



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **January 18, 2022**

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

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

Petitioner: Guinevere McMillon

Owner: Russell Goeken

Aldermanic District: 2 - Leggett

County Commission District: 2 - Rivers

Neighborhood/Subdivision: Streetcar

Current Zoning District: TC-1

Future Land Use (FLU) Category: Traditional Commercial

File No. 21-006078-ZA

Location: 2312 Abercorn Street

PIN: 20065 37004 **Acreage:** 0.06

MPC ACTION:

Approval of staff recommendation with conditions.

MPC STAFF RECOMMENDATION:

Approval of the request for a Special Use permit to allow a bar/lounge at 2312 Abercorn Street with conditions: (1) Right of way encroachment agreement; (2) The Special Use Permit shall be nontransferable; (3) On premise consumption only; (4) Hours of operation shall be: Tuesday thru Friday, 4:00 p.m. to 12:00 a.m. and Saturdays, 11:00 a.m. to 12:00 a.m.; and (5) provide the location of the recycling and compost. bin on the site; (6) Annual permit review by City staff.

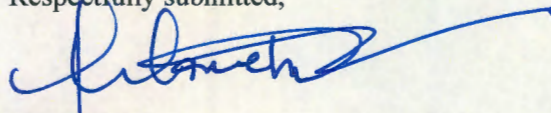
MEMBERS PRESENT: 10 + Chairman

Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Jay Melder
Wayne Noha
Jeff Notrica
Malik Watkins
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation as amended
(9-2)

APPROVAL Votes: 9	DENIAL Votes: 2	ABSENT
Boles Coles Epstein Ervin Jarrett Melder Noha Notrica Woiwode	Welch Watkins	Lee Smith Dwayne Stephens

Respectfully submitted,

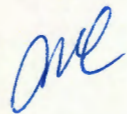


Melanie Wilson
Executive Director

MW/ca

Enclosure

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





CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 21-006078-ZA

Location: 2312 Abercorn Street

PIN: 20065 37004 Acreage: .07

Prepared by Melissa Paul-Leto, Planner

Petitioner: Guinnevere McMillon

Owner: Russell Goeken

Aldermanic District: 2 - Leggett

County Commission District: 2 – Larry Rivers

Neighborhood/Subdivision: Thomas Square Historic Neighborhood Association

Current Zoning District: Traditional Neighborhood, TN-2

Future Land Use (FLU) Category: Traditional Commercial

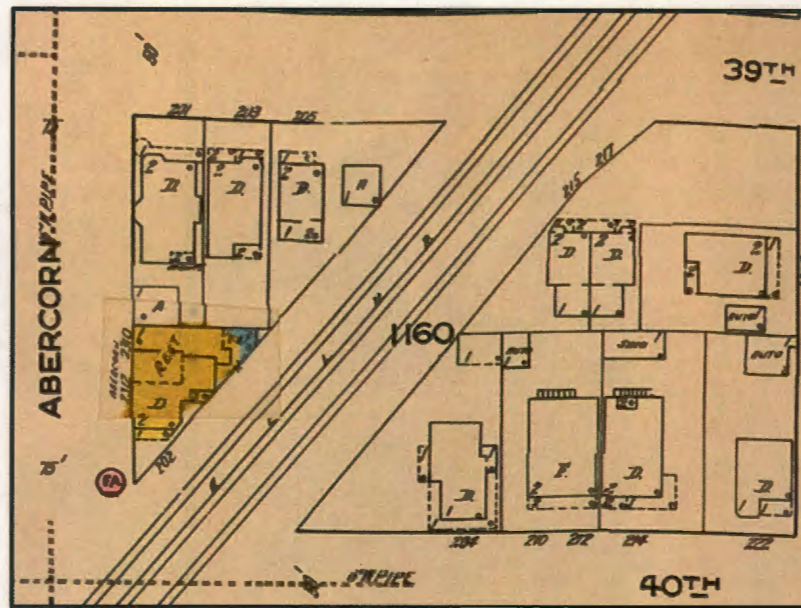
Request:

The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a bar/lounge use. 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 at 2312 Abercorn Street, on the northwest corner of the intersection of East 40th Street and Abercorn Street. The parcel is developed with a 2-story building, constructed prior to the 1955 Sanborn Maps. It has operated previously as a retail home goods establishment and is currently vacant. There are two establishments currently within the building: Savannah Skin & Wellness and HM Salon. There are no residential dwellings in the

building. The parcel 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.



Sanborn Map – 1955-1966, Vol 2. – Indicating a restaurant and dwelling unit were on the subject parcel.

Public Notice

As required by the City of Savannah Zoning Ordinance, mailed notices of the proposed Special Use were sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run.

Existing Development Pattern

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

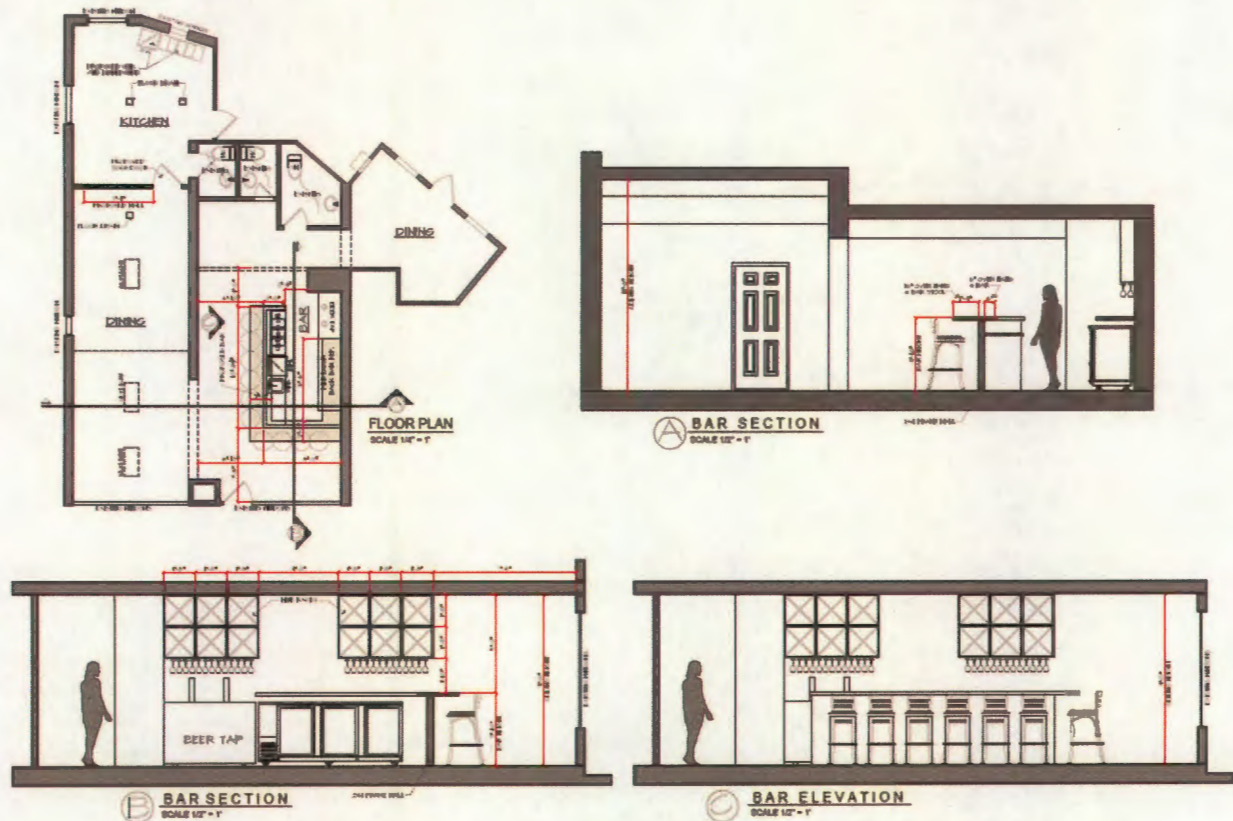
<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Townhouses and retail	TN-2
East	Single family and duplexes	TN-2
South	Seafood retail establishment and a restaurant	TC-1 & PD
West	Automobile service and townhomes	TC-1

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.



2312 Abercorn Street – Proposed floor plan and elevations

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:

- 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-1. The Comprehensive Plan defines the Traditional Commercial-1 land use category as “Business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.” A bar/tavern at the subject property’s location is compatible with the character of the subject property’s neighborhood. However, the immediate area is predominantly residential and on-street parking is often used to accommodate commercial traffic. A bar/tavern 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: Per Section 8.4.32, the proposed use shall be located on a collector or arterial roadway. The location meets the 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: The applicant has adjusted their hours of operation, submitted a contract for shared parking, and submitted a contract for a shared dumpster use to mitigate the special use being a detriment to the public interest.

Hours of operation are the following:

Tuesday through Friday from 4:00 p.m. to 12:00 a.m.

Saturdays from 11:00 a.m. to 12:00 a.m.

Trash pick-up: The petitioner has signed a contract for shared dumpster use with Atwell’s Art & Frame located at 2310 Drayton Street. The shared use of commercial trash receptacles is common in mixed use neighborhoods.

Parking: Per Section 9.3.7(d), *“For the first 3,000 square feet of any nonresidential use, there shall be no minimum off-street parking space requirement. For square footage exceeding 3,000 square feet, the parking requirement shall be calculated using Table 9.3-5 Victorian and Streetcar Parking Reductions.”*

City staff has reviewed the building permit applications submitted for interior renovations of the proposed establishment. The interior space is 1,300 square feet with twenty-eight (28) proposed seats.

The applicant has provided a shared parking agreement with 2313 Abercorn Street – Kimball’s Mobile Electronics to utilize their existing parking.

Kimball’s hours of operations are the following:

Monday through Friday 9:00 a.m. to 5:30 p.m.

Saturday 9:00 a.m. to 5:00 p.m. Sunday they are closed.

The proposed bar/lounge will dedicate approximately six (6) parking spaces to their customers and employees.



Kimball’s Mobile Electronics located at 2313 Abercorn Street signed a shared parking agreement with Kimball’s Mobile Electronics located at 2313 Abercorn Street.

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

Staff Comment: The subject property may have enough square footage to accommodate the bar/tavern. However, the applicant is in discussion with the Railroad regarding existing encroachments in the R-O-W.

- 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 special use request does not have the potential to damage any feature determined by the review authority to be of natural, cultural, scenic, or historic importance.

ALTERNATIVES:

1. Approve the petitioner's request as presented.
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 the Streetcar District is developed with a mix of uses. These include retail, restaurants, residential and institutional. The existing building has operated in a nonresidential capacity for many years without creating negative impacts. The petitioner has resolved many of the site issues regarding hours of operation, parking, trash and has received a letter of support from the Thomas Square Neighborhood Association.

RECOMMENDATION: Based upon the criteria for a special use permit; Planning Commission recommends **approval** of the request for a bar/lounge use with conditions at 2312 Abercorn Street.

1. The Special Use permit shall be nontransferable.
2. Consumption shall be on-premises only.

3. Hours of operation shall be the following:

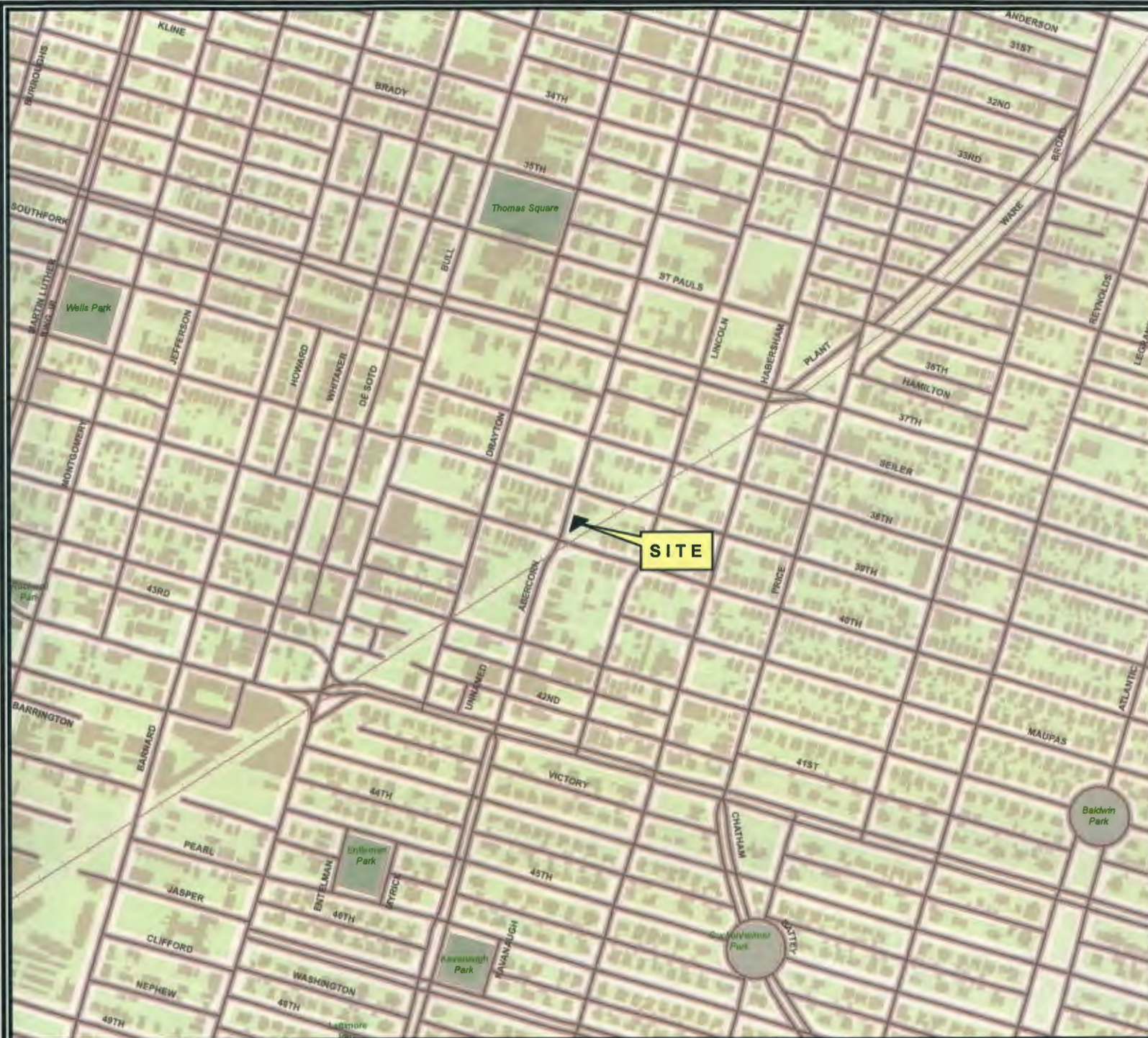
Tuesday through Friday from 4:00 p.m. to 12:00 a.m.

Saturdays from 11:00 a.m. to 12:00 a.m.

4. The petitioner shall provide the location of the recycling bin and compost bin on the site plan.

VICINITY MAP

FILE # 21-006078-ZA
 Address: 2312 Abercorn St.
 Savannah, Ga
 Aldermanic District: 2 - Leggett
 Commission District: 2 - Rivers
 Neighborhood: See Map
 Property ID: 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.



1 inch = 600 feet

D



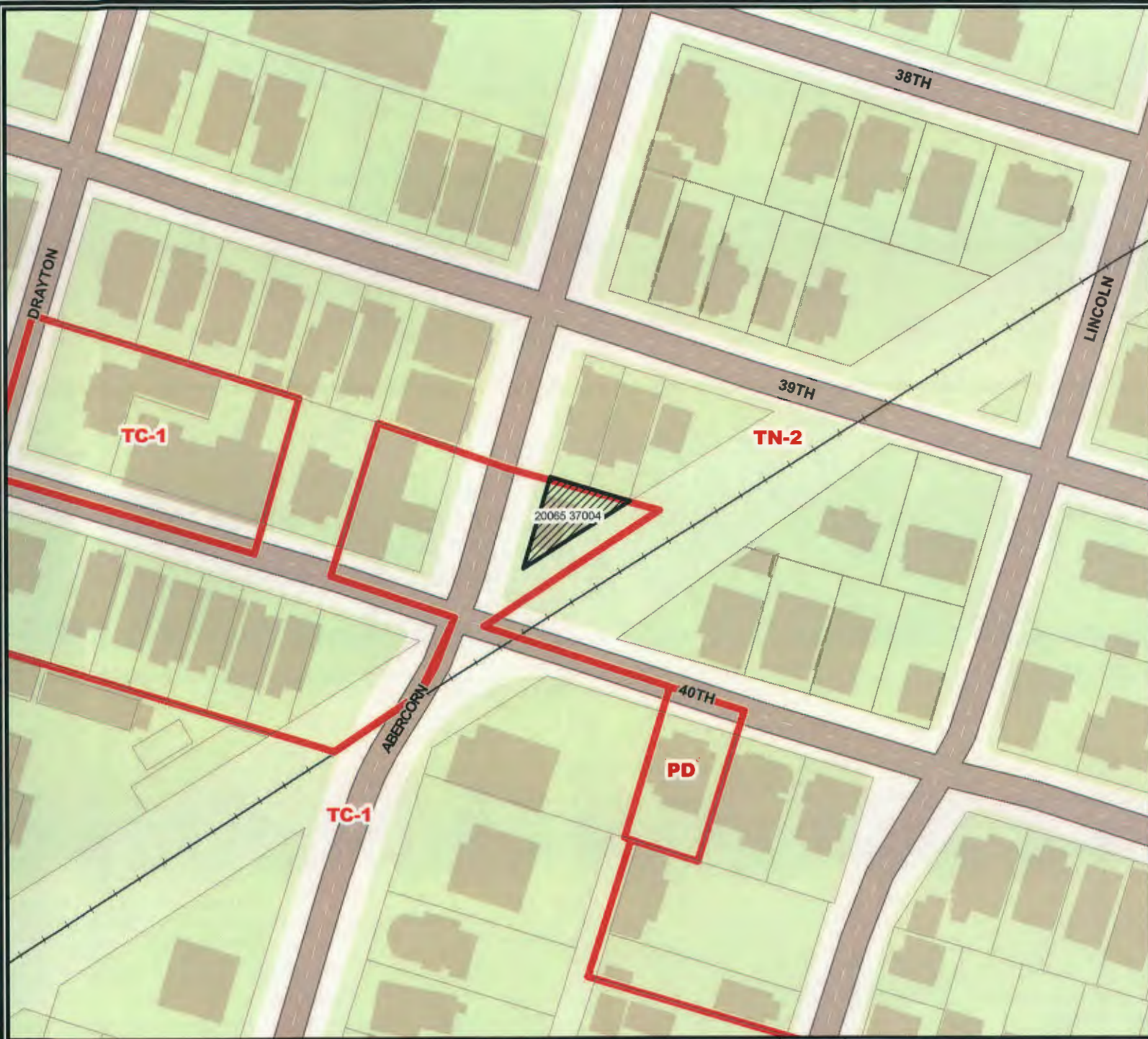
Date: 11/8/2021


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

ZONING MAP

FILE # 21-006078-ZA
Address: 2312 Abercorn St.
Savannah, Ga
Aldermanic District: 2 - Leggett
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map

SPECIAL USE PERMIT REQUEST



 ZONING

Date: 11/8/2021



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1 inch = 100 feet

D

TAX MAP

FILE # 21-006078-ZA
Address: 2312 Abercorn St.
Savannah, Ga
Aldermanic District: 2 - Leggett
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Neighborhood: See Map
Property ID: See Map



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1 inch = 100 feet

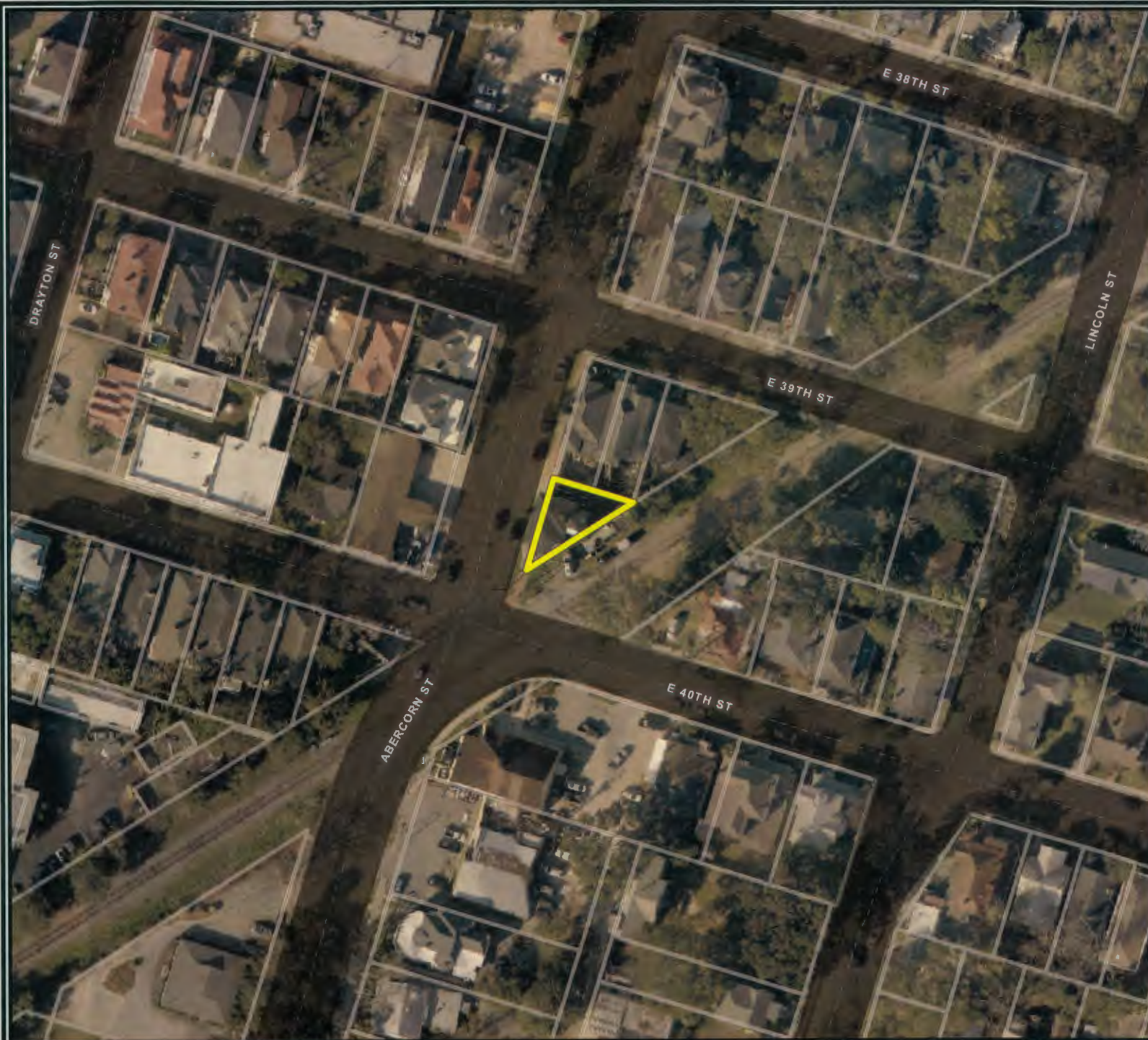


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AERIAL MAP

FILE # 21-006078-ZA
Address: 2312 Abercorn St.
Savannah, Ga
Aldermanic District: 2 - Leggett
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map



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1 inch = 100 feet

Date: 11/8/2021



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FUTURE LAND USE

FILE # 21-006078-ZA
Address: 2312 Abercorn St.
Savannah, Ga
Aldermanic District: 2 - Leggett
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map



- Traditional Commercial
- Traditional Neighborhood
- Civic/Institutional

Date: 11/8/2021

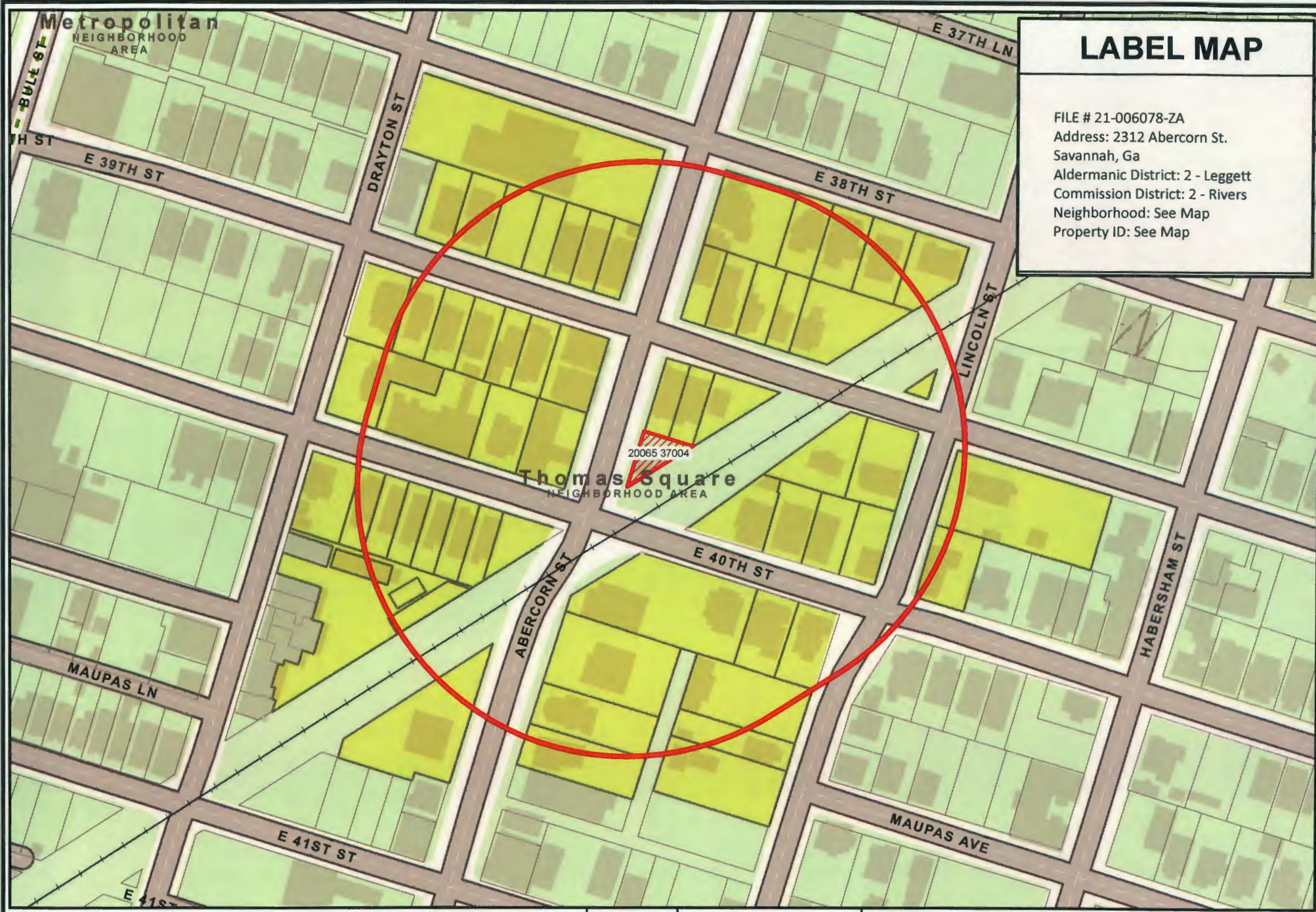


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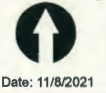
1 inch = 100 feet



LABEL MAP

FILE # 21-006078-ZA
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 Savannah, Ga
 Aldermanic District: 2 - Leggett
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 Neighborhood: See Map
 Property ID: See Map

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1 inch = 150 feet



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