



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:**            **SEPTEMBER 22, 2020**

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

**FROM:**         **METROPOLITAN PLANNING COMMISSION**

**SUBJECT:**      **MPC RECOMMENDATION**

**PETITION REFERENCED:**

**Special Use Request**  
**2605 Whitaker LLC., Owner**  
**Dana Braun, Agent**  
**2605 Whitaker Street**  
**Aldermanic District: 2 – Leggett**  
**County Commission District: 2 - Holmes**  
**Property Identification Number: 20074 23005**  
**File No. 20-004025-ZA**

**MPC ACTION:**

**Approval** for a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a restaurant with alcohol sales.

**MPC STAFF RECOMMENDATION:**

**Approval** for a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a restaurant with alcohol sales.

**MEMBERS PRESENT:** 10 + Chairman

Joseph Ervin, Chairman  
Thomas Branch  
Travis Coles  
Ellis Cook  
Karen Jarrett  
Tanya Milton  
Wayne Noha  
Eula Parker

Linder Suthers  
Joseph Welch  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-0)

<b>APPROVAL</b> Votes: 10	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Branch Cook Coles Jarrett Milton Noha Parker Suthers Woiwode Welch		Ervin Smith Monahan Manigault

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:** The Planning Commission

**DATE:** September 22, 2020

**SUBJECT:** Special Use Request  
2605 Whitaker LLC., Owner  
Dana Braun, Agent  
2605 Whitaker Street  
Aldermanic District: 2 – Leggett  
County Commission District: 2 - Holmes  
Property Identification Number: 20074 23005  
File No. 20-004025-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. 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 2605 Whitaker Street on the west side of Whitaker between West Victory Drive and W 43<sup>rd</sup> Street. The parcel is 2,600 square feet in size and is developed with a commercial building approximately 2,150 square feet in size. Previous uses have included vehicle repair, office, and retail. The property is within the TC-1 zoning district. Per section 8.7.24 (b) (ii) the proposed use requires Special Use approval when located in the TC-1 zoning district.

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. The petitioner also met virtually with the neighborhood association.

2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<b><u>Location</u></b>	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
North	Event Venue	TC-1
South	Retail	TC-2
East	Vacant Commercial	TC-1
West	Commercial	TC-1

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 TC-1 (Traditional Commercial) zoning classification as well as a Traditional Commercial Land Use designation in the

Comprehensive Plan. The requested use is consistent with this designation at this location, on an arterial roadway within a mixed use neighborhood.

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

**Staff Comment:** Per Section 8.4.32, the proposed use shall be located on a collector or arterial roadway. It meets that requirement.

- 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 uses could be a detriment to the public interest based on the identified criteria, based on the surrounding character it is unlikely to cause a detriment to the neighborhood.

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

**Staff Comment:** The building was renovated in 2005 and has served a number of commercial uses over the years. It appears to be adequate to serve the proposed use.

- 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:** As this is an existing commercial building, adequate public facilities are already 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.

### **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 meet the requirements.

This portion of Whitaker Street is developed primarily with nonresidential uses. These include an event venue, retail stores and service shops. Nearby blocks include other eating and drinking establishments as well as multifamily residential. In addition, the existing building is purpose - built for commercial and has operated in that capacity for many years.

**RECOMMENDATION:**

The Planning Commission finds that the property and proposed use meet the criteria for special use approval. MPC recommends **approval.**



Google Maps 2605 Whitaker St



Imagery ©2020 Google, Imagery ©2020 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2020 20 m



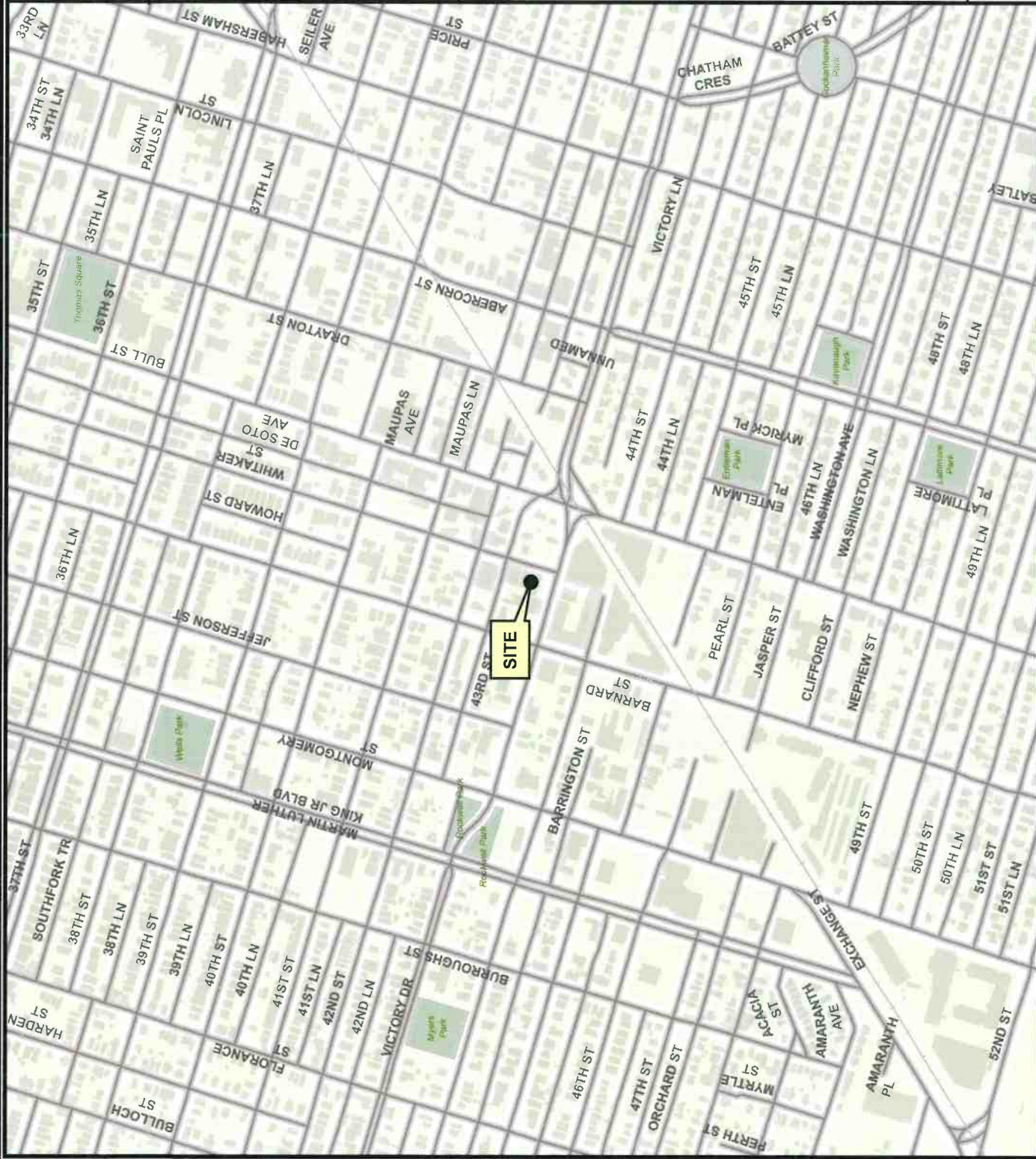
# VICINITY MAP

20-004025-ZA  
Address: 2605 Whitaker St.  
Savannah, Ga  
Aldermanic District: 2 (Legget)  
Commission District: 2 (Holmes)  
Neighborhood: Metropolitan/Bingville  
PIN(s): See Map

Date: 8/25/2020



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
110 E. STATE ST. SAVANNAH, GA 31412-8246 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 = 600 feet

D



# TAX MAP

20-004025-ZA  
Address: 2605 Whitaker St.  
Savannah, Ga  
Aldermanic District: 2 (Legget)  
Commission District: 2 (Holmes)  
Neighborhood: Metropolitan/Bingville  
PIN(s): See Map

Date: 8/26/2020



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
110 E. STATE ST. SAVANNAH, GA 31412-8246 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 = 50 feet

D

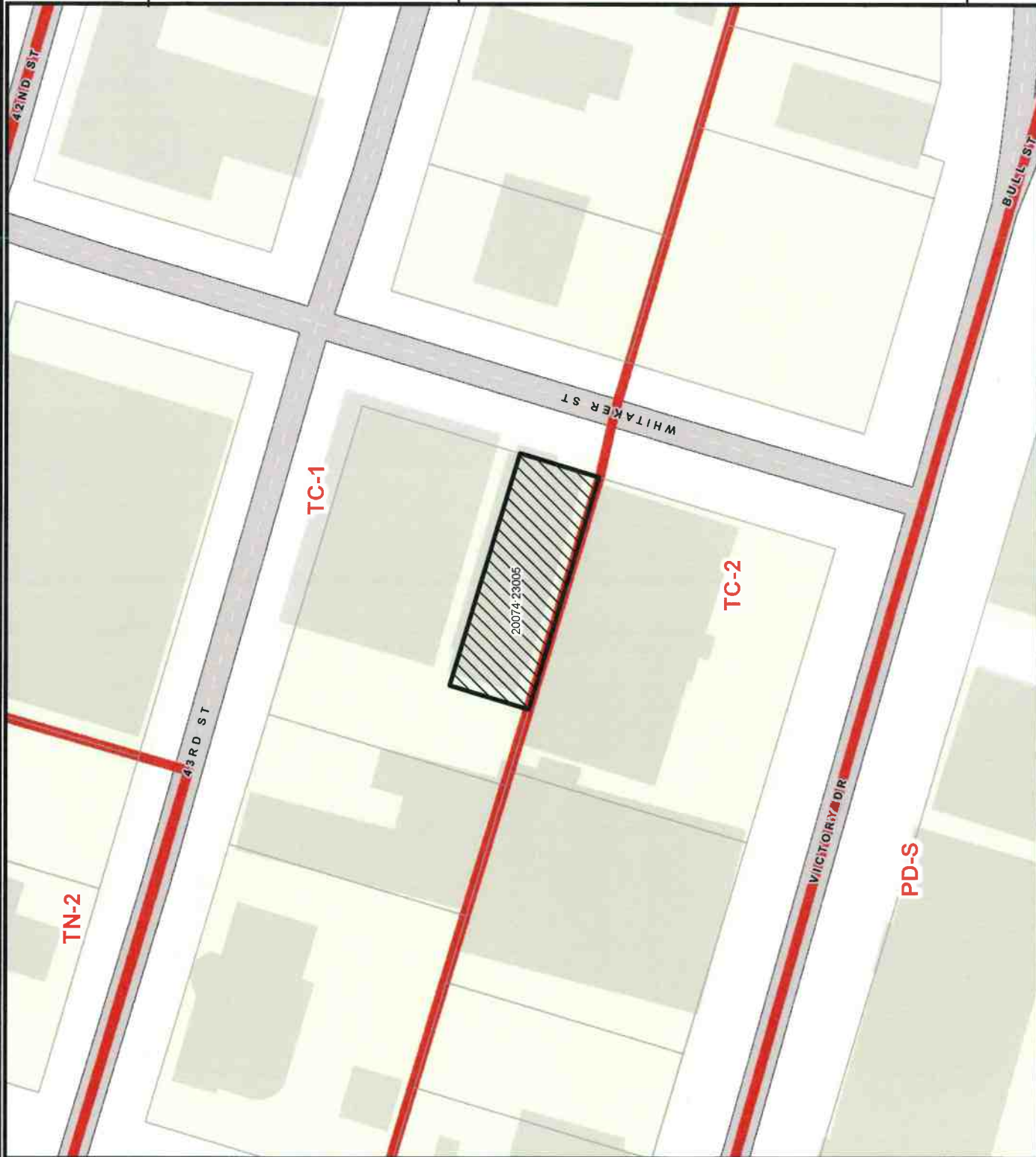
# ZONING MAP

20-004025-ZA  
Address: 2605 Whitaker St.  
Savannah, Ga  
Aldermanic District: 2 (Legget)  
Commission District: 2 (Holmes)  
Neighborhood: Metropolitan/Bingville  
PIN(s): See Map

Date: 8/26/2020



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
110 E. STATE ST. SAVANNAH, GA 31412-8246 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 = 50 feet

D

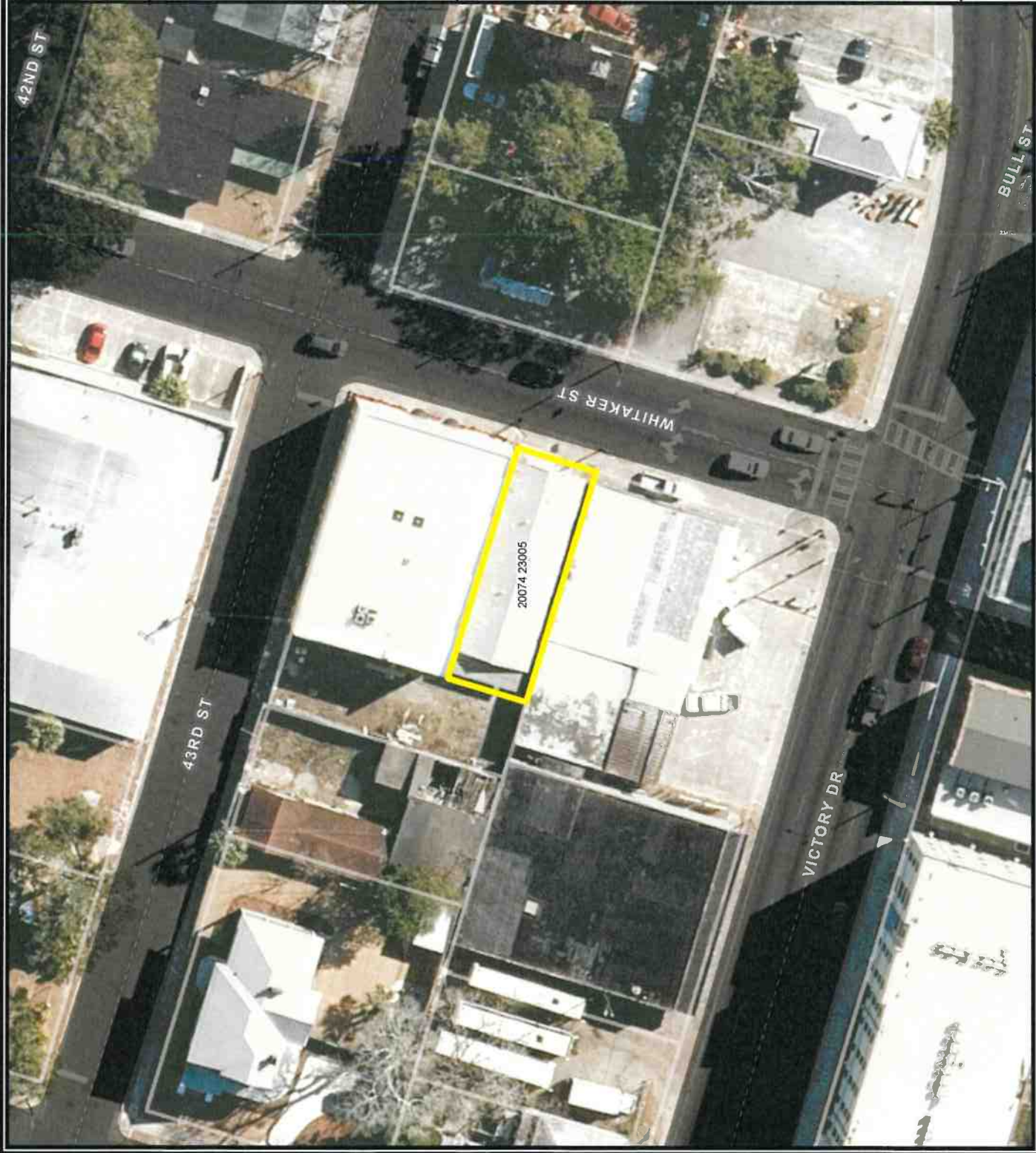
# AERIAL MAP

20-003664-ZA  
Address: 1902 & 1920 Waters Ave. &  
1111 NE 36th St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Holmes)  
Neighborhood: Live Oak/Midtown  
Neighborhood Area  
PIN(s): See Map

Date: 8/26/2020



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-8248 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 = 50 feet

D



# FUTURE LAND USE

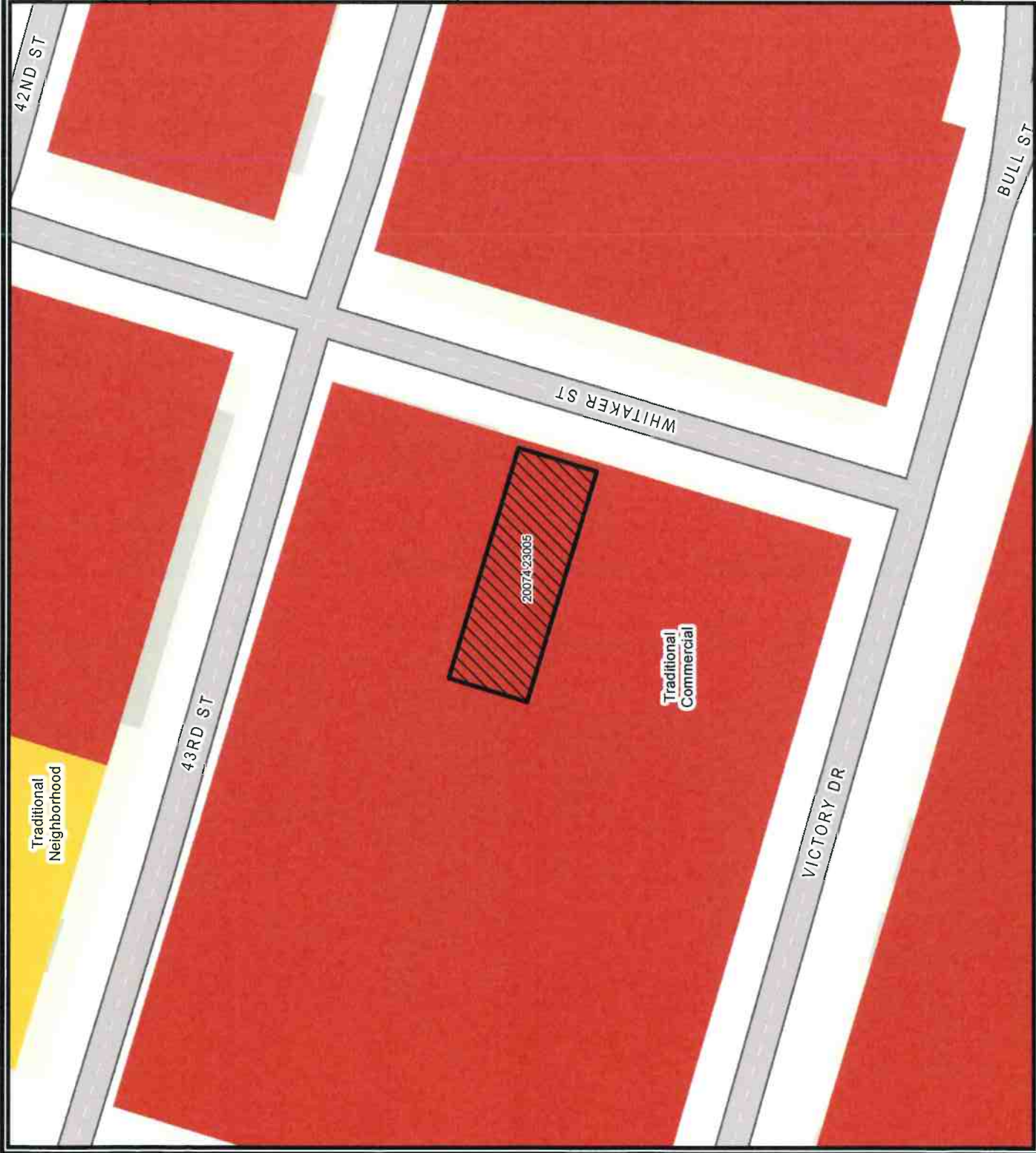
20-003664-ZA  
Address: 1902 & 1920 Waters Ave. &  
1111 NE 36th St.  
Savannah, Ga  
Aldermanic District: 2 (Leggett)  
Commission District: 2 (Holmes)  
Neighborhood: Live Oak/Midtown  
Neighborhood Area  
PIN(s): See Map

Traditional Commercial  
Traditional Neighborhood

Date: 8/26/2020



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST., SAVANNAH, GA 31412-8248 PHONE 912-451-1440



D

1 inch = 50 feet

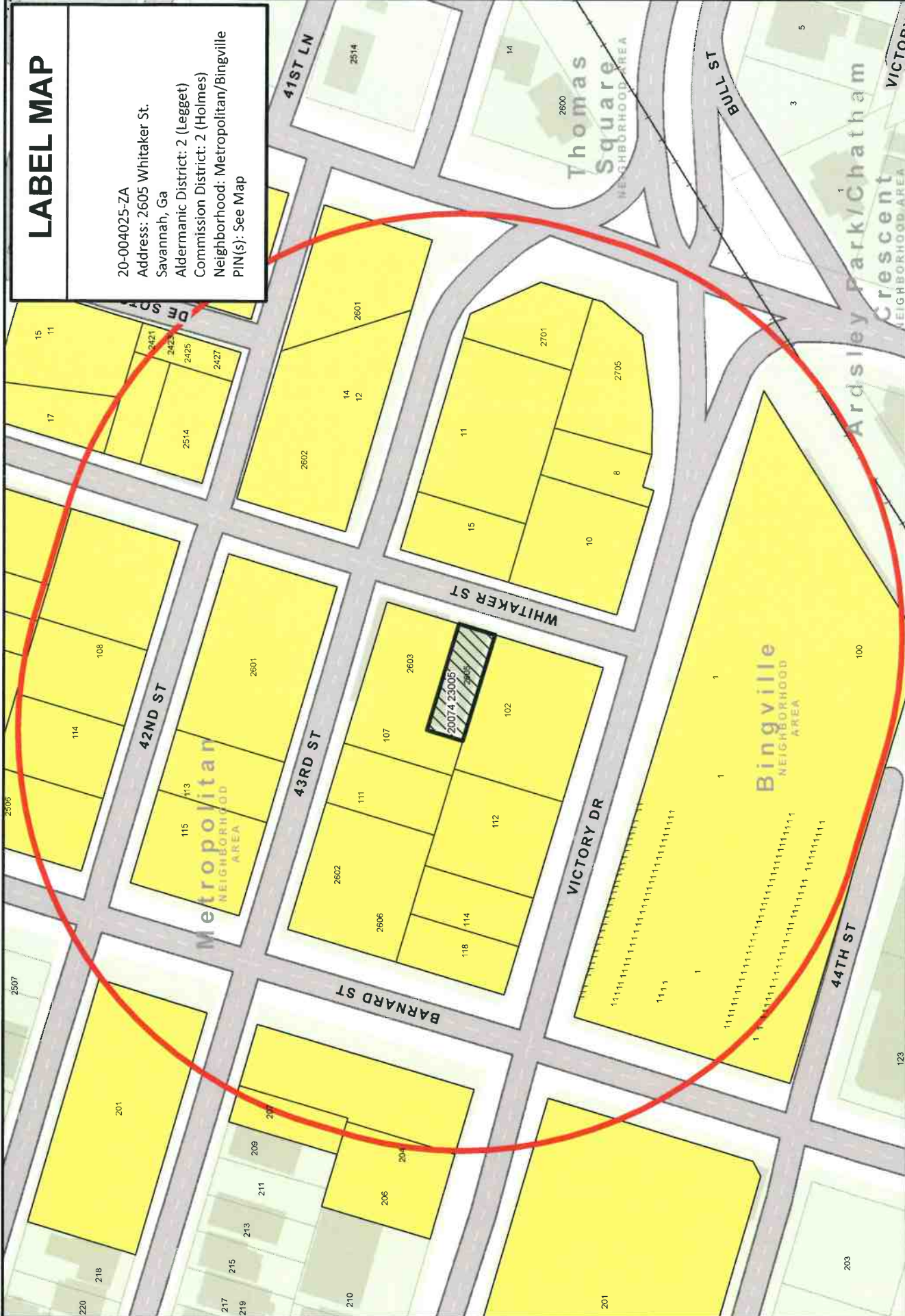


THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



# LABEL MAP

20-004025-ZA  
 Address: 2605 Whitaker St.  
 Savannah, Ga  
 Aldermanic District: 2 (Leggett)  
 Commission District: 2 (Holmes)  
 Neighborhood: Metropolitan/Bingville  
 PIN(s): See Map



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.**



Date: 8/26/2020

1 inch = 100 feet



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