



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: FEBRUARY 23, 2021

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Special Use Request
Prakash Patel, Owner
Caprisha Treadwell, Agent
4429 Skidaway Road
Aldermanic District: 3– Wilder-Bryan
County Commission District: 2 - Rivers
Property Identification Number: 20116 02012
File No. 20-006247-ZA

MPC ACTION:

Denial of the Special Use request.

MPC STAFF RECOMMENDATION:

Denial of the Special Use request.

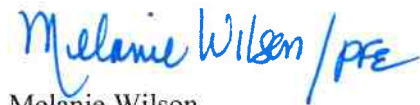
MEMBERS PRESENT: 11 + Vice Chairman

Joseph Welch, Vice Chairman
Karen Jarrett
Eula Parker
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Ruel Joyner
Wayne Noha
Lee Smith
Dwayne Stephens
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (7-4)

APPROVAL Votes: 7	DENIAL Votes: 4	ABSENT / ABSTAINED
Jarrett Boles Epstein Joyner Noha Smith Woiwode	Parker Coles Ervin Stephens	Welch Brown Suthers

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



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

TO: The Mayor and Aldermen, City of Savannah

FROM: MPC Staff

DATE: February 23, 2021

**SUBJECT: Special Use Request
Prakash Patel, Owner
Caprisha Treadwell, Agent
4429 Skidaway Road
Aldermanic District: 3– Wilder-Bryan
County Commission District: 2 - Rivers
Property Identification Number: 20116 02012
File No. 20-006247-ZA**

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a Restaurant with Alcohol Sales / Bar-Tavern. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the uses 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 at 4429 Skidaway Road at the intersection of LaRoche Avenue and Skidaway Road. The parcel is developed with a 13,000 square foot commercial building originally constructed in 1965 and substantially renovated in 1985. The building is a multi-tenant shopping center on 1.4 acres, the applicant is seeking to occupy a 4,400 square foot portion of the building. Most recently, the tenant space was occupied by a sports bar which closed in 2018.

The City of Savannah has determined that based on the applicant's business plan submitted with the petition, the use is both a restaurant and bar. Per the Zoning Ordinance, a restaurant with alcohol sales is a permitted use; however, a bar requires Special Use approval. The applicant's business plan includes information that suggests that the use may not just be a restaurant. Some of this information includes:

Hours of Operation: 4:30pm – 1:30am Thursday – Sunday

Event entry fees: 10-15 dollars per person

Security: Plan outlines security personnel team, door checks / I.D. wristbands / crowd control and cameras.

Based on these details provided and other details outlined in the applicant's business plan, the use as described is not a traditional restaurant. Therefore, the evaluation of the review criteria for a Special Use must include both a restaurant and bar.

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was posted on site. Staff has received phone calls from residents in the neighborhood abutting the subject property to the north.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	RSF-6
South	University	O-I
East	Commercial	B-N
West	Single Family Residential	RSF-6

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 - Sec 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 subject property is in a B-N (Neighborhood – Business) zoning district. This district is established to permit small-scale, neighborhood-oriented nonresidential uses. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. The proposed Special Use does not appear to be consistent with this definition.

- b. Whether specific use standards for the special use, if any, as provided in [Article 8.0, Use Standards](#), can be achieved;

Staff Comment: There are no specific use standards associated with this use in a B-N zoning district.

- 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, based on the applicant's description of the business, it is likely to attract significant crowds and include entertainment, events and hours typically associated with bars and nightclubs. This type of environment can be detrimental to neighboring properties.

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

Staff Comment: The subject property does not meet the minimum required parking for a shopping center. Restaurants and bars in shopping centers tend to impact parking availability more because patrons stay longer than retail customers. This location previously was a sports bar under different management than the petitioner and at that time parking tended to overflow to adjacent properties when at capacity.

- 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 appear to be present.

- 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 renovation of this historic property met the requirements of the Historic Preservation Ordinance.

ALTERNATIVES:

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

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 review of the standards, it appears that the subject property and proposed use do not meet the requirements.

The intent of the zoning district is to provide neighborhood services that are harmonious with residential uses. As described by the petitioner, this use is not likely to be harmonious with residential uses. The hours of operation, security plan and proposed "events" do not appear to meet the intent of a typical restaurant. Based on staff's conclusion that the proposed use is more bar / nightclub than restaurant, the use as described by the applicant does not meet the requirements of Section 3.10.8.

RECOMMENDATION:

The Planning Commission finds that the property and proposed use does not meet the criteria for special use approval. The MPC therefore recommends **denial**.

Special Use
File No. 20-006247-ZA
4429 Skidaway Road
February 23rd, 2021

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The Paw Sports Bar and Grill
4429 Skidaway Road
Savannah, Georgia 31404



Business Plan

The Paw Sports & Bar Grill LLC was first established on August 31st 2020. This business was created with the people of Savannah in mind due to both owners being longtime residents as well as college graduates of this beautiful city we call home. This business is being formed with the community in mind to give our customers a perfect location to meet, eat, drink and socialize.

This establishment will bring a new uprising of job opportunities and relaxation for the community. Our goal is to provide flavor filled menu selections with great customer service during the time frames of 4:30PM – 1:30AM. We plan to attract city employees, neighboring college students, and local residents seeking food and beverages at a reasonable price. We plan on responsibly selling alcoholic beverages to people of legal drinking age. We will host different happy hour events, games, themed nights, and music with the usage of entry fees ranging from 10-15 dollars per person. This establishment will only be open for four days a week being Thursday through Sunday from 4:30pm – 1:30 A.M. The Paw Sports Bar & Grill will also provide the Savannah community a place to have birthday parties, pre- weddings, dinners, anniversary gatherings (for rent on non business nights or section off for venue). This location will be a new beginning for college students to restore a piece of History that was mishandled and bring positivity to this neighborhood as well as the Skidaway and Bacon Park Area.

Our plans for marketing our business are driven by us understanding who our target audience is. We plan to draw a large portion of the college students in the area. We have a huge advantage over other bars and nightclubs because our location is located directly across the street from Savannah State University. Both owners being former athletes of this city and alumni's of the university would have better access to forming trust and business relationships with the students, staff & faculty. The people want to have their entertainment needs met and we have multiple ideas ready to start promoting to start drawing in customers. Our vision with proper promotion could have us reach our goal of opening up our second chain "The Paw Two" within three years in the Statesboro or Effingham area; This movement would yet again create more job opportunities for the community and give residents a place where they can come relax, kick back, and have a great time. Now is the perfect time to invest in our business because there is no competition in the area. We have absolute guaranteed access to repeat customers and inner city personal relationships with the people of Savannah which will keep our business apart from the competition. We understand that within Georgia guidelines and safety regulations due to COVID-19 our business will not be able to host a crowd outside off regulations but we will still be able to reach our goals. We set these goals with the community in mind and any form of assistance towards helping this business continue forth on our journey would be greatly appreciated, put to honest use to build and add to our establishment, and shown in the sure growth that is soon to come to Savannah.

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Savannah, Georgia 31404
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1. **Identification of days and hours of operation: What days of the week is your business open? For each day what time is your business open and close?**

The Paw Sport's Bar & Grill LLC will be open on the days of Thursday through Sunday. This establishment will be open from the hours of 4:30 PM-1:30 AM.

2. **Specific measures and procedures to address crowd management both inside and outside the premise: How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e. lines, smokers, etc.) your establishment remain orderly?**

a. **Do you have no loitering signs, if so how many, where?**

b. **Do you have cameras? If so how many? Inside / outside or both?**

As far as the inside is concerned we have a small security team of three men and one woman set in place to manage crowd control so that any customers showing inappropriate behavior can be escorted outside of the building immediately. Upon entrance, we have built a wall barrier which is about a little above waste height for extra control measures to make sure that when people enter they cannot just roam freely. We will also have security retractable ropes on the inside to block off certain areas of the establishment so that customers remain in controlled areas where staff have view of everyone. On the outside, we will also use security ropes to have people entering in a single file line orderly fashion. To further ensure control over crowds, we have 2 no loitering signs on the front outside of the business as well as three cameras on the inside of the establishment being at the front, side door, and facing the back exit; on the outside, there is a camera high on a street pole facing down over the business and one outside the main entrance door. After discussing the cameras with the shopping plaza lessor it was discovered that the cameras are all off, wires all cut and nobody has ownership over them at this moment. We are planning to add at least one more camera to the inside of the location in facing opposite of the entrance and possibly two cameras in blind spot areas on the outside of the location under the **restaurant** sign and behind the establishment pointing high off the roof towards the ground leading out to the street. This totals us having 5 current camera inside and outside the facility and we plan on adding 3 more cameras two on the outside and one inside who h would give us 8 total cameras for this location. We are currently pricing different security footage agencies for the best determination for our business. We are leaning towards ADT but want to check with other business owners on who they are using maybe to partner up for cameras for the outside. We want our security system to hold up to a months of recording all accessible to owners via phone or by download from the NVR or network video recorder.

3. **Identification of any parking areas owned or controlled by establishment: Where do your customers/patrons park when they're at your establishment?**

In terms of parking, there is a large parking space that the business plaza shares. Customers who are using our location will be able to park in front of the establishment as well as in the middle rows all the way down to the end after the other businesses are closed since our establishment will be open at the latest time. This establishment has already gotten permission from the other shopping center business owners to use their spaces once they close for the night. It is a big parking lot and we will make sure customers are aware they are not to park in the spaces of other

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businesses until they are closed. The only people who will have access are the owners of The Paw and city/state officials as needed.

4. Means of controlling access to the premises and parking area: How does your establishment control who comes in and out of your establishment? How do you control who uses your parking areas if it's private parking? Examples would be: cameras, security guards, signs, or gates.

We plan on working together with the other businesses in the location to clarify if certain vehicles are to be left overnight in the shopping plaza. This will help us with identifying who is supposed to be there versus who's hanging behind. The best method we have came up with to help with identifying which cars are supposed to be left behind is to come up with our own parking passes for the plaza. We will print, laminate and stamp our own plaza made parking passes to determine which car is supposed to be left and which one is trespassing. If presented with a circumstance where we have a customer who lives on the Southside of Savannah celebrating her 34th birthday but feels she has had too much to drink and is calling a Lyft, we will allow some customers if discussed with management and give them a pass to place in their windshield to leave their cars behind to retrieve the next day. Another initiative to ensure crowd control and safety is that we have pre-discussed partnering with the Owner of Griffin Towing services once we open this business Thursday- Sunday for any unauthorized remaining vehicles on the premises which will be towed at the owners' expense. We have to discuss with the other business owners if they are currently using a towing service, at this moment there is no one that the lessor is paying to tow, so we would be starting up this initiative for the locations parking. We will discuss with towers to look for the **passes** in windshield always before towing. Our strongest method of controlling who enters this restaurant is by the off duty Savannah police who are in vehicles scattered across parking, this will deter a lot of the people with ill intentions away. As mentioned above, when people enter this establishment, we are forcing people to come in orderly manner-able fashion using security gate (retractable belt stanchion lines) outside the door; To help with this, we built a wall barrier which is about a little above waist height for extra control measures to prevent people from roaming the place freely, but being properly checked and given the proper wristband to identify their proper age group for sales determinations. We will control how people leave our establishments parking by blocking off certain streets after the close of business pushing all vehicles South down Skidaway to avoid them causing disturbances on multiple streets we are directing all traffic in one direction with the use of our Off duty Officers will use their vehicles to block off the areas we don't want people to drive down. With these initiatives, we will know who is entering our establishment, and control how they leave as well so our customers will not be a problem to the neighborhood.

5. Security Staffing: Do you use Security Guards? If so, how many? How often do you use them? Where they trained "in house" or by a company? If they were trained by a company, provide the name(s). Do you employ Off-Duty SPD officers? If so, how many and how often?

Absolutely we will be using security guards who are members of our hired staff who have gotten extra training to be classified as our inside security team. This group will be used Thursday – Sunday from the hours of 7:30 PM- 1:30 AM. This team will be of four people which are 3 males and 1 woman. The woman, which will be stationed at the door, will be responsible for the



first initial ID Check, patting down all female customers as well as checking the temperatures of all customers. The second security guard at the door is responsible for searching all male customers for weapons or any other objects that could be of danger/hazard and handing out the wristband which shows they have been cleared and labeled in the proper age group. The third security guard will be located in the back of the establishment where he is to roam the areas back to front and look for any disorderly actions. The last security guard will be roaming through the mid front area to monitor all seating areas continuously throughout the night. We will also be using the Savannah banning system where we will issue people warning citations after their first initial disturbance, then any form of unfit actions after that will be banned from enjoying any form of business sales or stepping foot inside the business. If so, they will be arrested.

As mentioned previously, we have a security team of four whom will be put through an 8-hour extensive course provided by the owners through the AEGIS Security & Investigations training. This company offers online training and can be reached at (310-838-2787). This will help us have better control over our crowd and business from their initial entrance in the door until they are leaving the location. Off Duty, SPD officers who have already been contacted via phone 912-525-2420, but informed us we cannot begin anything until after our alcohol meeting in January, but we have the information and price list. Officers will vary everyday based on who is available. Their responsible for the outside of the location with managing disorderly outside customers/people loitering and help with managing crowd control and traffic at the close of the establishment beginning their time frame from 9:30PM until 1:30AM when the business is empty of customers and the crowd is controlled.

6. **Measures used to combat underage consumption of alcoholic beverages: What do you/your employees do to ensure that individuals under the age of 21 are not allowed to buy/consume alcohol at your establishment?**
- a. **Clearly state how you card customers.** Do you have servers calculate the age by doing the math in their head? OR
 - b. Do you have a scanner where you scan the ID and it tells the employee how the subject is? OR
 - c. Do you enter the date of birth in a point of sale and it tells the employee the age of the customer?

We are responsible for having absolute control over our community. In order to guarantee control, we cannot allow any underage drinking. Our plans to help with this situation is upon entrance we will have an employee in place at the entrance who is specifically designed to doing ID checks and assigning each visitor with a wristband with different colors to represent their age group. The staff will use mental math in addition to a calendar being updated every day that displays the day someone has to be born to be 21 years of age and legally able to drink. Anyone caught trying to sell someone underage a drink will be fired immediately. Bartenders and staff officials have full right to ID check someone again even if they already have the appropriate wristband to drink. Staff will be required in their employee handbook to take underage drinking as the ultimate red flag and take all measures to properly identify legal versus underage



customers. If it gets past our staff that means we have failed and need to retrain and /or replace staff members as well.

7. Measures used to distinguish between patrons who are over and under the age of 21, where applicable: Does your establishment allow individuals under 21 to enter? If so, how do you identify people who are 21 and over from those who are under 21 years of age?

- a. **Clearly indicate if you have wrist bands/hand stamps or card subjects every time they order a beverage. Is there another type of measure taken to prevent underage sales?**

This establishment will use the wristband method, it will help us with not allowing underage customers to try to beat the system. We will have an up to date day of the year for employees to refer to when carding customers to assign them to their appropriate age group and color wristband. Staff members are to check customers for any torn wristbands before allowing them to purchase a drink, if it is torn they will not be allowed to purchase alcoholic beverages unless they go through the entrance again and are cleared for an appropriate wristband. For example one night the people under 21 might wear black & white wristbands symbolizing jail time if they are caught trying to purchase alcohol. Customers who are legally able to put have alcoholic drinks will have a green wristband representing they are in the clear and good to enjoy our many products as they please. We will also re-card people if felt necessary. These systems will help us keep underage drinking from occurring in our establishment. Any legal member trying to help an underage person drink will be put through the same warning system that could lead to being banned or arrested.

8. Measures and procedures to combat the risk of fire: What is being done at your location to help ensure there are no accidental fires?

In regards to further protecting our business and community, we plan to take all of the necessary steps to train our staff for any unplanned disaster that may occur. We will have clear exits labeled on the two front doors and exits of the facility labeled for our fire exits. Employees will be trained through the workplace fire safety course offered online on proper protocols on what to do if there ever is a fire or electrical problem to occur during business hours on how to protect themselves and ensure customers are escorted within proper safety limits. We will also have fire extinguishers and an ax on-site in case of need to break down a window or wall to ensure that if in any given case something was to occur we would be prepared to do what's necessary to tackle this to the best of our ability until the proper emergency services would arrive. Staff will be trained to be the last to exit the building, customers come first then once the building has been cleared, get to a safe distance and contact emergency services.

9. Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public

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safety: In the event of an emergency how is your staff trained to evacuate patron? Do certain employees have certain duties during emergencies? How does your establishment contact/ work with police and EMS during an emergency?

The manager and security members are responsible for providing customer support on ensuring all of our guests and employees are escorted and make it outside within a safe distance. The Paw works hand in hand with the Savannah Police Department and will use the city for all of their resources and emergency channels to ensure that our location if it were to ever have a situation, to get things under control, and make sure that our customers and the people of Savannah are safe at all times.

VICINITY MAP

20-006247-ZA
4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
Neighborhood: See Map
PIN(s): See Map

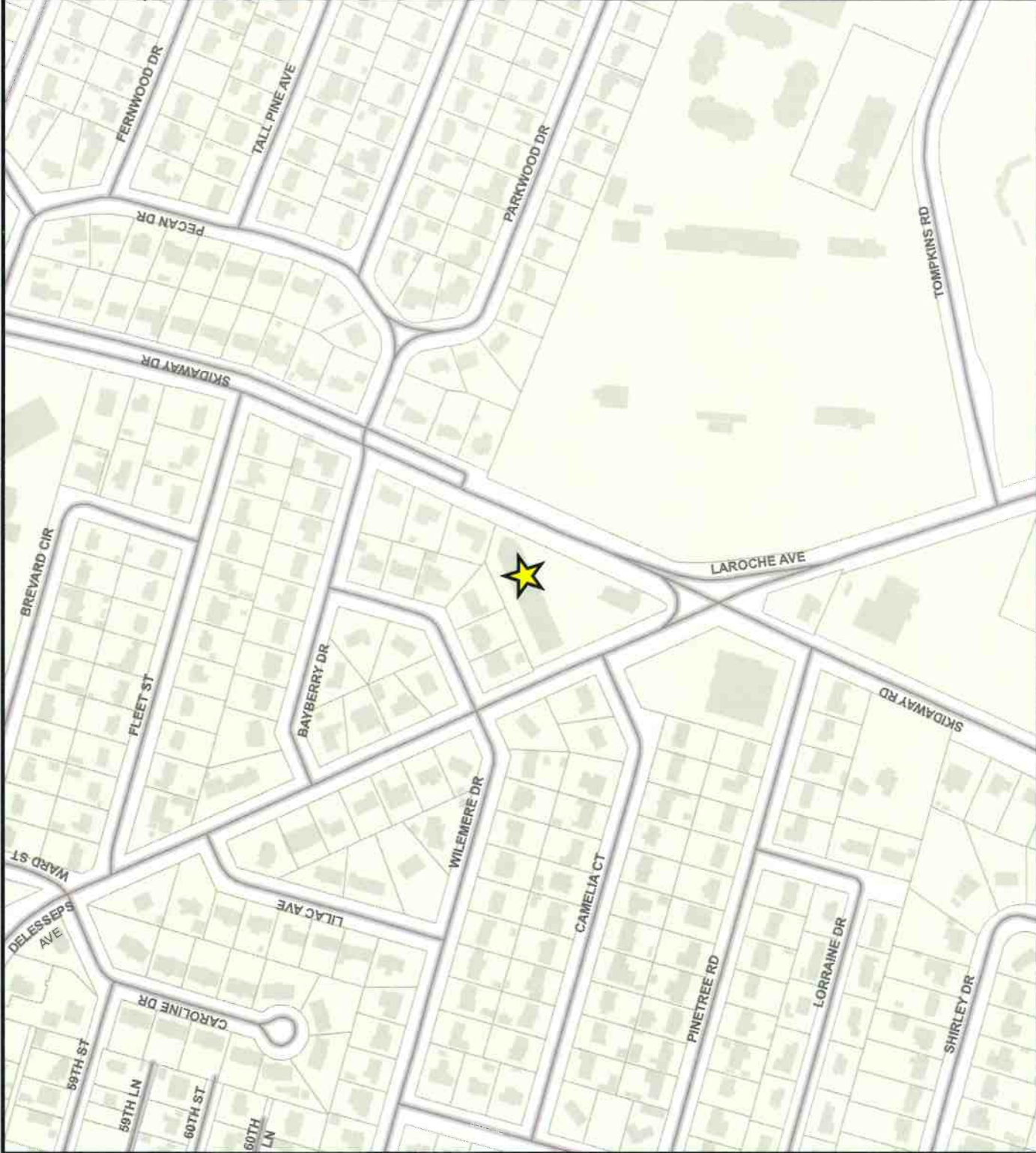


SPECIAL USE
PERMIT SITE

Date: 1/5/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-5245 PHONE 912-651-1440



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1 inch = 300 feet

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TAX MAP

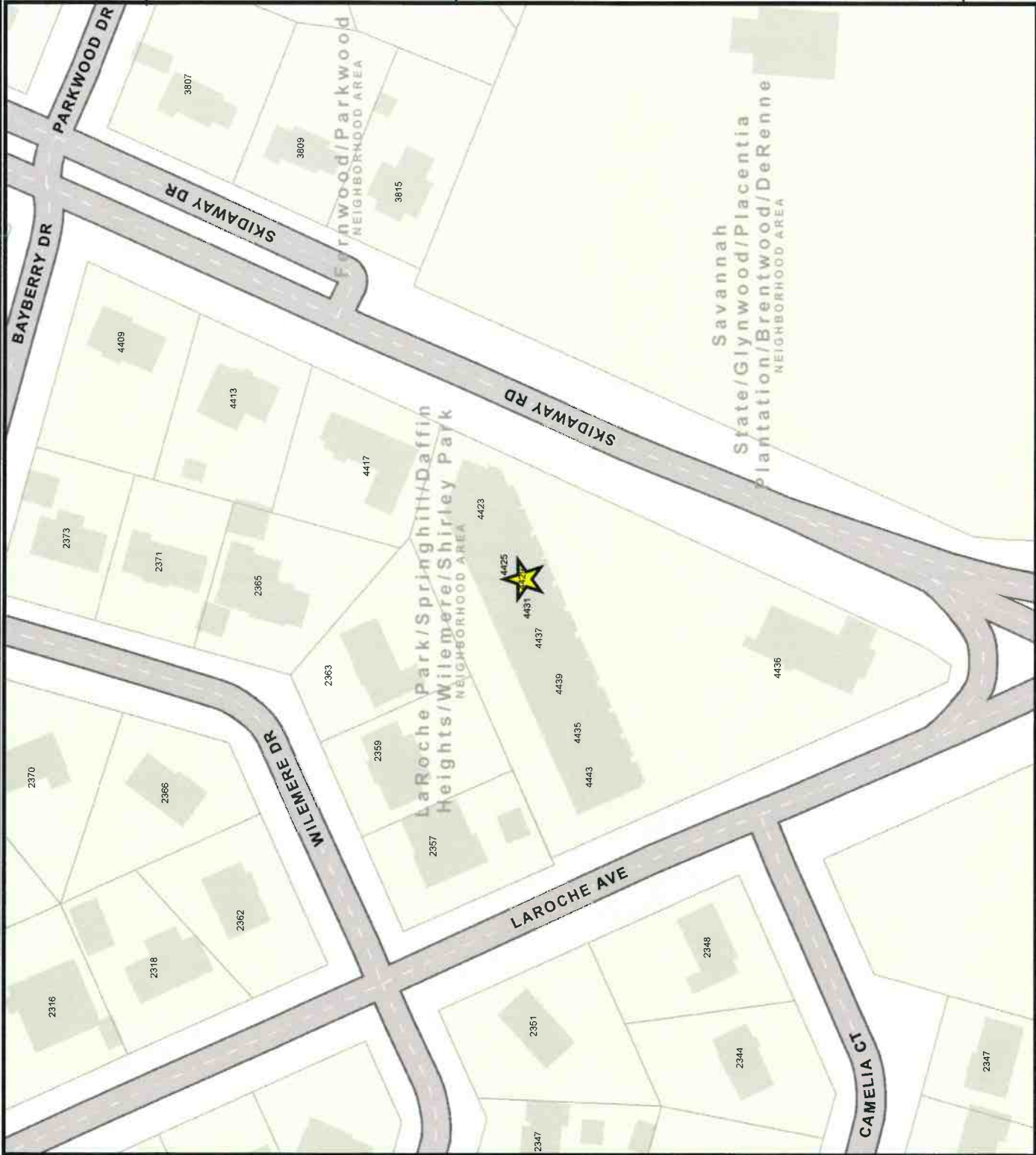
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4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
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PIN(s): See Map

 SPECIAL USE
PERMIT SITE

Date: 1/5/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31413-8246 PHONE 912-551-1440



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1 inch = 100 feet

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ZONING MAP

20-006247-ZA
4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
Neighborhood: See Map
PIN(s): See Map

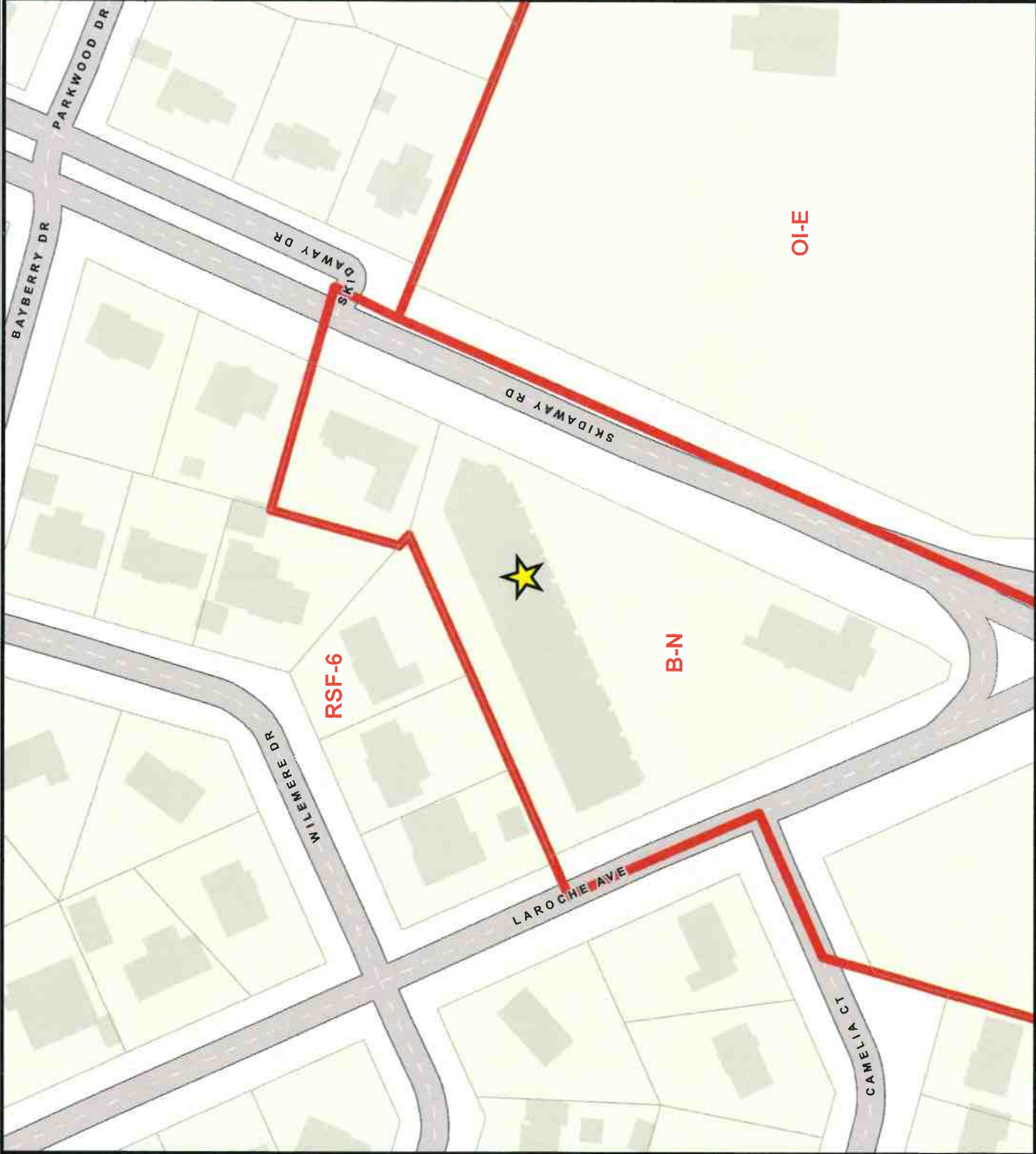


SPECIAL USE
PERMIT SITE

Date: 1/5/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



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1 inch = 100 feet

AERIAL MAP

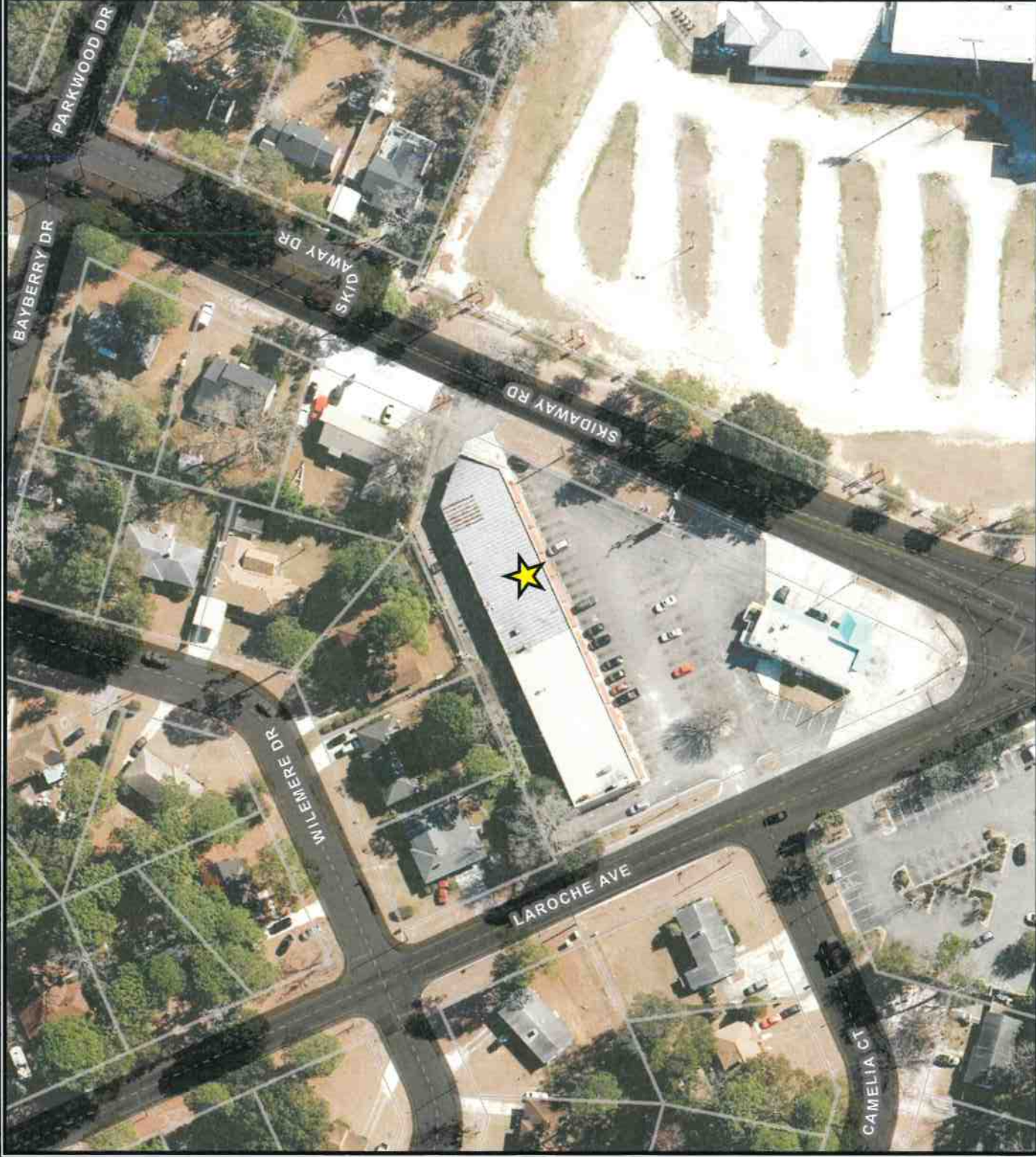
20-006247-ZA
4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
Neighborhood: See Map
PIN(s): See Map



Date: 1/5/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8226 PHONE 912-651-1440



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1 inch = 100 feet

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FUTURE LAND USE

20-006247-ZA
4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
Neighborhood: See Map
PIN(s): See Map

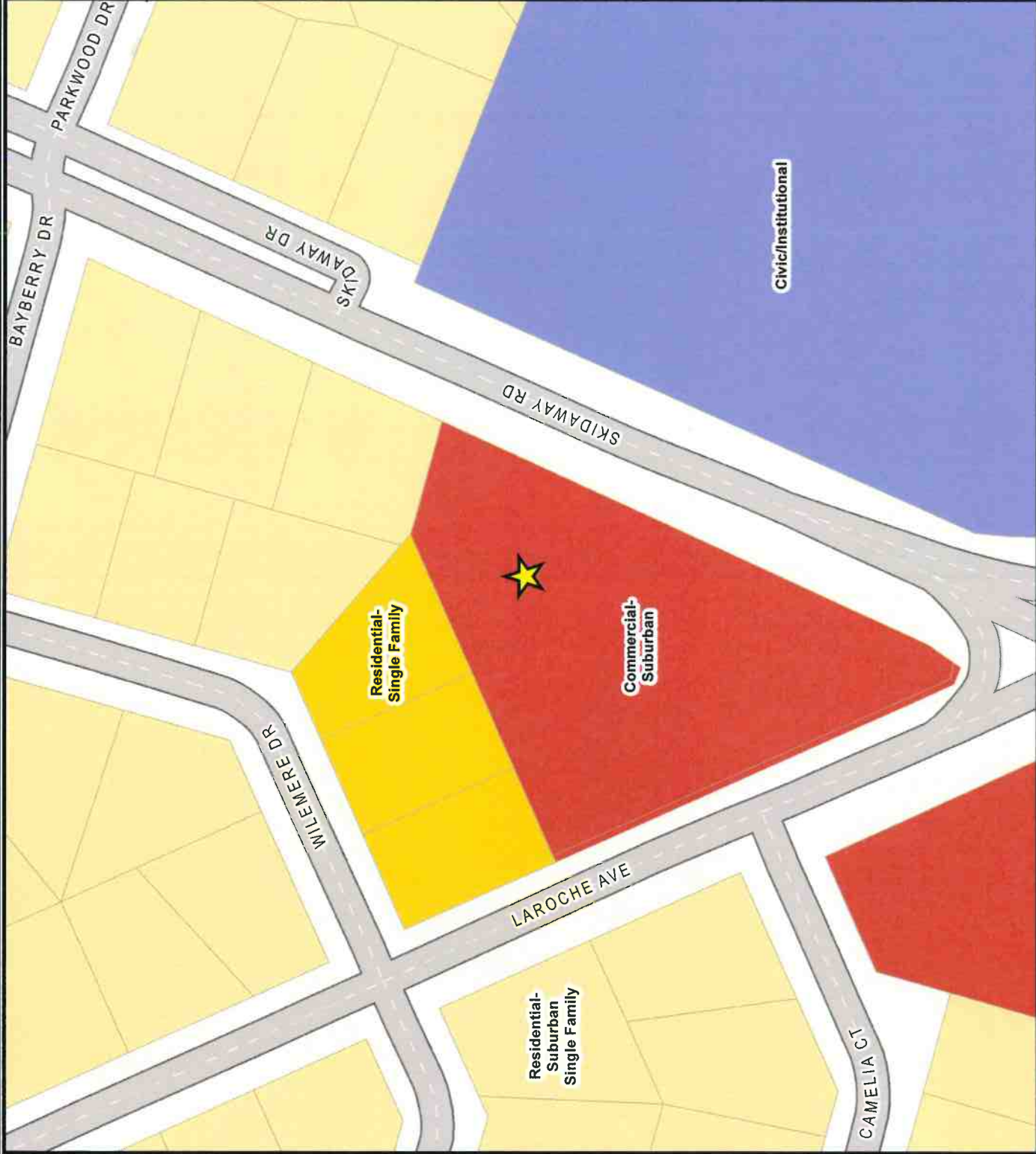


SPECIAL USE
PERMIT SITE

Date: 1/5/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31402-0246 PHONE 912-651-1440



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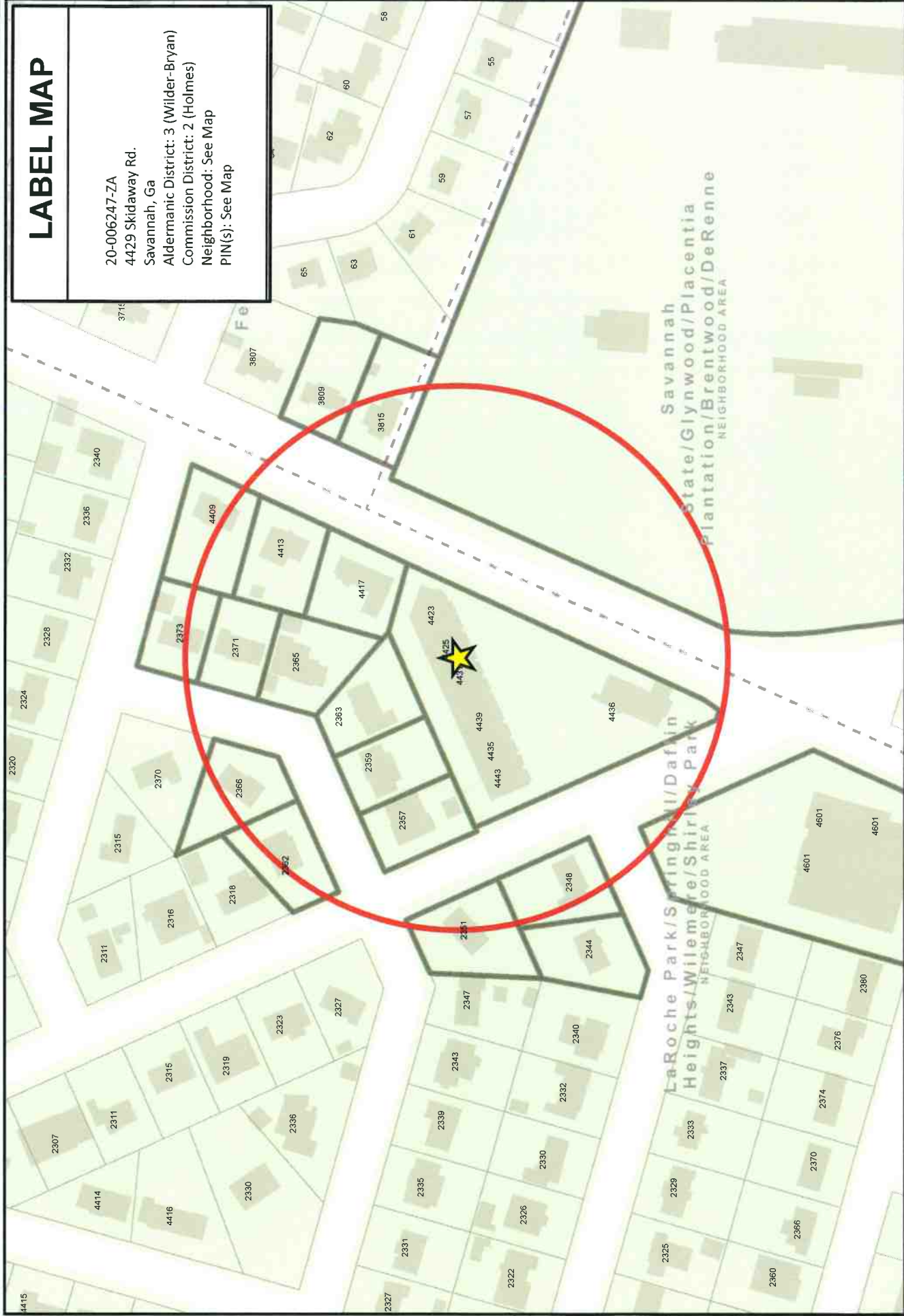


1 inch = 100 feet

D

LABEL MAP

20-006247-ZA
4429 Skidaway Rd.
Savannah, Ga
Aldermanic District: 3 (Wilder-Bryan)
Commission District: 2 (Holmes)
Neighborhood: See Map
PIN(s): See Map



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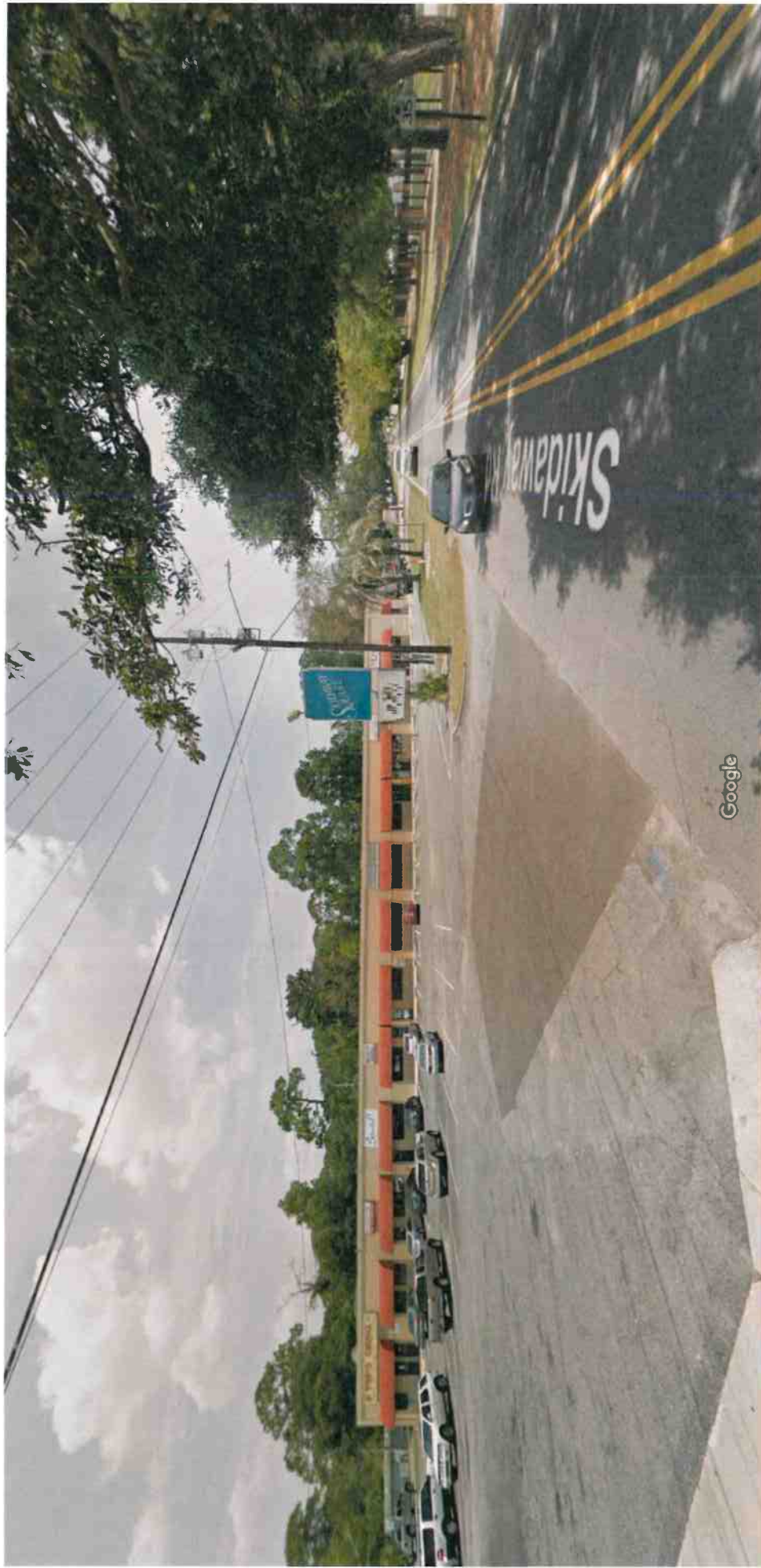


Date: 1/5/2021

1 inch = 150 feet



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



1/5/2021



4465 Skidaway Rd - Google Maps