



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: 42/43 LLC

Agent: Robert McCorkle

Address: 9 West 43rd Street

Alderman District: 2 - Detric Leggett

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20074 24002

Petition File Number: 25-002527-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: 11

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

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

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

"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: 42/43 LLC.
Agent: Robert L. McCorkle III
Address: 9 West 43rd Street
Alderman: District 2 – Alderman Detric Leggett
County Commission: District 2 – Malinda Scott Hodge
Property Identification Number(s): 20074 24002
Zoning District: TC-1 (Traditional Commercial - 1)
Petition File No.: 25-002527-ZA

REQUEST: The Petitioner requests approval of a Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish accessory alcohol sales in association with a restaurant use in the TC-1 zoning district. The Special Use process includes review and recommendation by the Planning Commission with final consideration by Savannah City Council.

BACKGROUND: The existing two-story structure at 9 West 43rd Street in Savannah's thriving Starland District and Streetcar Local Historic District was originally constructed in or about 1920 as a residence. The subject property is 0.26 acres in area with a lot width of approximately 125 ft and depth of approximately 90 ft. The property was created from a recombination of two lots in 2017 (17-006816-SUBP) and now contains a small parking pad with 5 spaces including one handicapped accessible space.

In 2021, a Special Use Permit ([21-002668-ZA](#)) was approved to operate as a restaurant with alcohol sales, subject to specific conditions, including operating hours from 7:00 AM to 10:00 PM and a non-transferable permit.

The current Petitioner proposes to reopen the establishment as an Irish pub, offering food and beverage service. The proposed operating hours are Sunday through Thursday until 12:00 AM, and Friday through Saturday until 2:00 AM. To proceed with this plan, approval of a new special use permit is required to accommodate the extended hours and continued alcohol sales.

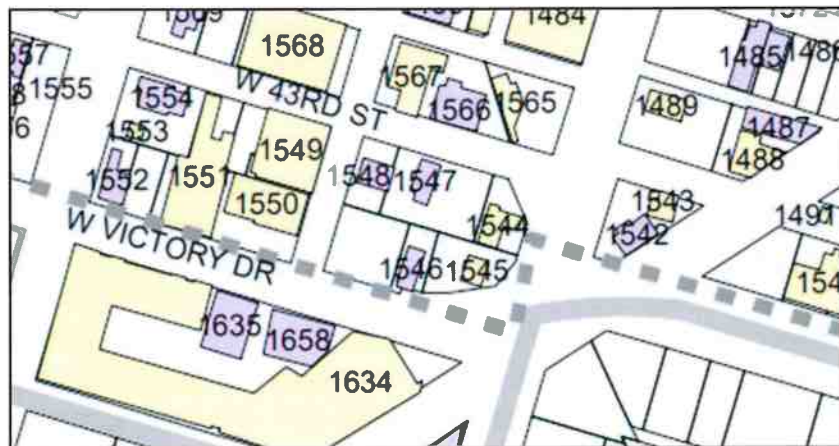


9 West 43rd Street

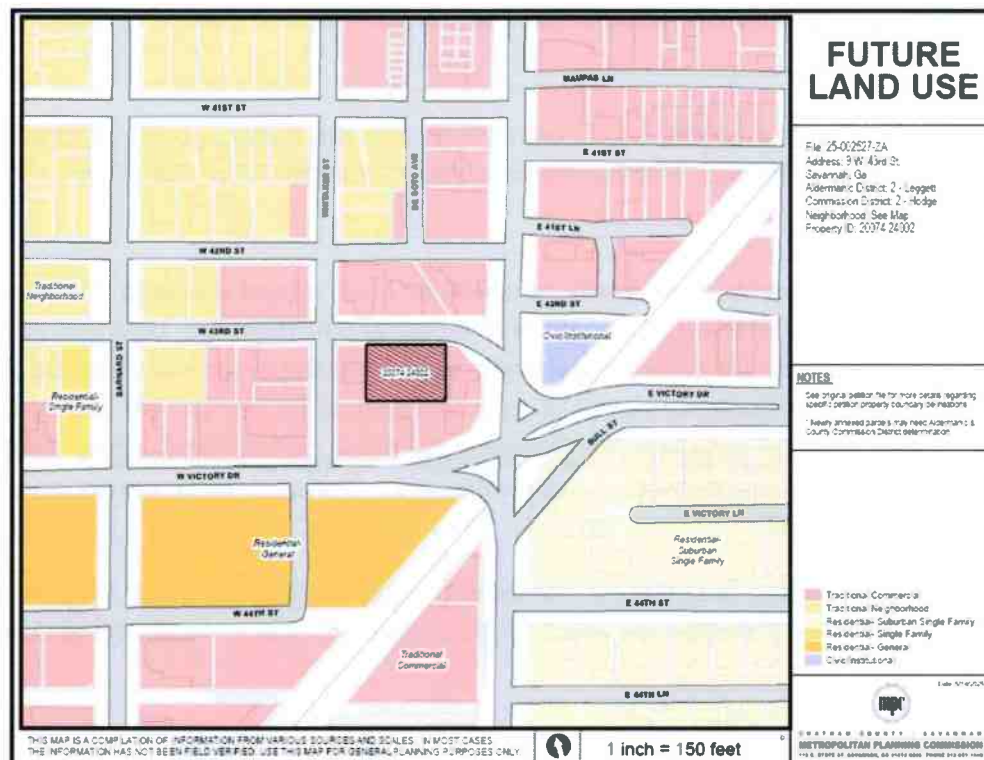
1. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting via the internet.
2.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

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

Location	Land Use	Existing Zoning
North	Traditional Commercial	TC-1
South	Traditional Commercial	TC-2 and PD-S
East	Traditional Commercial	TC-1 and TC-2
West	Traditional Commercial	TC-1



The subject property appears as 11 West 43rd on the Streetcar Historic District Resource Map ([#1547](#))



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 TC-1.

Under the Traditional Commercial zoning designation, on-premises alcohol consumption requires a Special Use Permit, which is the subject of the Petitioner’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: The current request does not appear to be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity. The subject property was previously given a Special Use Permit for the same use with a condition only on the operating hours to be limited to 7:00 AM to 10:00 PM.

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

Staff Comment: Currently, the site is fully developed for the intended use. While off-street parking is available on the same parcel, the site benefits from its location in a parking reduction area which requires no off-street parking for the first 3,000 square feet of a nonresidential 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 Petitioner 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 as no structural modifications are proposed to the contributing historic dwelling.

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 the proposed 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.