



C H A T H A M C O U N T Y - S A V A N N A H

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# METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

**DATE:** NOVEMBER 21, 2017

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Zoning Text Amendment**

**Metropolitan Planning Commission Staff, Petitioner**

**File No. 17-006721-ZA**

**Reference File No. 17-006172-ZA**

**MPC ACTION:**

**Approval** of a zoning text amendment to allow a Craft Distillery (Use 93) as a permitted use in the B-C and B-B zoning districts.

**MPC STAFF RECOMMENDATION:**

**Approval** of a zoning text amendment to allow a Craft Distillery (Use 93) as a permitted use in the B-C and B-B zoning districts.

**MEMBERS PRESENT:** 8 + Chairman

James Overton, Chairman  
Shedrick Coleman  
Travis Coles  
Ellis Cook  
Karen Jarrett  
Lacy Manigault  
Tanya Milton

Linder Suthers  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (9-0)

<b>APPROVAL Votes: 9</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
Overton Cook Coleman Coles Jarrett Manigault Milton Suthers Woiwode		Ervin Hernandez Mackey Smith Welch

Respectfully submitted,



Melony West  
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council  
Brooks Stillwell, City Attorney  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections

G.P.



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*

**TO:**            **The Planning Commission**

**FROM:**        **MPC Staff**

**DATE:**        **November 21, 2017**

**SUBJECT:**    **Zoning Text Amendment**  
**Metropolitan Planning Commission Staff, Petitioner**  
**File No. 17-006721-ZA**  
**Reference File No. 17-006172-ZA**

**Gary Plumbley, MPC Project Planner**

**ISSUE:**

A request to create a zoning text amendment for Article B Section 3025(b) B&I. The purpose of the proposed text amendment is to allow a Craft Distillery (Use 93) as a permitted use in B-C (Community Business) and B-B (Bayfront Business) zoning districts.

**BACKGROUND:**

1. Use 93 – Craft Distillery was created on June 11, 2015 in conjunction with a zoning text amendment. A Craft Distillery is a facility that produces by distillation not more than 40,000 gallons of spirits per year for consumption off site, and the sale and distribution of which are regulated by federal, state and local laws. The petitioner requested that a Craft Distillery be permitted as a matter of right in Section 8-3025(b) (B&I Use Schedule), in district BC-1 (Downtown Commercial), BG (General Business), I-L (Light Industrial) and I-H (Heavy Industrial). In addition, Use 93 in B-C-1 and B-G zoning districts were subject to the following conditions:
  - (a) No offensive odors shall be emitted beyond the walls of the building occupied by such a use.
  - (b) Except for the residence of the owner or a caretaker's quarters, the use shall not be established within 150 feet of a conforming residential dwelling unit.

**FACTS AND FINDINGS:**

1. A petition for a zoning map amendment to rezone the property located at 234 Martin Luther King, Jr. Boulevard was heard by the Metropolitan Planning Commission on November 21, 2017. The purpose of the requested zoning map amendment was to rezone the subject site from a B-C classification to a B-C-1 classification, in order to develop the site as a mixed use commercial development consisting of a restaurant which serves alcoholic

beverages (use 48), a museum (use 19), specialty shops (use 36a), a package shop (use 48c), and a craft distillery (use 93). With the exception of a craft distillery (use 93), the other four proposed uses were permitted in the current B-C zoning district.

2. When Use 93 was created in 2015, there was no reason given why the proposed use was not included as a permitted use in the B-C zoning district. However, because a Craft Distillery is not more intensive than many of the uses permitted in a B-C zoning district, including cocktail lounges and taverns, there is no reason a Craft Distillery should not be a permitted use in the B-C zoning district, in addition to the other commercial districts which permits a Craft Distillery.
3. The requested zoning map amendment to rezone the subject site from a B-C classification to a B-C-1 classification was recommended for denial by the MPC staff and the Metropolitan Planning Commission. The primary reason for recommending denial was based on the fact that the B-C-1 zoning district is exempt from the off-street parking requirement. As an alternative to the zoning map amendment, both staff and MPC recommended approval of a zoning text amendment to allow a craft distillery (use 93) as a permitted use in both the B-C and B-B (Bayfront Business) zoning districts, subject to the same conditions as required in the B-G and B-C-1 zoning districts.

**RECOMMENDATION**

The MPC staff recommends **Approval** of a zoning text amendment to allow a Craft Distillery (Use 93) as a permitted use in the B-C and B-B zoning districts.

**ENACT**

**I. USE**

Use 93 – Craft Distillery - Article B. (Zoning Districts); Sec. 8-3025(b), Business and Industrial Use Schedule

<i>List of Uses</i>	<i>R-B</i>	<i>RB-1</i>	<i>B-H</i>	<i>B-N</i>	<i>BN-1</i>	<i>B-C</i>	<i>BC-1</i>	<i>B-G</i>	<i>BG-1</i>	<i>BG-2</i>	<i>B-B</i>	<i>I-L</i>	<i>IL-B</i>	<i>I-H</i>	<i>P-IL-T</i>	<i>R-B-C</i>	<i>RB-C-1</i>	<i>O-I</i>
(93) Craft Distillery Provided that within the BC-1, B-B, B-C and B-G districts, the following conditions shall apply:	"	"	"	"	"	X	X	X	"	"	X	X	"	X	"	"	"	"
a. No offensive odors shall be emitted beyond the walls of the building occupied by such use.																		
b. Except for the residence of the owner or a caretaker's quarters, the use shall not be established within 150 feet of a conforming residential dwelling unit.																		

Proposed changes are highlighted in yellow.



## Chatham County - Savannah Metropolitan Planning Commission

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### November 21, 2017 Regular MPC Meeting

#### **Title**

D1 - Zoning Map Amendment | 234 Martin Luther King, Jr. Blvd. | Existing B-C Zoning District | Proposed B-C-1 Zoning District | File Number 17-006172-ZA

#### **Description**

Historic Tours of Savannah, Inc. (Dana Ste Claire; Ed Swift), Petitioner  
Harold Yellin, attorney, Agent  
Old Town Trolley Tours Savannah/ Historic Tours of Savannah, Inc., Owner  
234 Martin Luther King, Jr. Boulevard  
PIN: 2-0031-10-001, 005, & 006  
Lot Size: 0.5 acres  
Aldermanic District: 2 – Bill Durrence  
County Commission District: 3 – Bobby Lockett  
File No. 17-006172-ZA  
MPC Project Planner - Gary Plumbley

The petitioner is requesting approval of a zoning map amendment to rezone 234 Martin Luther King, Jr. Boulevard from a B-C (Community Business) classification to a BC-1 (Central Business) classification. The petitioner has stated the purpose of the requested rezoning is to develop the site as a mixed use commercial development consisting of a craft distillery (use 93), a restaurant which serves alcoholic beverages (use 48), a museum (use 19), specialty shops (use 36a), and a package shop (use 48c).

#### **Recommendation**

MPC staff recommends **Denial** of the petitioner's request to rezone the subject site from a B-C zoning classification to a BC-1 zoning classification, based on findings identified in the staff report. Staff further recommends **Approval** of a text amendment that would allow a Craft Distillery (Use 93) as a permitted use in the B-C and other specific commercial zoning districts.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [MAPS.pdf](#)

📎 [11-21-17 Staff Report-17-006172-ZA.pdf](#)