

Judee Jones

From: Chandler Crawford
Sent: Tuesday, November 30, 2021 11:12 AM
To: sbm
Subject: Notice of Alcohol Application - Arco

I would like to inform you of a proposed **EATING ESTABLISHMENT** in your neighborhood. **Arco @ 42 E. Bay St.** has applied for an Alcohol License. The City of Savannah understands the importance of a positive working relationship between businesses and the community they serve. For that reason, we encourage new business owners to meet with neighborhood leaders and residents to discuss expectations and the business's plan. As the Neighborhood Association President you are free to contact the business owner, **Loan Tran (912.604.5636)**, to facilitate that discussion.

If you do not see the need to meet with the applicant please respond to this email indicating no meeting is required.

The establishment will be going before the City Council tentatively scheduled for **December 21st, 2021.**

If there are any concerns, please contact City of Savannah at (912) 651-3685.

Best regards,

Chandler J. Crawford
Community Outreach Coordinator
912.658.4855 (Cell)
912.651.6520 ext. 1612 (Office)
ccrawford@savannahga.gov

SAVANNAH
Human Services





AGENDA ITEM TITLE: ALCOHOL LICENSE APPLICATION

Agenda Date:	12/21/21
Notification Date from Revenue:	10/21/21
Business Name:	Arco
Business Address:	42 E Bay St
Compliant:	No
Code Violations:	Protective Treatment 304.2
Code Case #	21-008191
Re-Inspection Date:	12/28/21

Photographs:



**CITY OF SAVANNAH
SAVANNAH DOWNTOWN HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF DECISION:

PETITIONER: J. ELDER STUDIO, Jerome Elder
30 West Broughton St
Savannah, GA 31401

FILE NO.: 21-004246-COA

ADDRESS: 42 EAST BAY STREET

PIN: 20004 10012

ZONING: D-W

STAFF REVIEWER: Monica Gann

DATE: August 6, 2021

NATURE OF REQUEST:

The applicant is requesting approval for repainting the exterior brick, and window, sidelites front door are to be repaired at property at 42 East Bay street also known as 42 East Upper Factor Walk. Currently exterior is white it is to be repainted white. Additionally, the first-floor window, the front door and sidelites are to be repaired and repainted the existing color black.

FINDINGS:

The historic structure was constructed in 1845 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Secretary of the Interior's Standards 2- Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Secretary of the Interior's Standards 7- Chemical or Physical Treatments. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The standards are met. The historic character of the property is to be retained and preserved.

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Ensure all work to be undertaken using the gentlest means possible, to avoid damage to any historic material.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The exterior façade is to be painted in-kind, white. The front door, sidelites, and first floor window are to be repaired in-kind and repainted in-kind, black, which is visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structures is visually related.

Savannah Downtown Historic District Design Standards. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Exterior walls.

Alterations to contributing resources.

Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

Ceramic based-coatings and sealers on wood siding shall not be permitted.

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Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

Entrances and Doors.

Alterations to contributing resources.

Doors shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same materials and configuration as the original.

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

Windows, Shutters, and Commercial Storefronts.

Windows.

Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

The boarding of windows and/or window openings shall not be permitted. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

The standards are met. The exterior façade is to be repainted in-kind with exiting color white, which is historically appropriate.

The front door and sidelites are to be repaired in-kind and repainted in-kind the existing color black. The material and configuration are not to change.

Also, the first-floor window is to be repaired in-kind and repainted in-kind with existing color black. The material and configuration are not to change.

Ensure when cleaning is undertaken shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted,

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DECISION:

Upon the provision of the City of Savannah Zoning Ordinance, Article 3.19.7, the Preservation Officer (MPC Executive Director designee) does hereby **approve** the exterior façade to be repainted in-kind, first floor window, front door and sidelites to be repaired in-kind and repainted in-kind, **with following condition**, because otherwise the work is visually compatible and meets the standards:

1. Ensure all work to be undertaken using the gentlest means possible as not to damage any historic material. Sandblasting and disc sanding is not permitted.

DocuSigned by:

Leah G. Michalak

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Leah G. Michalak

Director of Historic Preservation

August 6, 2021

Date

DocuSigned by:

Melanie Wilson

A4808DC42DFE42A...

Melanie Wilson, Executive Director

Chatham County-Savannah Metropolitan Planning Commission

August 6, 2021

Date

This decision will expire on August 6, 2023.

****Decisions of the Preservation Officer (Staff Decisions) may be appealed to the Historic District Board of Review at its next scheduled meeting.**

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, all plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Historic District Board of Review. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

MW: LGM: mg

CERTIFICATE OF APPROPRIATENESS

Historic District: Downtown Historic Distirct

File #: 21-004246 Approval Date: 08/4/2021

Address: 42 East Bay Street

Work Approved:

door and sidelites repair

repainting in-kind

Note: This should be posted in a conspicuous location next to the building permit & visible to the public. Remove this sign once the work has been completed.



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

www.thempc.com

110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246 PHONE 912-651-1440 FACSIMILE 912-651-1480

NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District ...
what are the next steps?

You may need a building permit.

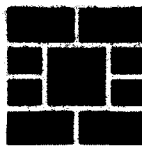
Contact the City of Savannah Development Services Department at 5515 Abercorn Street (912)-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit three sets of permit plans to the Historic Preservation Department of the MPC for a stamp. Two sets of plans will be returned to the applicant to include with the building permit application; the third set will be retained for MPC records.

You may also need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah Real Estate Services Department at 1375 Chatham Parkway (912)-651-6524 to determine if an encroachment permit is required.

Please contact the Historic Preservation Department at (912)-651-1440 or historic@thempc.org to schedule an appointment to review and stamp your plans.



MEMO

To: Judee Jones, Revenue Administrator
From: Candra Teshome, Senior Planner
Date: December 1, 2021
Re: Zoning Review of Alcoholic Beverage License Request 21-006427-ABL

In reference to the application of **Loan Tran, T/A Arco**, requesting an alcoholic beverage license at **42 E Bay St**, I have determined that the **Proposed Use, Restaurant with Retail consumption dealer (on premise consumption of alcohol)**, within the current **D-X Zoning District**:

- ☒ **Is Permitted by Right:** The principal use classification *Restaurant* is permitted by right in the zoning district.
- ☐ Is Not Permitted.
- ☐ Requires a Special Use Permit from The Mayor and Aldermen.
- ☐ Is Permitted as a Nonconforming Use.
- ☒ **Is Permitted as a Limited Use with Standard(s):** Per Article 5 Sec. 5.4 Principal Use Table, the accessory use classification *Retail consumption dealer (on premise consumption of alcohol)* is permitted as a limited use with standards in the D-W zoning district. Per Article 8 Sec. 8.7.24(b)(i), accessory alcohol sales by the drink in association with a restaurant is permitted by right in the D-W zoning district, except where prohibited by Section 7.14, Alcohol Density Overlay District. The parcel is not within the boundaries of an Alcohol Density Overlay District.

Additionally, I have determined that the **Proposed Use**:

- ☐ Is an Existing use/occupancy, but new ownership, management or request.
- ☒ **Is a new use/occupancy.**


Additionally, I have determined that the **Location**:

- ☐ Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License.
- ☒ **Does not have a recent Business Location Approval.**



SAVANNAH POLICE

To Serve, Protect and Build Trust

SavannahPD.org 

TO: Joseph A. Medler, City Manager

THRU: Ben Herron, Major
David Gay, Captain *DB*
Andre Jackson, Lieutenant *AJ*

FROM: Brandon Thomas, ABC Sergeant *BT*

DATE: November 1, 2021

SUBJECT: Arco / 42 East Bay Street

The purpose of this memorandum is to submit recommendations effective 11/01/2021. The following information concerns the original Alcohol Beverage License application for **Ms. Loan Tran**. Pertinent records of the Georgia Crime Information Center and local agencies have been searched as of this date with the following results:

SAVANNAH POLICE DEPARTMENT DISPOSITION

No Record

GEORGIA CRIME INFORMATION CENTER DISPOSITION

No Record

Warrants

None

The petitioner is requesting **Class C (Retail Dealer, On-premises Consumption: Distilled Spirits, Malt Beverage and Wine) and Sunday Sales** at 42 East Bay Street, T/A "Arco"

Ms. Loan Tran's criminal history is on file. There are no disqualifying criminal records. The Savannah Police Department's recommendation for **approval** is solely based on the applicants' criminal history and has no reason for recommending denial of this petition.



Major Ben Herron, Chief of Police Designee
Savannah Police Department



SAVANNAH POLICE

To Serve, Protect, and to Build Trust

SavannahPD.org



TO: Theresa Harrison, Director
THRU: David Gay, Captain
Andre Jackson, ABC Unit Lieutenant
FROM: Brandon Thomas, Sergeant
DATE: November 11th, 2021
SUBJECT: Arco Restaurant/ 42 E Bay Street

The purpose of this memorandum is to submit recommendations effective 11/11/21. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Loan Tran**. A security plan has been submitted by the applicant and reviewed by the Savannah Police Department.

The security plan was examined to ensure it properly addressed all mentioned concerns in the City of Savannah's Alcohol Beverage Ordinance, Section 6-1206, Subsection D, Paragraph 4, Items A-I (as applicable).

In reference to the petition for **Loan Tran** requesting **Class C Retail Dealer On Premises Consumption (Distilled Spirits, Malt Beverage and Wine) permit** at 42 E Bay Street, T/A "Arco Restaurant", I submit the following:

Loan Tran's security plan has been reviewed. It should be noted the security plan addresses all applicable concerns set forth by the governing sections of the City of Savannah's Alcohol Ordinance. The Savannah Police Department has no reason(s) for recommending denial of this security plan.

A handwritten signature in blue ink, appearing to read "B. A. Thomas II", written over a horizontal line.

Brandon Thomas, ABC Unit Sergeant

Savannah Police Department

****PUBLIC NOTICE****

**OFFICE OF THE CLERK OF COUNCIL
ALCOHOL BEVERAGE LICENSE HEARING
PUBLIC HEARING NOTICE**

Loan Tran for Arco Savannah t/a Arco is requesting a Class C (Liquor, Beer, Wine)(By the Drink) Alcohol License with Sunday Sales at 42 E. Bay St. The establishment is located between Upper Factors Walk and River Street Access in Aldermanic District 2. The applicant plans to operate a full-service restaurant. (New Owner/New Location). The applicant will be heard at the meeting of City Council at 2:00 p.m., Tuesday, December 21, 2021, in Council Chambers, second floor of City Hall.

Anyone objecting to the issuance of this license may appear at that time and be heard.

City of Savannah
Mark Massey
Clerk of Council

**SAVANNAH MORNING NEWS
SPECIAL NOTICE COLUMN**

Please insert the above notice in the SPECIAL NOTICE column of the Savannah Morning News: Wednesday, December 15, 2021.

Please let the City's Purchasing Department have two copies of the affidavit of publication.

OFFICE OF THE CLERK OF COUNCIL

Legal notice emailed to Purchasing to be forwarded to Savannah Morning News:
Tuesday, December 14, 2021.