



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** AUGUST 10, 2021  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**File No.** 21-004011-ZA

**Location:** 120 East 42nd Street

**PIN:** 20074 10009 **Acreage:** .05

**Petitioner:** Jeremy Hammonds for Underdog Brewing

**Owner:** J. Scott Vaughn, Pars Oriental Rugs

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

**County Commission District:** 2, Commissioner Larry "Gator" Rivers

**Neighborhood/Subdivision:** South Historic District

**Current Zoning District:** Traditional Commercial, TC-1

**Future Land Use (FLU) Category:** Traditional Commercial

**MPC ACTION:**

**Approval** of the request to establish a microbrewery at 120 East 40<sup>th</sup> Street.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to establish a microbrewery at 120 East 40<sup>th</sup> Street.

**MEMBERS PRESENT:** 11 + Secretary

Karen Jarrett, Secretary	Dwayne Stephens
Laureen Boles	Maliak Watkins
Travis Coles	Tom Woiwode
Elizabeth Epstein	
Joseph Ervin	
Heath Lloyd	
Wayne Noha	
Eula Parker	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Boles Coles Epstein Ervin Jarrett Lloyd Noha Parker Smith Stephens Watkins Woiwode		Joyner Welch

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  
METROPLITAN PLANNING COMMISSION  
*“Planning the Future, Respecting the Past”*

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**STAFF REPORT**



*Figure 1 Location Map*

File No. 21-004011-ZA

Location: 120 East 42nd Street

PIN: 20074 10009    Acreage: .05

Prepared by Marcus Lotson, Director

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**Summary of Request**

The petitioner is requesting a special use permit to operate a microbrewery at an existing commercial building located at 120 East 42<sup>nd</sup> Street. A microbrewery, defined as a “facility involved in the creation of malt beverages that produces fewer than 15,000 barrels per year” is a permitted use in the TC-1 zoning district through the provision of a Special Use permit being granted by the Mayor and Aldermen.

**Background**

The subject property is in the Streetcar Historic District and is developed with a vacant commercial warehouse on the north side of East 42<sup>nd</sup> Street, between Abercorn Street and Drayton Street. The building is approximately 4,500 square feet in size and previously served as a warehouse space for a retail rug business. The parcel includes an off-street parking lot, which can be accessed from East 42<sup>nd</sup> Street and from East 41<sup>st</sup> Lane.

## **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 applicant has also met with the neighborhood association and will meet with them again prior to the City Council hearing.

## **Existing Development Pattern**

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

<b><u>Location</u></b>	<b><u>Land Use</u></b>	<b><u>Designation</u></b>
North	Bank	TC-1
East	Retail, Office	TC-1
South	Convenience Store	TC-2
West	Commercial	TC-1

## **General Provisions Section 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.

## **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 Traditional Commercial. The Comprehensive Plan defines the Traditional Commercial land use category as “a business area in close proximity to downtown or in an outlying historically settled area having a development pattern characteristic of the Planned Town, Streetcar, and Early Automobile eras. This

category includes residential uses that are compatible with the character of adjacent neighborhoods.” The specific use of a microbrewery is compatible with the intent of the Comprehensive Plan’s Future Land Use category of the subject property.

- 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 use conditions associated with a microbrewery at this location. The property is not within an Alcohol Density Overlay 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:** The use is not likely be a detriment to the public interest and welfare of the abutting properties and neighborhood. The neighborhood includes primarily nonresidential uses in the immediate vicinity. Planned improvements to the building façade, parking area, fencing, and landscaping should be an improvement over the existing vacant building.

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

**Staff Comment:** The building and parking lot appear to be able to accommodate the proposed use. The applicant has stated that approximately 1,500 square feet of the building will be used for production and storage, and the remainder will be used for retail, tasting and service.

- 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:** The property is in the Streetcar Historic District. However, the proposed Special Use is not likely to result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic or historic importance.

**Analysis:**

The subject property is in an area that is developed with primarily nonresidential uses including convenience stores, offices, restaurants, and retail. Both the zoning classification and the land use designation are compatible with the proposed special use. The property, including associated off-street parking lot, appear to be able to accommodate the request. The applicant has stated that the proposed improvements to the fencing and landscaping on East 42<sup>nd</sup> Street and Drayton Street will be contextually consistent with recently redeveloped adjacent parcels. Although not required at this point, those plans will be presented to staff for review. The special use process allows the Planning Commission and the Mayor and Aldermen to consider individual circumstances and apply conditions if necessary. It also allows the City Council to manage the permit issuance based on the ongoing compliance of the permit holder to include revocation if necessary.

**RECOMMENDATION:** Based upon the criteria for a special use permit; The Planning Commission recommends **approval** of the request to establish a microbrewery at 120 East 40<sup>th</sup> Street.





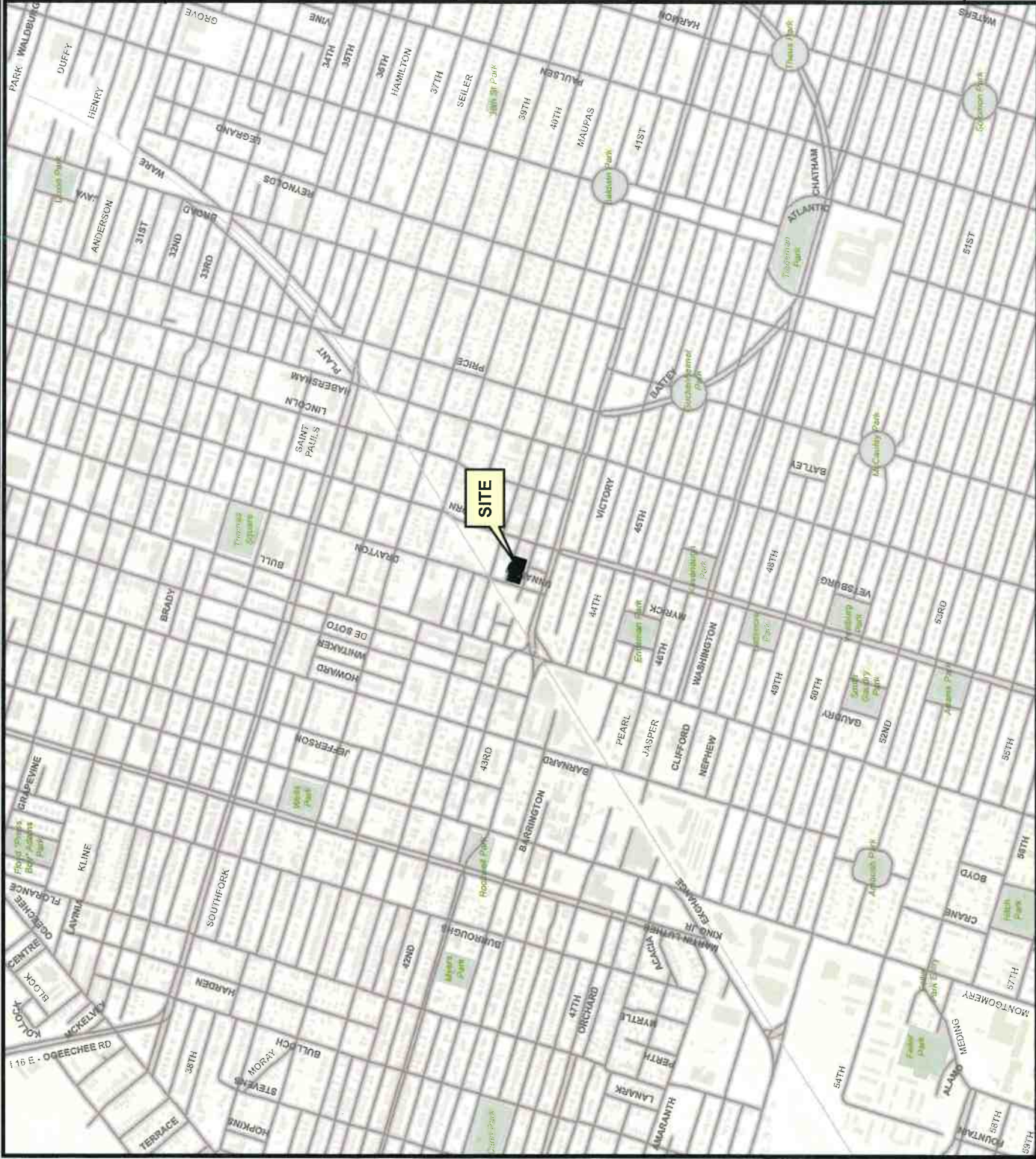
# VICINITY MAP

21-004011-ZA  
 120 E. 42nd. St.  
 Savannah, Ga  
 Aldermanic District: 2 (Leggett)  
 Commission District: 2 (Rivers)  
 Neighborhood: See Map  
 Property / PIN(s): See Map

Date: 7/2/2021



CHATHAM COUNTY · SAVANNAH  
 METROPOLITAN PLANNING COMMISSION  
 110 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-651-1440



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 1,000 feet

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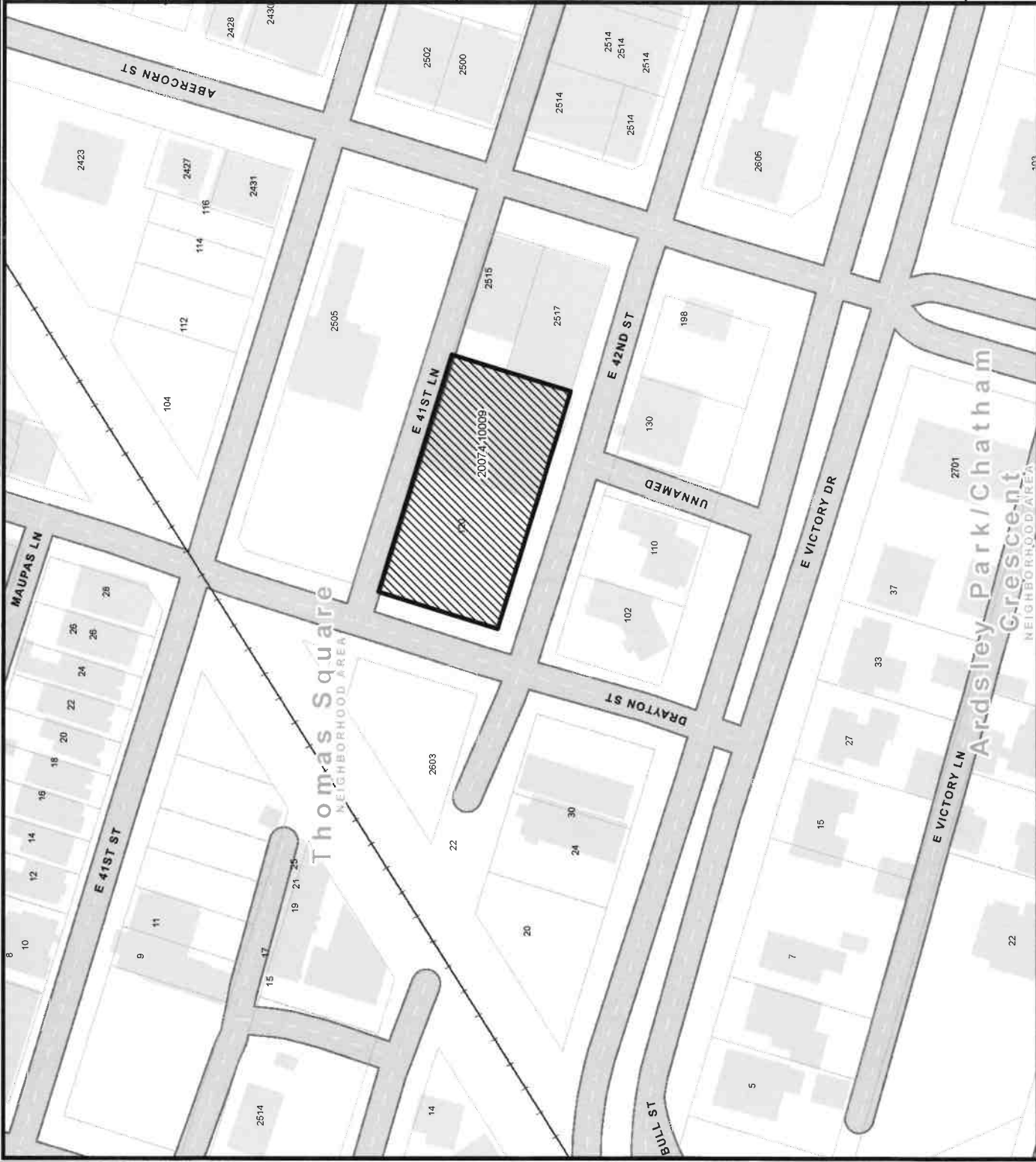
# TAX MAP

21-004011-ZA  
120 E. 42nd. St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Rivers)  
Neighborhood: See Map  
Property / PIN(s): See Map

Date 7/21/2021



CHATHAM COUNTY · SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-0216 PHONE 912-651-1440



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1 inch = 100 feet

# ZONING MAP

21-004011-ZA  
120 E. 42nd. St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Rivers)  
Neighborhood: See Map  
Property / PIN(s): See Map

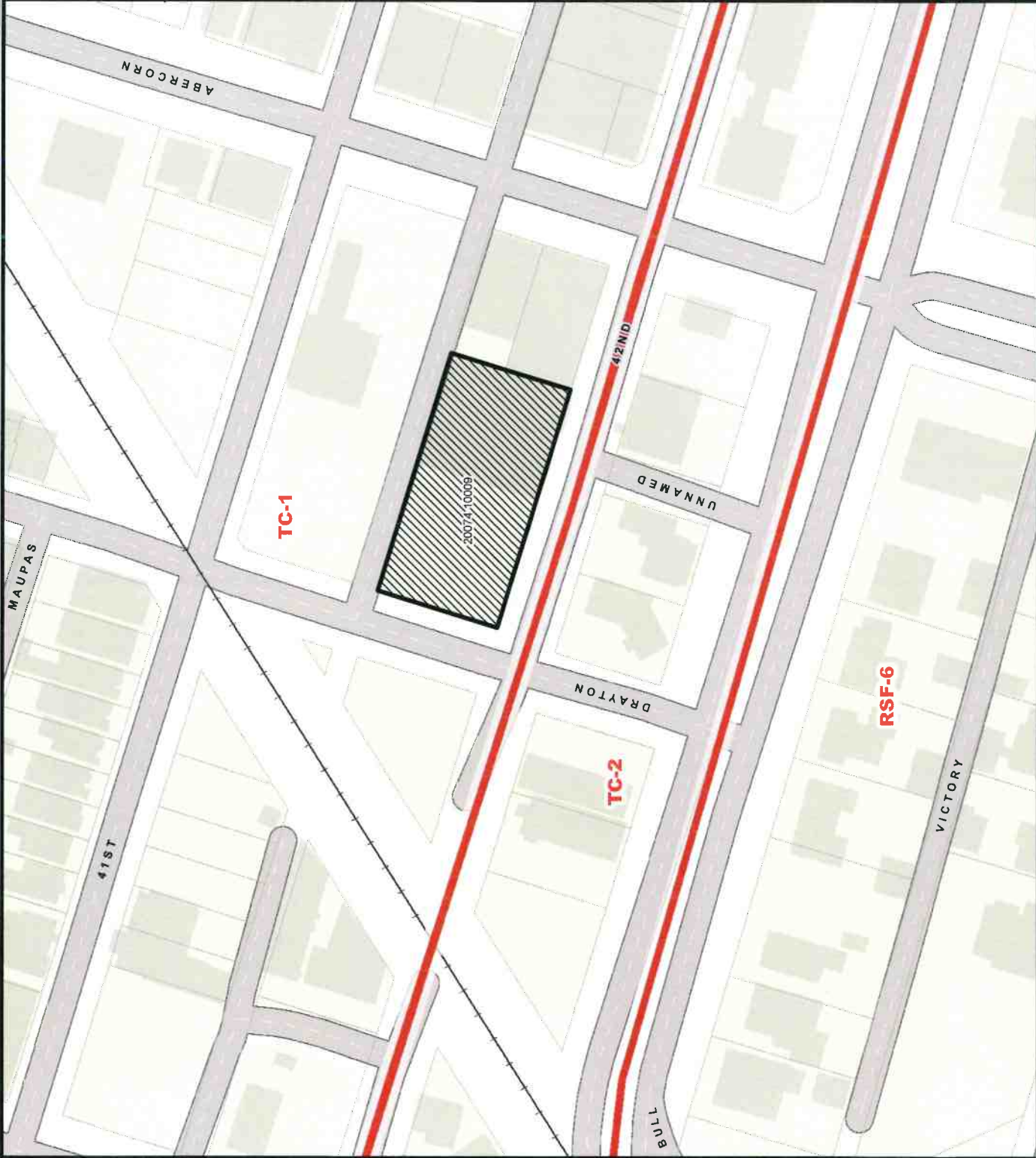
SPECIAL USE PERMIT REQUEST  
City of Savannah NewZe Zoning When Applicable



Date: 7/21/2021



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METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31472-9246 PHONE 912-851-1440



1 inch = 100 feet

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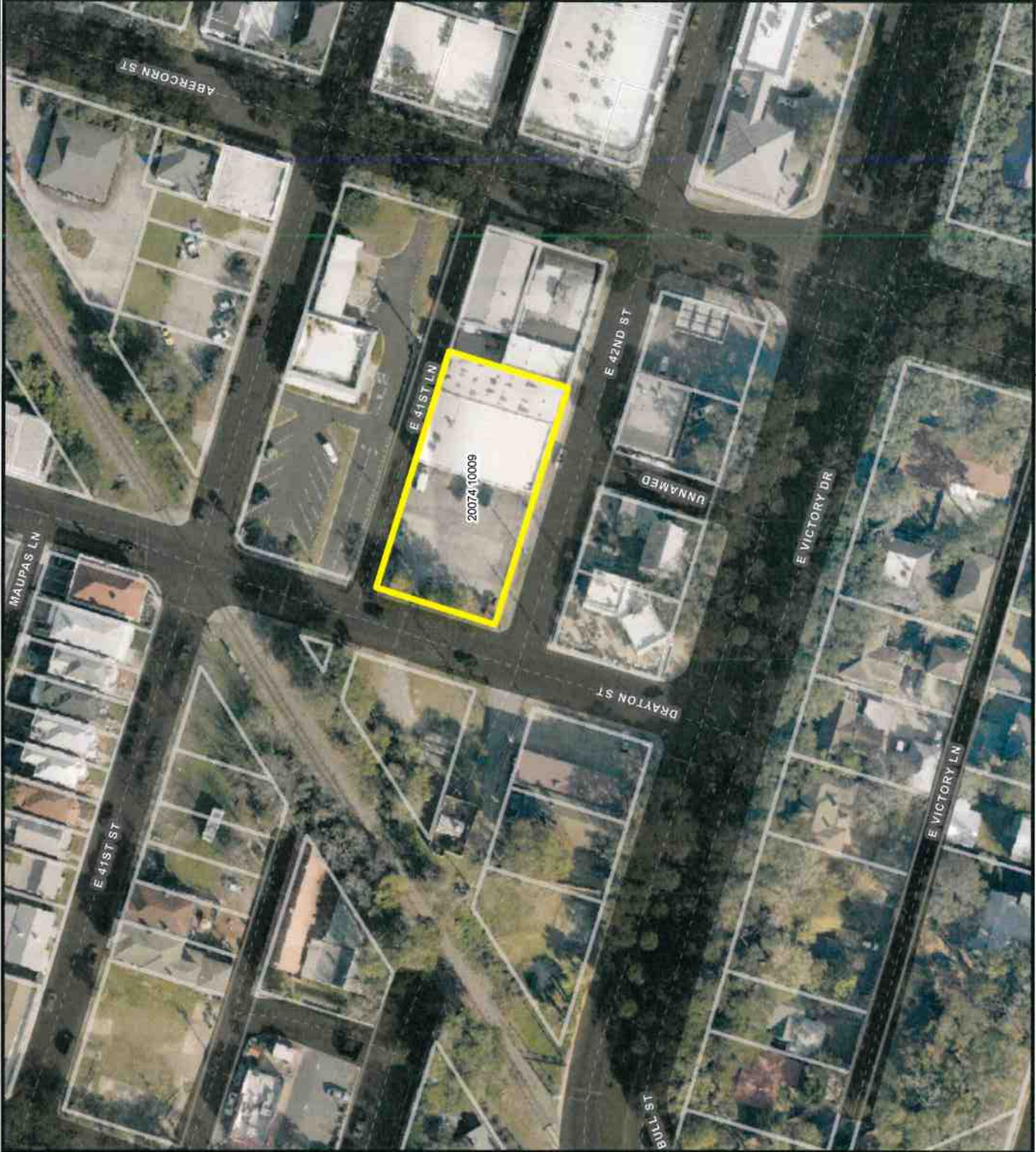
# AERIAL MAP

21-004011-ZA  
120 E. 42nd. St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Rivers)  
Neighborhood: See Map  
Property / PIN(s): See Map

Date 7/21/2021



CHATHAM COUNTY · SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
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1 inch = 100 feet

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# FUTURE LAND USE

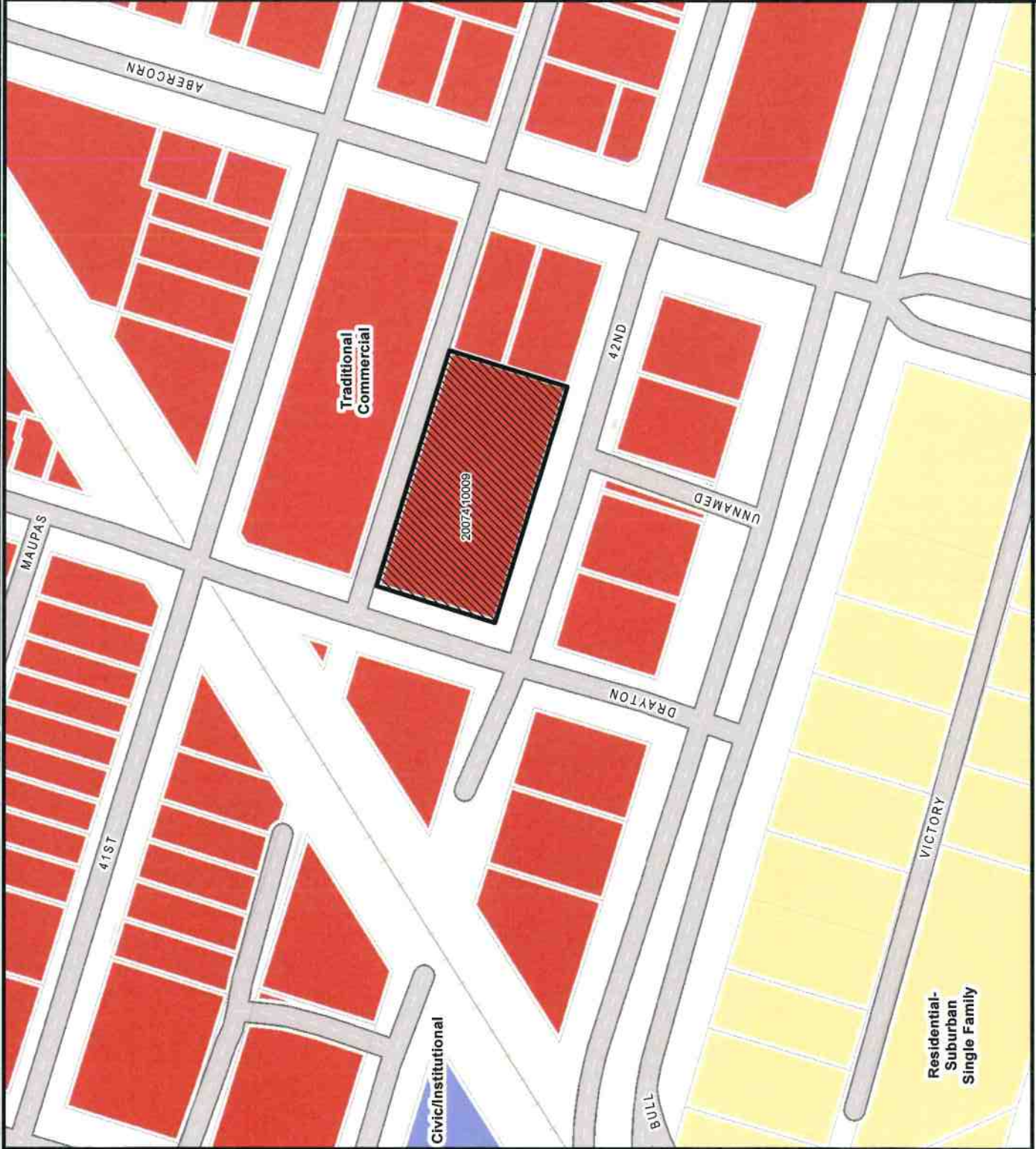
21-004011-ZA  
120 E. 42nd. St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Rivers)  
Neighborhood: See Map  
Property / PIN(s): See Map

- Traditional Commercial
- Residential- Suburban Single Family
- Civic/Institutional

Date: 7/21/2021



CHATHAM COUNTY · SAVANNAH  
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110 E. STATE ST. SAVANNAH, GA 31412-0216 PHONE 912-951-1440



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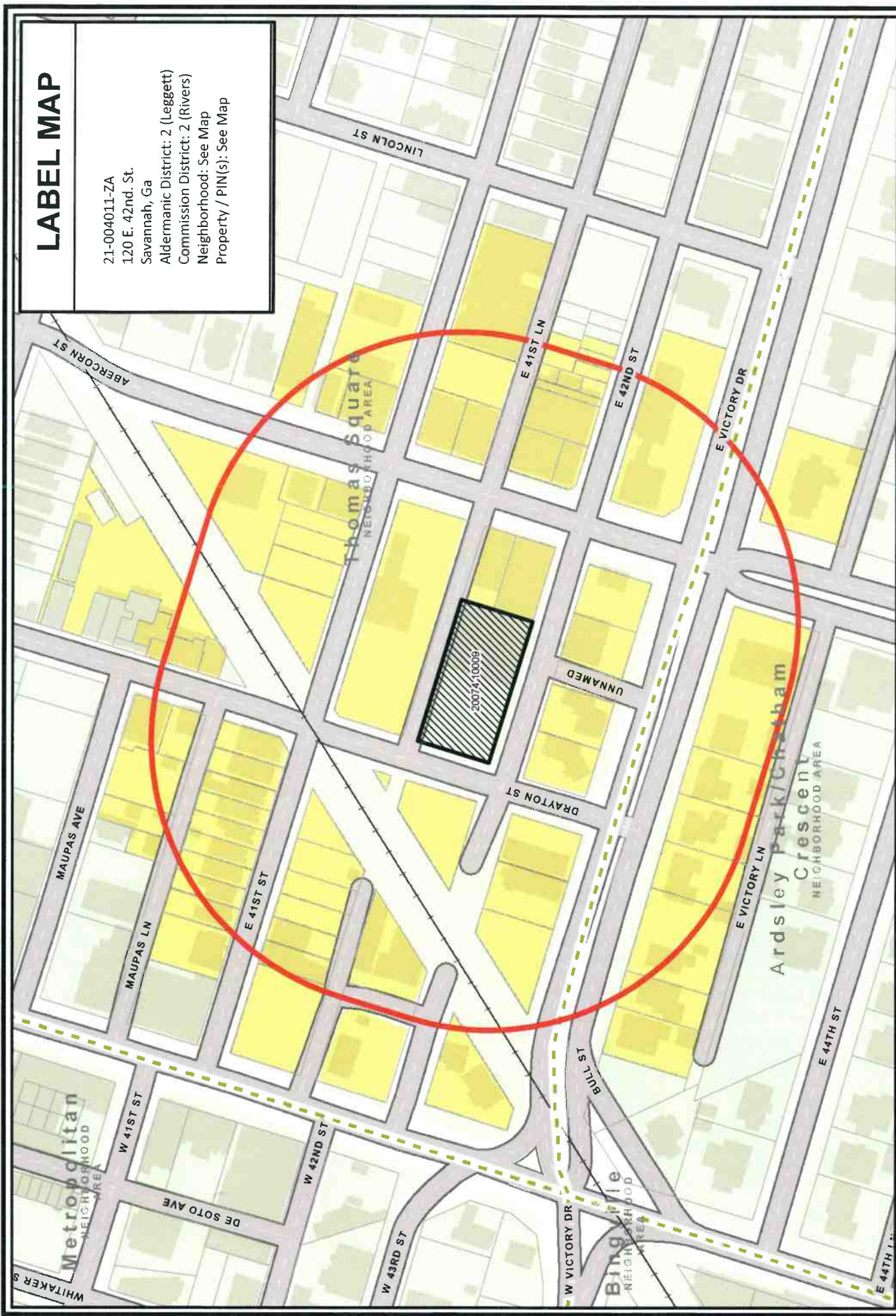
1 inch = 100 feet

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# LABEL MAP

21-004011-ZA  
 120 E. 42nd. St.  
 Savannah, Ga  
 Aldermanic District: 2 (Leggett)  
 Commission District: 2 (Rivers)  
 Neighborhood: See Map  
 Property / PIN(s): See Map



CHATHAM COUNTY · SAVANNAH  
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1 inch = 150 feet



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