



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** October 18, 2022  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Josh Yellin, Agent for Romy Coleman, Livco Furnishings, LLC

**Owner:** Adam Purser, Agent for 1512 Bull Apartments, LLC

**Aldermanic District:** - 2, Detric Leggett

**County Commission District:** - 2, Larry Rivers

**Current Zoning District:** Traditional-Commercial-1 (TC-1)

**Future Land Use (FLU) Category:** Civic/Institutional

**File No.** 22-004422-ZA

**Location:** 1504 and 1506 Bull Street

**PIN(s):** 2053 23013     **Acreage:** .95

**MPC ACTION:**

**Approval** of the request with the following conditions applied to the Special Use Permit: (1) The Special Use permit shall be nontransferable; and (2) The operational hours would be:

- Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
- Thursday through Saturday from 8:00 a.m. till 1:00 a.m.
- Sunday, the operational hours would be from 10:00 a.m. till 10:00 p.m.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request with the following conditions applied to the Special Use Permit: (1) The Special Use permit shall be nontransferable; and (2) The operational hours would be:

- Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
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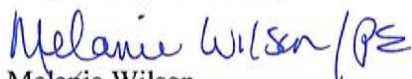
**MEMBERS PRESENT:** 8 + Chairman

Dwayne Stephens, Chairman  
Laureen Boles  
Travis Coles  
Tom Woiwode  
Jay Melder  
Michael Kaigler  
Karen Jarrett  
Jeff Notrica  
Wayne Noha

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

| <b>APPROVAL</b><br>Votes: 9  | <b>DENIAL</b><br>Votes: 0 | <b>ABSENT</b>                                   |
|--|---------------------------|---|
| Boles<br>Coles<br>Jarrett<br>Kaigler<br>Woiwode<br>Melder<br>Noha<br>Notrica<br>Stephens |                           | Watkins<br>Welch<br>Epstein<br>Ervin<br>Coleman |

Respectfully submitted,



Melanie Wilson  
Executive Director

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Zarina Davis, Department of Inspections  
Bridget Lidy, Department of Inspections  
Candra Teshome, Department of Inspections





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 Metropolitan Planning Commission

**From:** MPC Staff

**Date:** October 18, 2022

**Subject:** Special Use Request – an accessory alcohol sale by the drink within two restaurants

**Petitioner:** Josh Yellin, Agent for Romy Colman, Livco Furnishings, LLC

**Property Owner:** Adam Purser, 1512 Bull Apartments, LLC

**Address:** 1504 & 1506 Bull Street

**Alderman:** District - 2 – Commissioner Larry Rivers

**County Commission:** District - 2 – Alderman Detric Leggett

**Property Identification Number:** 20053 23013

**Petition File No.:** 22-004422-ZA

**Melissa Leto, MPC Project Planner**

**Request:**

The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an accessory alcohol sale by the drink within two restaurants. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

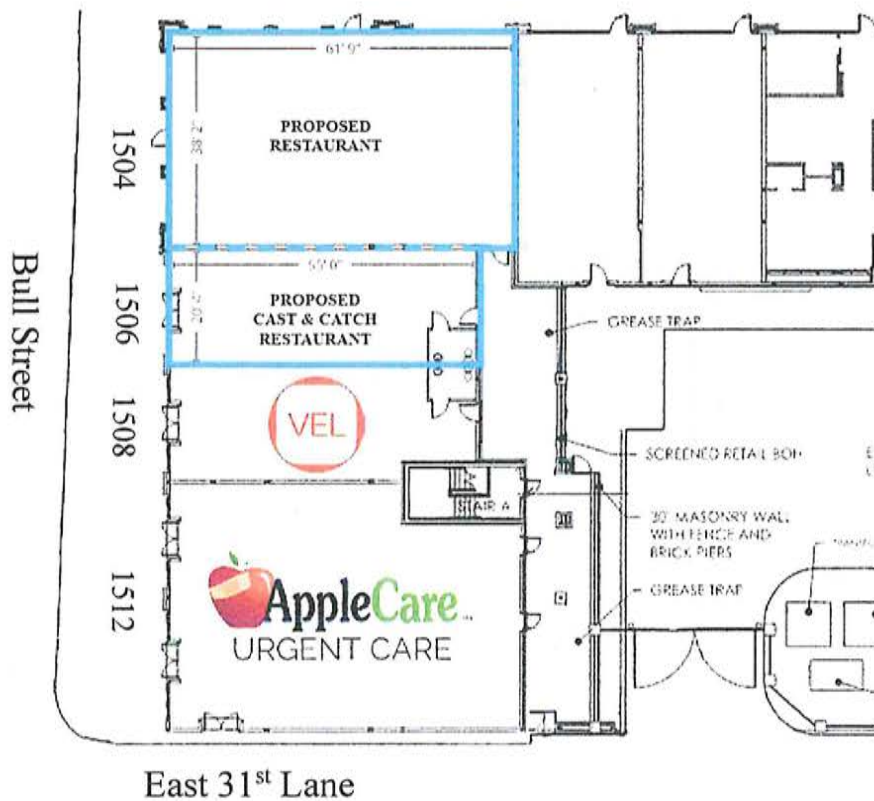
**Background:**

The subject property is located within The Matadora at 1512 Bull Street, a mixed-use multi-family building. The building includes commercial suites located on the first floor and residential apartments located within the upper levels. The proposed restaurants are in two commercial suites facing Bull Street with addresses 1504 & 1506 Bull Street. The subject parcel is a corner lot east of Bull Street and south of East 31<sup>st</sup> Street. The two suites proposed for the two restaurants connect internally through a shared kitchen, where the chef and staff will cook for each of the establishments.

The parcel is located within the TC-1 (Traditional – Commercial - 1) zoning district, the Streetcar Historic District, and the Thomas Square Neighborhood.

The establishments that are currently utilizing the first-floor commercial suites are the following:

- Memorial Health | Apple Care Urgent Care – 1512 Bull Street
- VEL – A Premium Work Café’ – 1508 Bull Street
- Proposed subject Cast & Catch restaurant - 1506 Bull Street
- Proposed subject restaurant – 1504 Bull Street

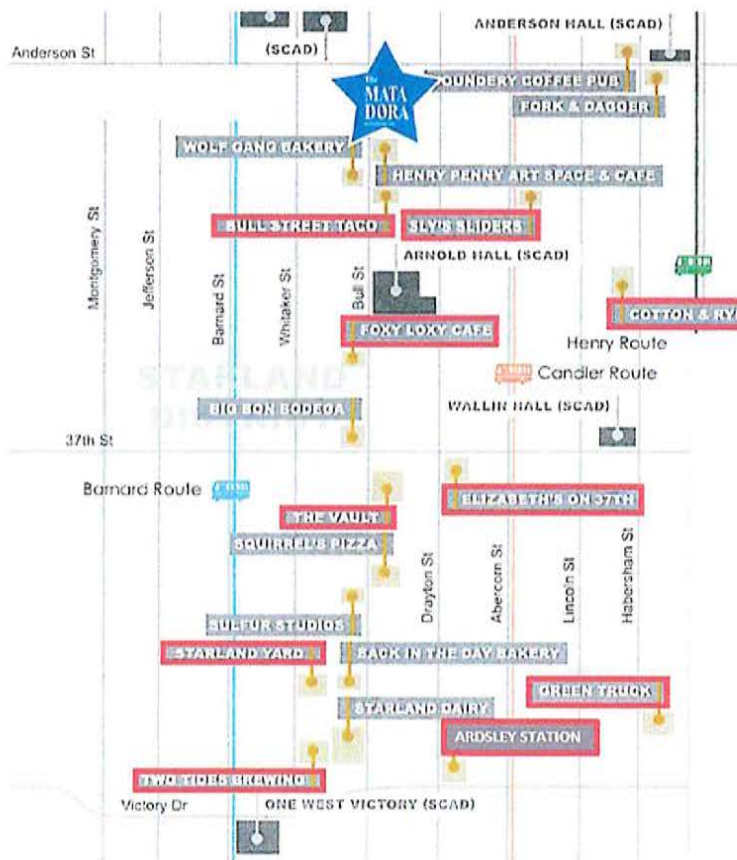


1. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet.

**2. Existing Development Pattern:**

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

| <u>Location</u> | <u>Land Use</u>                                    | <u>Designation</u> |
|-----------------|--|--------------------|
| North           | Bull Street Baptist Church & parking lot           | TC-1               |
| East            | St. Paul's Evangelical Lutheran Church parking lot | TC-1               |
| South           | Retail, Restaurant uses & a parking lot            | TC-1               |
| West            | Residential uses                                   | TN-2               |



*Establishments with accessory alcohol sale by the drink*

*The Streetcar Historic District's development pattern includes many establishments that do not offer off-street parking. The Streetcar District is subject to the parking reduction in Article 9 Sec. 9.3.7 (d) whereas, the property shall not be required to provide vehicle parking spaces for the first 3,000 square feet of non-residential uses. This District is also located in an area of the City that provides for walkability and on-street parking.*

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 designates the subject property as Civic/Institutional. However, staff is in the process of revising the existing Future Land Use Map and the designations. Staff has identified this property in the future would become Residential General. This classification would be more appropriate for the mixed-use, multi-family use.

The Special Use request is for an existing mixed-use, multi-family building, The Matadora, located at 1512 Bull Street. The two suites located within the first level have addresses, 1504 & 1506 Bull Street, and are the proposed units that will have two restaurants connected through a shared kitchen.

The applicant is requesting an accessory alcohol sale by the drink within the two restaurants. The applicant proposes to offer wine, beer, and spirits options with a prepared food menu.

The proposed operational hours would be:

- Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
- Thursday through Saturday from 8:00 a.m. till 1:00 a.m.
- Sunday, the operational hours would be from 10:00 a.m. till 10:00 p.m.

The Special Use request is a commercial use that is compatible with the character and scale of the adjacent neighborhoods and is located along a corridor that offers a range of retail stores, restaurants, bar/taverns, office spaces and residential uses. The 1504 & 1506 Bull Street units are in an area that provides for walkability, on-street parking, and multi-tenant retail. The proposed restaurant use at this location is consistent with the Future Land Use designation.

- 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 a special use have been met.

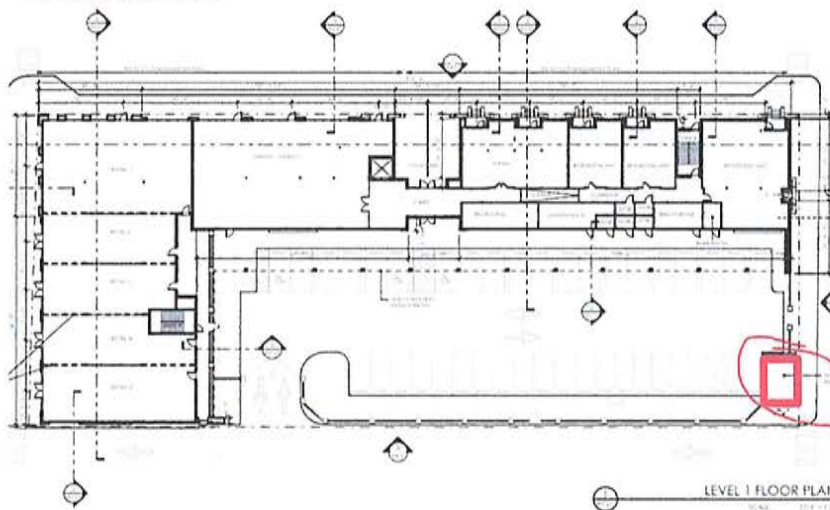
- c) Whether the special use is detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses.

**Staff Comment:** As to whether the proposed special use could be a detriment to the public interest based on the identified criteria:

The proposed operational hours would be:

- Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
- Thursday through Saturday from 8:00 a.m. till 1:00 a.m.
- Sunday, the operational hours would be from 10:00 a.m. till 10:00 p.m.

Trash Location:



The proposed restaurants at 1504 & 1506 Bull Street will be utilizing a commercial dumpster located to the rear of the first floor in red.

Parking:



There are fifteen (15) vehicle parking spaces located at The Bull Street Baptist Church's parking lot across the street on East 31<sup>st</sup> Street. They are dedicated to the subject suites and are leased by The Matadora. The building provides parking within the first-floor area for the remaining uses. The Streetcar District is subject to the parking reduction associated with Article 9 Sec. 9.3.7 (d) whereas, the property shall not be required to provide vehicle parking spaces for the first 3,000 square feet of non-residential uses and does not prioritize surface parking lots. The property is also in an area that provides for walkability and on-street parking.



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

**Staff Comment:** The structure has enough square footage to accommodate the restaurant use. The approved design of the mixed-use multi-family building was to accommodate nonresidential uses on the first level floor.

- 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 item of historic importance. The building was constructed in 2020. Any signage and/or exterior changes will require a Certificate of Appropriateness from the Historic Preservation Officer.

### **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 review of the standards, it appears that the subject property and proposed use meet the requirements.

### **Alternatives:**

1. Approve the petitioner's request as presented or with conditions.
2. Deny the petitioner's request.

**Recommendation:** Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a special use permit; Planning commission recommends **approval of the request with the following conditions.**

1. The Special Use permit shall be nontransferable.
2. The operational hours would be:
  - Monday through Wednesday from 8:00 a.m. till 11:00 p.m.
  - Thursday through Saturday from 8:00 a.m. till 1:00 a.m.
  - Sunday, the operational hours would be from 10:00 a.m. till 10:00 p.m.