



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** May 3, 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, Colin Breland and Madeline Ott, Zachary Shultz agent for Riette Bradley

**Property Owner:** Riette Bradley

**Address:** 2805 Bull Street

**Alderman:** District - 5 – Dr. Estella Shabazz

**County Commission:** District - 5 – Tanya Milton

**Property Identification Number:** 20074 33001

**Petition File No.:** 22-001219-ZA

**Melissa Leto, MPC Project Planner**

**MPC ACTION:**

**Approval** of staff recommendation with conditions.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request for a Special Use permit to allow a bar/tavern at 2805 Bull Street with conditions: (1) The Special Use permit shall be nontransferable; (2) Any use of the property such as an expansion of equipment or storage shall be located outside the required railroad right-of-way; (3) Hours of operation shall be: Monday thru Thursday, 4:00 p.m. to 10:00 a.m., Friday thru Saturday, 12:00 p.m. to 11:00 p.m., Sunday, 12:00 p.m. till 8:00 p.m.

**MEMBERS PRESENT:** 11 + Chairman

Joseph Welch, Chairman  
Shedrick Coleman  
Travis Coles  
Elizabeth Epstein  
Joseph Ervin  
Karen Jarrett  
Jay Melder  
Wayne Noha  
Jeff Notrica  
Tom Woiwode  
Lee Smith  
Dwayne Stephens

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

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Coleman Coles Epstein Ervin Jarrett Melder Noha Notrica Smith Stephens Welch Woiwode		Boles Watkins

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



## Savannah City Council Agenda Item Information Sheet

Date of MPC Hearing: May 3, 2022

Type of Petition: Special Use permit

Staff Generated Petition: Y/N

Josh Yellin, Agent for (File No. 22-001219-ZA) is requesting approval of a Special Use permit to Section 3.10 of the Savannah Zoning Ordinance to establish a bar/tavern use named, "Late Air." The applicant proposes to offer wine and beer options with a prepared light food menu. In addition, the applicant is proposing a packaged wine sale area within the interior space.

The subject property is located at 2805 Bull Street on the west side of Bull Street, south of Victory Drive. The parcel is 0.10 acres, or 4,356 square feet in size and was built in 1985. The existing one-story building was developed with three units; 2811 Bull Street, 2809 Bull Street, and 2805 Bull Street. The parcel is located within the TC-1 (Traditional – Commercial - 1) zoning district.

The most recent establishment to utilize the 2805 unit was, "The Canine Palace", a retail store for dog food and accessories. On Thursday, February 10, 2022, City Council approved a text amendment to the Historic Buildings Map of Section 7.11 Streetcar Historic Overlay District as well as the Contributing Resource Map which includes the subject parcel.

The property shall not be required to provide vehicle parking spaces for the first 3,000 square feet of non-residential uses. The amended historic district boundary map will include this property and thus it will be included in the parking reduction.

The Planning Commission recommends approval of the special use with conditions to allow for a bar/ tavern use at the subject property.

The conditions are outlined in the staff report.



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:        May 3, 2022**

**Subject:** Special Use Request - bar/tavern

**Petitioner:** Josh Yellin agent for, Colin Breland and Madeline Ott, Zachary Shultz agent for Riette Bradley

**Property Owner:** Riette Bradley

**Address:** 2805 Bull Street

**Alderman:** District - 5 – Dr. Estella Shabazz

**County Commission:** District - 5 – Tanya Milton

**Property Identification Number:** 20074 33001

**Petition File No.:** 22-001219-ZA

**Melissa Leto, MPC Project Planner**

**REQUEST:**

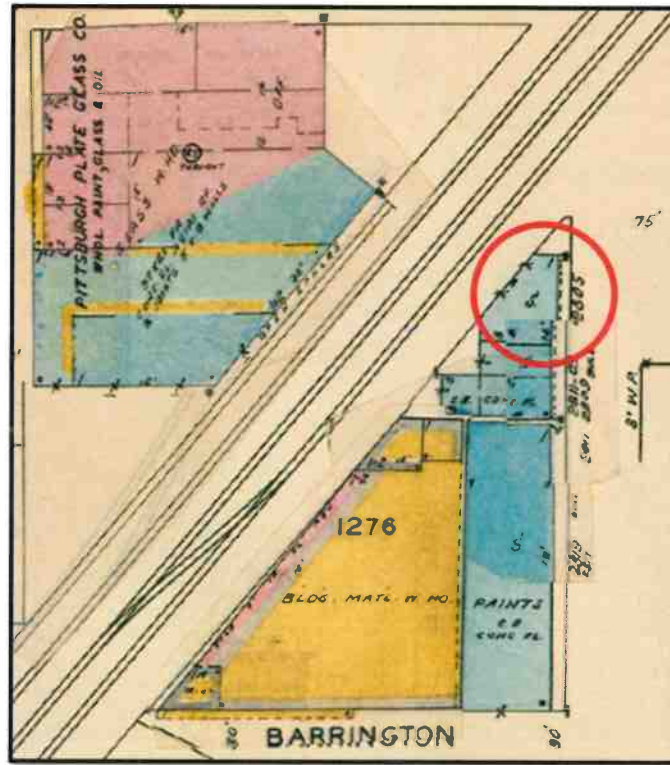
The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a bar/tavern establishment. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by Council, a permit will 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:**

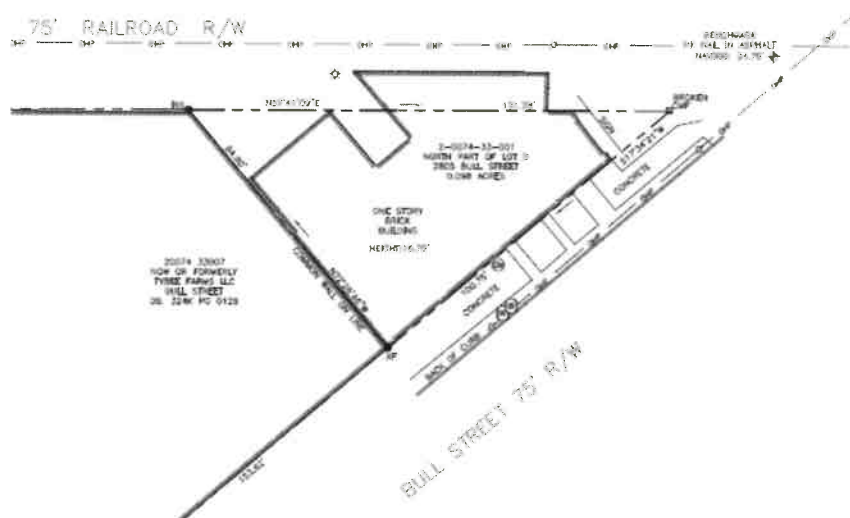
The subject property is located at 2805 Bull Street on the west side of Bull Street, south of Victory Drive. The parcel is 0.10 acres, or 4,356 square feet in size and was built in 1985. The existing one-story building was developed with three units; 2811 Bull Street, 2809 Bull Street, and 2805 Bull Street. The parcel is located within the TC-1 (Traditional – Commercial - 1) zoning district.

The most recent establishment to utilize the 2805 unit was, “The Canine Palace”, a retail store for dog food and accessories. On Thursday, February 10, 2022, City Council approved a text

amendment to the Historic Buildings Map of Section 7.11 Streetcar Historic Overlay District as well as the Contributing Resource Map which includes the subject parcel.



1955 Sanborn Map of 2805 Bull Street as a retail store.



2805 Bull Street Boundary Survey – 9/10/2021



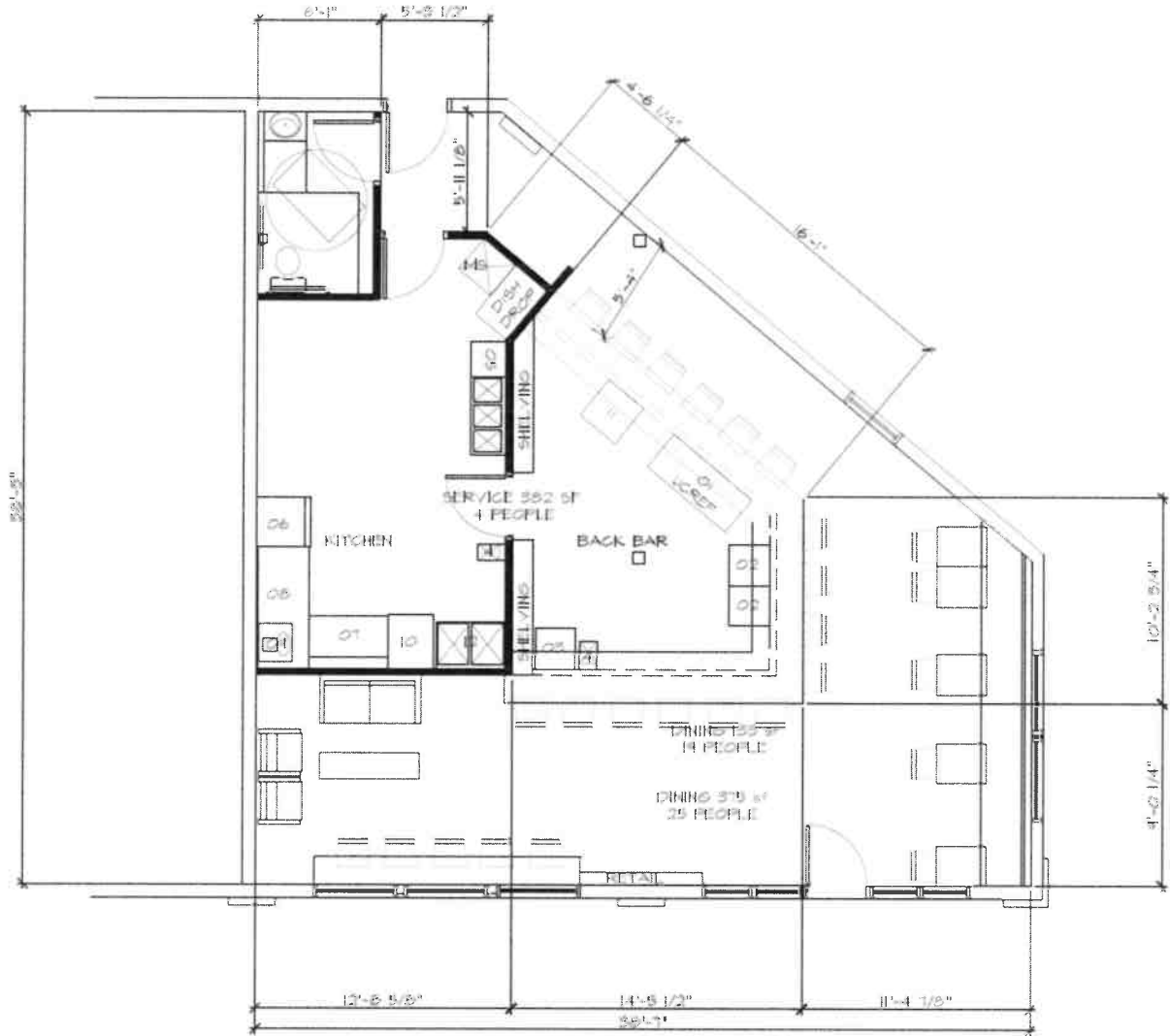
*2805 Bull Street -Proposed bar/tavern, Late Air wine bar*

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.

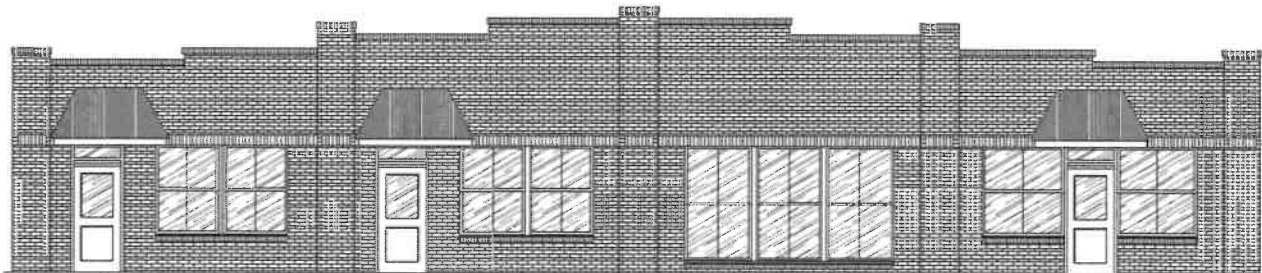
2. **Existing Development Pattern:**

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

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	520 Wings restaurant	TC-2
East	Single-family homes	RSF-6
South	Retail, office uses	TC-1
West	Guerry Lumber Co. & Parking garage	PD-S & I-L



*2805 Bull Street - Floor Plan - Proposing 44 seats*



*2805 Bull Street – Proposed exterior renovations to the exterior of the building*

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 Traditional Commercial. The Comprehensive Plan defines the Traditional Commercial 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.”

The Special Use request is for an existing building located at 2805 Bull Street to be a bar/tavern establishment named, “Late Air”. The applicant proposes to offer wine and beer options with a prepared light food menu. In addition, the applicant is proposing a packaged wine sale area within the interior space.



The proposed operational hours would be:

- Tuesday through Thursday from 4:00 p.m. to 10:00p.m.
- Friday and Saturday would be from 4:00 p.m. till 11:00 p.m.
- Sunday, the operational hours would be from 12:00 p.m. till 8:00 p.m.
- The proposed bar/tavern would be closed on Mondays.

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. 2805 Bull Street is in an area that provides for walkability, on-street parking, and multi-tenant retail. The proposed 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:** 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:

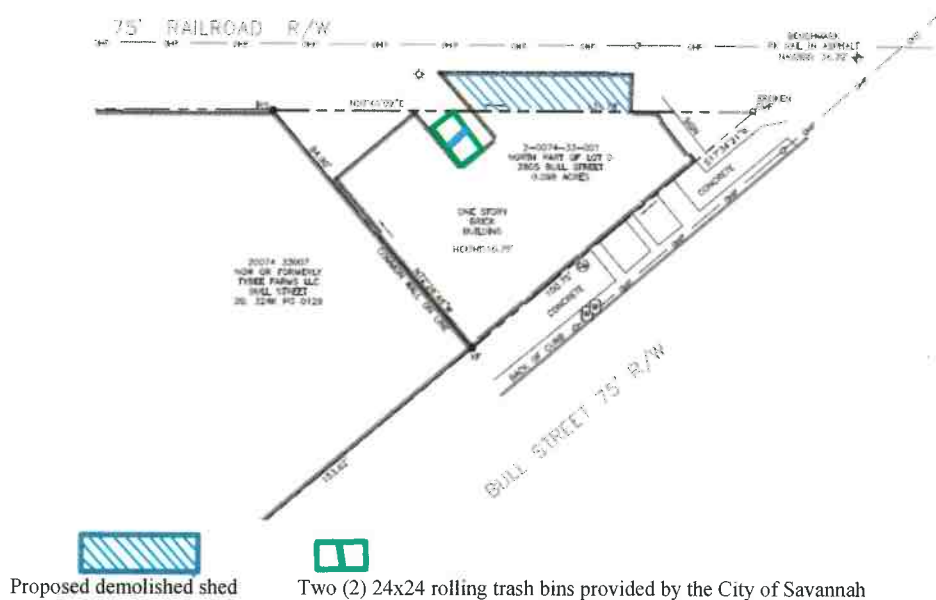
The petitioner attended an Ardsley Park/Chatham Crescent Neighborhood Association in August of 2021. The meeting was held by Scott Anderson and its board members. The meeting resulted in a letter of support from the Ardsley Park/Chatham Crescent Neighborhood Association. The petitioner met a second time at their Tuesday, April 12<sup>th</sup> morning Neighborhood Association meeting.

Hours of operation are the following:

- Tuesday - Thursday: 4:00 p.m.to 10:00 p.m.
- Friday - Saturday: 12:00 p.m. to 11:00 p.m.
- Sunday: 12:00 p.m. to 8:00 p.m.
- Mondays: Closed

Trash pick-up:

The proposed establishment at 2805 Bull Street will be utilizing rolling trash bins from the City of Savannah. The location of the trash bins would be to the rear of the property. The applicant will be rolling the trash bins from the rear of the property to the Bull Street sidewalk for trash pick-up. Below is a boundary survey of the subject parcel indicating the shed to be demolished located within the railroad r-o-w and the proposed location of two (2) rolling trash bins to the rear of the property line. The contributing building, with the removal of the rear shed will not be encroaching into the railroad r-o-w. However, any expansion of the building or accessory structures shall meet the required railroad right-of-way's setback requirements.



Parking:

The property is subject to the parking reduction associated with Article 9 Sec. 9.3.7 (d). Per the Chatham County Tax Assessor's website, the property contains a 2,595 square-foot structure. The property shall not be required to provide vehicle parking spaces for the first 3,000 square feet of non-residential uses. The amended historic district boundary map will include this property and thus it will be included in the parking reductions.

- 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 bar/tavern use. The petitioner will be applying for a building permit to demolish the existing shed to the rear of the building that is encroaching into the railroad right-of-way as well as a permit to demolish the existing billboard and pole facing Victory Drive.

- 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 petitioner submitted building permits to renovate the exterior building prior to the subject parcel being included in the expansion of the Streetcar Historic District boundary as well as the Contributing Resource Map. The Historic Preservation Office has reviewed the proposed changes to the exterior and considers the changes to be minor and acceptable.

### **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.

### **ALTERNATIVES:**

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

**RECOMMENDATION:** Based upon the criteria for a Special Use permit; Planning Commission recommends **approval of the request for a bar/tavern use with conditions** at 2805 Bull Street.

1. The Special Use permit shall be nontransferable.
2. Any use of the property such as an expansion of equipment or storage shall be located outside the required railroad right-of-way.
3. Hours of operation shall be the following:
  - Monday - Thursday: 4:00 p.m. to 10:00 p.m.
  - Friday - Saturday: 12:00 p.m. to 11:00 p.m.
  - Sunday: 12:00 p.m. to 8:00 p.m.

Note: Staff recommendation could change based on information gathered during the public hearing.

# VICINITY MAP

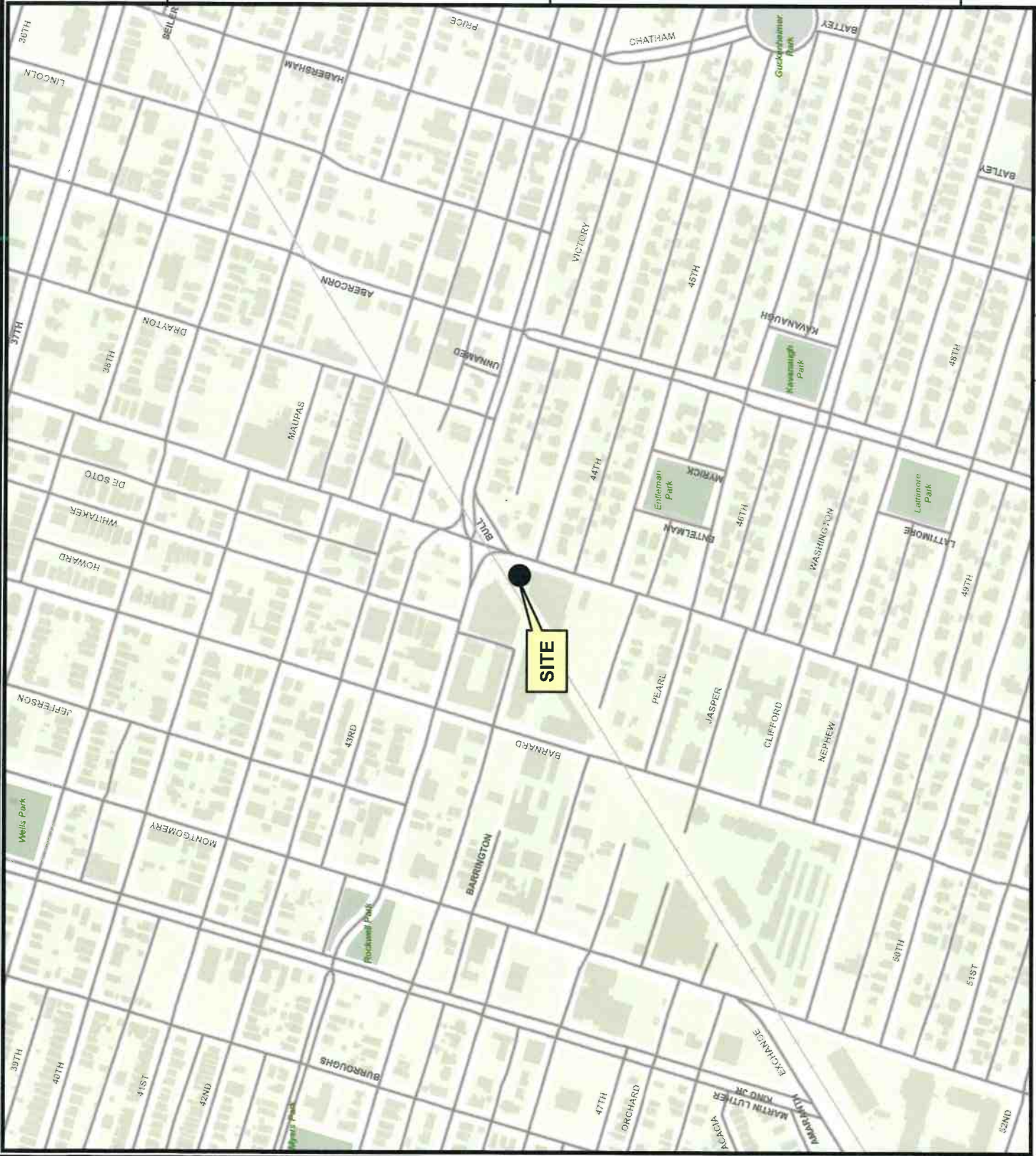
SPECIAL USE APPLICATION

File: 22-001219-ZA  
 Address: 2805 Bull Street  
 Savannah, Ga  
 Aldermanic District: 5 Shabazz  
 Commission District: 5 Milton  
 Neighborhood: See Map  
 Property ID: See Map

Date: 3/21/2022



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



D

1 inch = 500 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.

# TAX MAP

SPECIAL USE APPLICATION

File: 22-001219-ZA  
Address: 2805 Bull Street  
Savannah, Ga  
Aldermanic District: 5 Shabazz  
Commission District: 5 Milton  
Neighborhood: See Map  
Property ID: See Map

Date: 3/21/2022



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

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# ZONING MAP

SPECIAL USE APPLICATION

File: 22-001219-ZA  
Address: 2805 Bull Street  
Savannah, Ga  
Aldermanic District: 5 Shabazz  
Commission District: 5 Milton  
Neighborhood: See Map  
Property ID: See Map



Date: 3/21/2022



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# FUTURE LAND USE

SPECIAL USE APPLICATION

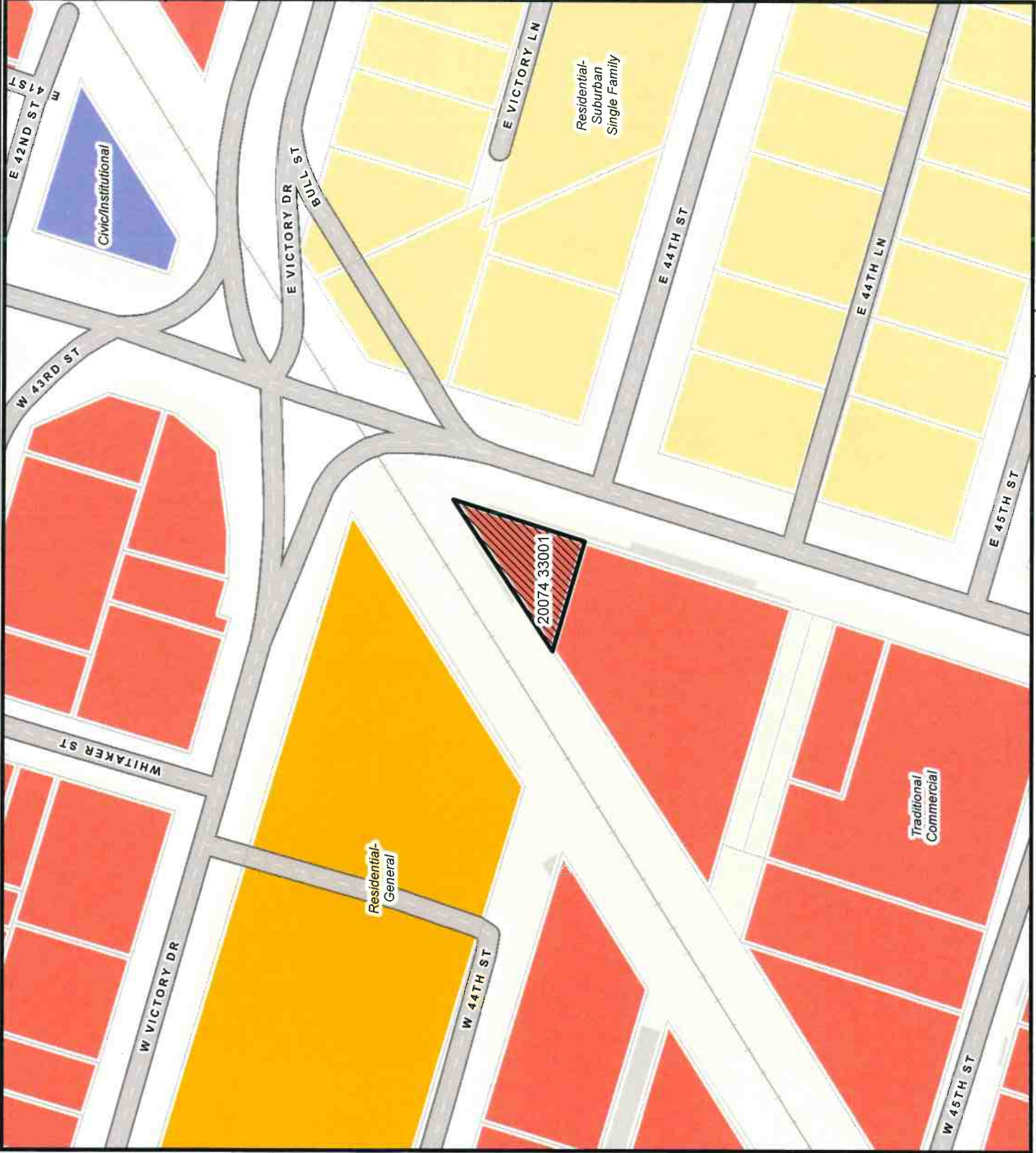
File: 22-001219-ZA  
 Address: 2805 Bull Street  
 Savannah, Ga  
 Aldermanic District: 5 Shabazz  
 Commission District: 5 Milton  
 Neighborhood: See Map  
 Property ID: See Map

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

Date: 3/21/2022



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