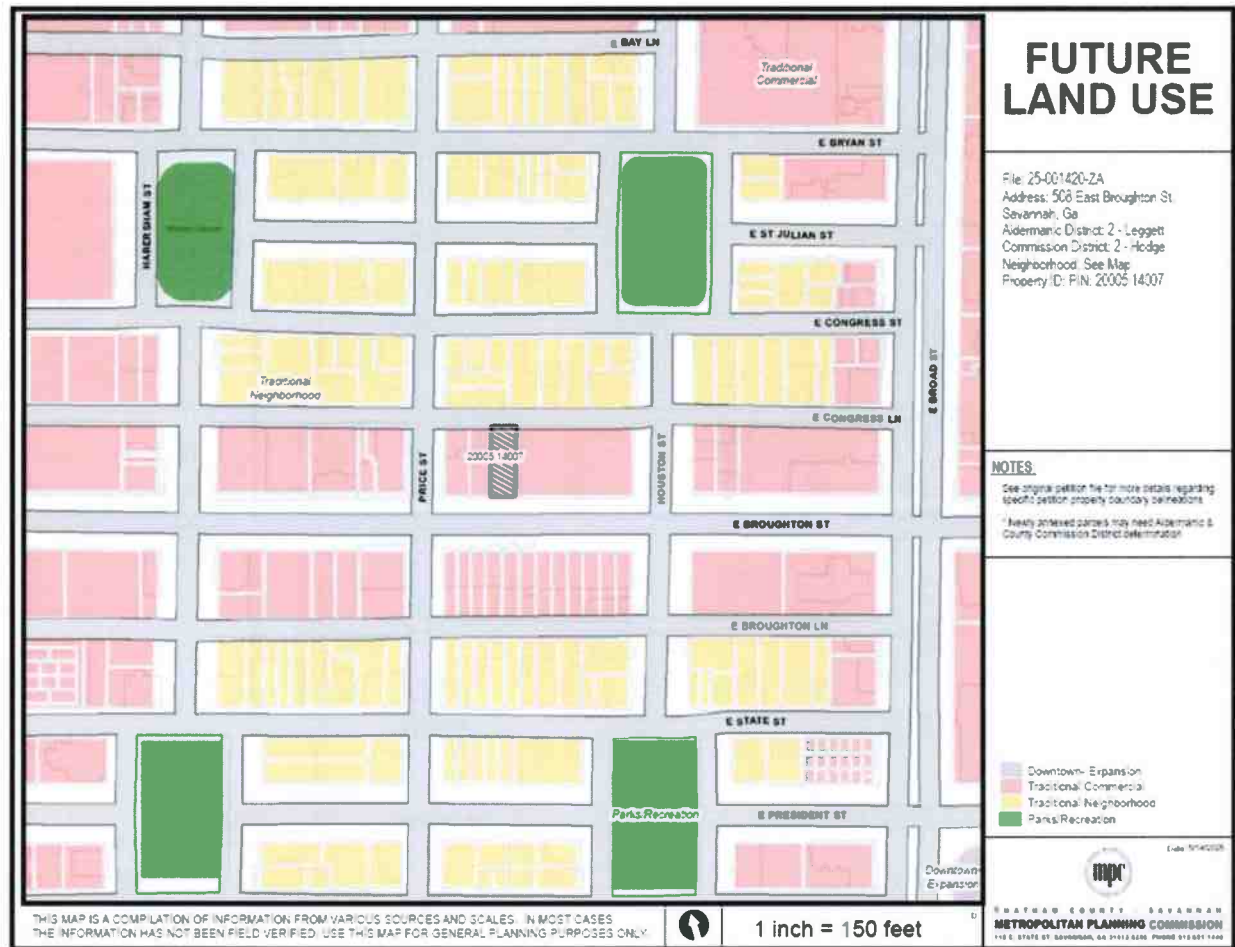
*508 East Broughton St.*

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.
2. **Existing Development Pattern:**

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

Location	Land Use	Existing Zoning
North	Traditional Neighborhood	D-R
South	Traditional Neighborhood	D-R
East	Traditional Commercial	D-N
West	Traditional Commercial	D-N





### 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 Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Traditional Commercial. These are 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 property is currently consistent because the existing FLUM designation is Traditional Commercial, which is compatible with the current zoning designation of Downtown Neighborhood.

Under the Traditional Commercial zoning designation, on-premise alcohol consumption requires a Special Use Permit, which is the subject of the applicant's current request.

- 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 specific standards for this special use have been met.

- 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:** Given the location of the property on East Broughton Street, which

is a commercial corridor, and the FLUM identifying the future land use of the Property as "Traditional Commercial," the proposed use is unlikely to be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity. Exterior modification of the property is not proposed in association with the use, and hours of operation are proposed to be consistent with the adjoining residential character.

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

**Staff Comment:** The site was initially constructed for residential use, although it may accommodate the proposed 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:** 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.

#### **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 site has previously been operated for residential use and may undergo site improvements as part of the re-establishment of the future use. If properly regulated, the proposed use is unlikely to have a negative impact on adjacent properties.



**ALTERNATIVES:**

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

**RECOMMENDATION:**

The Planning Commission recommends approval of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

