



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: AUGUST 27, 2019

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

East Broad Market Lofts PUD Amendment
File No. 19-004410-ZA
PIN(s): See Attached Document
Aldermanic District 2 – Durrence
County Commission District 2 - Holmes
1.6 acres – Entire PUD
Zoning – East Broad Market Lofts PUD
Giki, LLC - Owner
William Glass - Agent

MPC ACTION:

Approval of an alternative amendment to the East Broad Market Lofts PUD, as follows:

Section 8-3398 Permitted Uses

[...]

- (2) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; **microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals;** and veterinarian clinic (excluding dog runs).

MPC STAFF RECOMMENDATION:

Approval of an alternative amendment to the East Broad Market Lofts PUD, as follows:

Section 8-3398 Permitted Uses

[...]

(2) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; **microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals**; and veterinarian clinic (excluding dog runs).

MEMBERS PRESENT: 10 + Chairman

Joseph Ervin, Chairman
Ellis Cook
Karen Jarrett
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Linder Suthers
Joseph Welch
Tom Woiwode

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

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Ervin Cook Jarrett Manigault Milton Noha Parker Smith Suthers Woiwode Welch		Branch Coles Monahan

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

August 27, 2019 REGULAR MPC MEETING

Title

PUD AMENDMENT | East Broad Market Lofts PUD | Petition of Giki, LLC | 19-004410-ZA

Description

The petitioner is requesting to amend Section 8-3398 of the East Broad Market Lofts Planned Unit Development (PUD) to permit microbreweries as a permitted use within the Mixed-Use (MU) district.

Recommendation

Staff recommends approval of an alternative amendment to the East Broad Market Lofts PUD, as follows:

Section 8-3398 Permitted Uses

[...]

(2) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; **neighborhood and general retail; microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals**; and veterinarian clinic (excluding dog runs).

[...]

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B - Existing East Broad Market PUD.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report 19-004410-ZA - East Broad Market Lofts PUD - Text Amendment.pdf](#)



METROPOLITAN PLANNING COMMISSION

“Planning the Future - Respecting the Past”

M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: August 27th, 2019

SUBJECT: Text Amendment to the East Broad Market Lofts PUD (Article S)
City of Savannah Zoning Ordinance
Re: East Broad Market Lofts PUD - Microbreweries
Applicant: William Glass
File No. 19-004410-ZA

Matt Lonnerstater, AICP - MPC Project Planner

ISSUE:

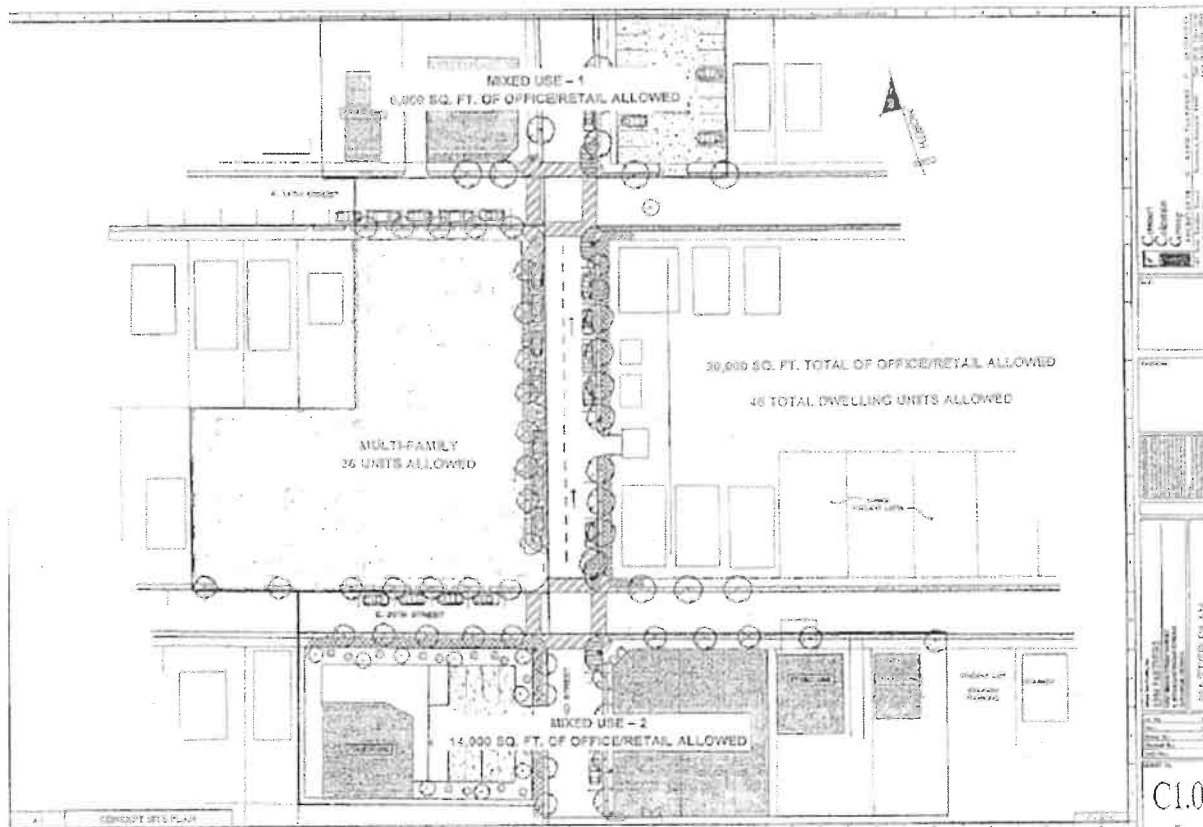
The petitioner is requesting to amend Section 8-3398 of the East Broad Market Lofts Planned Unit Development (PUD) to permit microbreweries as a permitted use within the Mixed-Use (MU) district.

BACKGROUND:

1. The East Broad Market Lofts PUD consists of nine separate parcels comprising approximately 1.60 acres. The parcels are located on East Broad St., E. 38th St. and E. 39th St; refer to **Exhibit A – Maps**. The subject site has been used for a variety of commercial and residential purposes throughout the years. Active uses include a social hall and a multi-family residential building.
2. The Mayor and Aldermen rezoned the subject site from B-N (Neighborhood Business) and R-4 (Four-Family Residential) to the East Broad Market Lofts PUD in 2010. The East Broad Market Lofts PUD standards are contained in Article S of the Zoning Ordinance.
3. Per the approved PUD language (**Exhibit B – Existing East Broad Market PUD**), *“the purpose of the East Broad Market Lofts PUD is to provide a process to permit a unique planned unit development which would otherwise not be allowed [...]”* The approved PUD language establishes permitted uses, development and design standards, and other criteria related to executing a coordinated and phased development.
4. The East Broad Market Lofts PUD establishes two use districts, MF (Multi-Family

Residential) and MU (Mixed-Use). These districts are illustrated on the Master Plan, depicted below:

East Broad Market Lofts PUD – Master Plan



5. Section 8-3398 of the PUD, *Permitted Uses*, lists the uses permitted in each of the districts, as follows:

MF – Multi-family residential (3 or more units).

MU – Upper story residential (ground floor residential is not allowed); artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; and veterinarian clinic (excluding dog runs).

6. Section 8-3399 of the PUD, *Prohibited Uses*, states, “uses not specifically mentioned shall be prohibited.”
7. The petitioner wishes to amend Section 8-3398 to allow the following use in the MU, Mixed-Use district by-right: “microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year.”

8. The proposed production limits stem from Georgia State Bill 85 (SB 85) which allows breweries to sell up to 3,000 barrels (31 gallons per barrel) at the site of production.
9. Per Section 8-3002, *Definitions*, of the Savannah Zoning Ordinance, a microbrewery is defined as, “*any brewery designed to accommodate the processing of fewer than 15,000 barrels of beer or ale within any consecutive 12-month period.*” Article S does not provide an alternate definition for microbreweries.

ALTERNATIVES:

1. Recommend approval of the request.
2. Recommend approval of an alternative.
3. Recommend denial of the request.

POLICY ANALYSIS:

The proposed amendment to the existing East Broad Market Lofts PUD (Article S) would permit microbreweries as a permitted use within the MU, Mixed-Use districts. While the proposed amendment would not change the general purpose or intent of the PUD, the petitioner is requesting that microbreweries be permitted by-right without additional special use review. The existing PUD language permits restaurants with alcohol sales as a special use subject to approval by the Zoning Board of Appeals. The MPC recommends that microbreweries be reviewed and approved under the same special use process as restaurants with alcohol sales. As such, MPC recommends that the proposed amendment be modified to state, “*microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals.*”

STAFF RECOMMENDATION:

Staff recommends approval of an alternative amendment to the East Broad Market Lofts PUD, Article S, as follows:

Section 8-3398 Permitted Uses

[...]

- (2) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; **microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals**; and veterinarian clinic (excluding dog runs).

[...]

MPC RECOMMENDATION:

The MPC recommends approval of an alternative amendment to the East Broad Market Lofts PUD, Article S, as follows:

Section 8-3398 Permitted Uses

[...]

- (3) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; **microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals**; and veterinarian clinic (excluding dog runs).

[...]