



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: November 23, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Sandesh Pardeshi

Owner: Qingxiang Zhou

Aldermanic District: 2 - Leggett

County Commission District: 2 - Rivers

Neighborhood/Subdivision: Thomas Square Historic Neighborhood Association

Current Zoning District: Traditional Commercial, TC-1

Future Land Use (FLU) Category: Traditional Commercial

File No. 21-005177-ZA

Location: 2110 Montgomery Street

PIN: 20065 24012 **Acreage:** .16

MPC ACTION:

Denial of the request for a Special Use permit to allow packaged alcohol sales at 2110 Montgomery Street

MPC STAFF RECOMMENDATION:

Denial of the request for a Special Use permit to allow packaged alcohol sales at 2110 Montgomery Street

MEMBERS PRESENT: 9 + Chairman

Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Karen Jarrett
Wayne Noha
Dwayne Stephens
Lee Smith
Tom Woiwode
Malik Watkins

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Jarrett Noha Stephens Smith Watkins Woiwode		Melder Joyner Ervin Parker

Respectfully submitted,



Melanie Wilson
Executive Director



MW/sh

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 METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 21-005177-ZA

Location: 2110 Montgomery Street

PIN: 20065 24012 Acreage: .16

Prepared by Melissa Paul-Leto, Planner



Figure 1 Location Map

Petitioner: Sandesh Pardeshi

Owner: Qingxiang Zhou

Aldermanic District: 2 - Leggett

County Commission District: 2 - Rivers

Neighborhood/Subdivision: Thomas Square Historic Neighborhood Association

Current Zoning District: Traditional Commercial, TC-1

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 permit packaged alcohol sales. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should a permit be granted by the City of Savannah, it will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

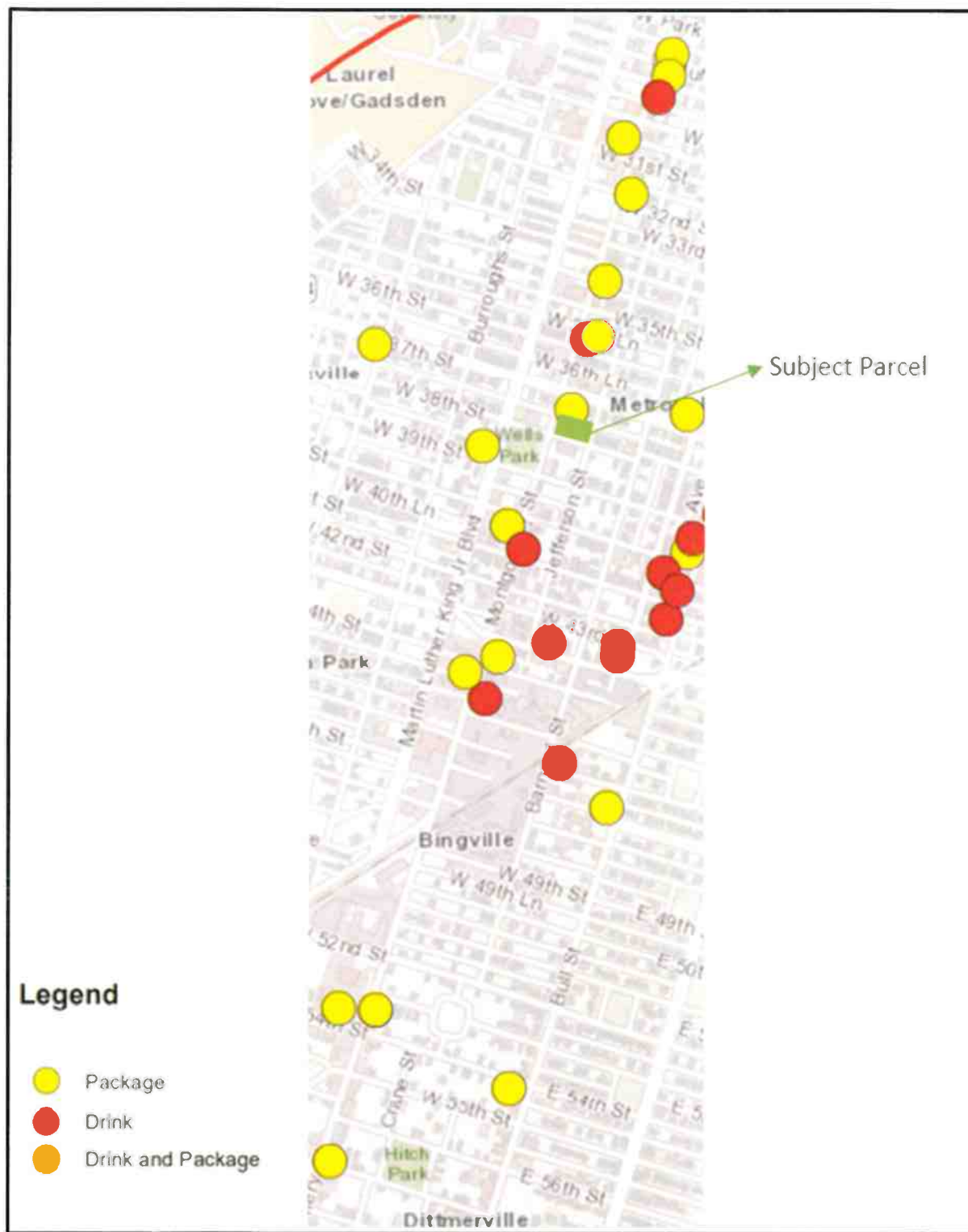
The request for a Special Use to have packaged alcohol sales in the TC-1 zoning district is step one in the City's process to issue an alcohol license. Once a Special Use is approved, there is a separate process for an alcohol license where the City Council will determine which type of alcohol license is appropriate to issue.

Background:

The subject property is located at 2110 Montgomery Street between W 38th Street and W 37th Street in the Thomas Square Historic Neighborhood. The parcel is .16 acres, or 6,969.6 square feet, and includes a one-story structure with two units. Unit A is a restaurant named, Munchies BBQ. Unit B is the subject unit for this Special Use request and faces the northern side of W 38th Street. There are two residential properties adjacent to the subject parcel, and Wells Park is located diagonally across from 2110 Montgomery Street. 315 W 38th Street recently received an approval to change zoning districts to construct twenty-seven (27) residential units within the existing two-story structure.

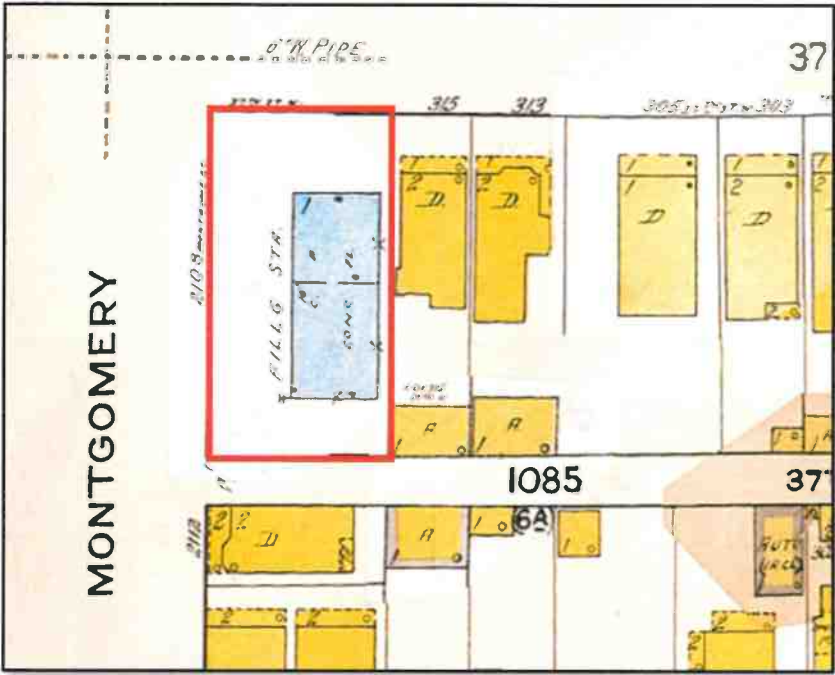


Map of subject property and the surrounding uses.



The alcohol sales map indicates there are eight (8) package stores and nine (9) drinking establishments that are walking distance from the subject parcel.

Based on the Sanborn Map 1916 pasted through 1953, the subject property had a dwelling unit on it, it was demolished, then a commercial building was constructed. The subject retail unit is currently vacant.



Sanborn Map – 1916 pasted through 1953 indicating the property was originally residential in nature.

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	Fuel Station	TC-1
East	Residential	TN-2
South	Multi-family residential	TC-2
West	St. Luke’s Baptist Church & Wells Park	TN-2

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 subject property is in the TC-1 (Traditional Commercial) zoning classification, as well as the Traditional Commercial Future Land Use designation in the Comprehensive Plan. The requested use is consistent with the designation at this location within a mixed-use neighborhood and mixed-use structure. This designation calls for neighborhood serving retail uses. However, there are several packaged beer and wine establishments as well as drinking establishments that are walking distance from the subject property. Specifically, there is a fueling station located to the rear of the subject parcel that sells packaged beer.

- 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 TC-1 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, it is most likely to cause a detriment to the neighborhood. The petitioner has indicated their hours of operations would be Monday through Saturday from 10:00 a.m. to 8:00 p.m. and Sunday from 12:30 p.m. to 7:00 p.m. The proposed beer, wine, and liquor packaged store would add to the handful of existing packaged and drinking establishments in the immediate surrounding area. To approve an additional establishment that provides carry out packaged beer, wine and liquor would not be appropriate to the remaining surrounding properties which include residential, place of worship and community park uses.

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

Staff Comment: The existing subject structure, and parcel appear to be adequate in shape and size for permitting this Special Use. The requested Special Use permit is the only use proposed for Unit B, which occupies approximately 560 square feet of the one-story structure. The existing structure is approximately 1,700 square feet. Munchies BBQ, the restaurant located in Unit A, occupies approximately 1,140 square feet. Currently, the property provides a total of eleven (11) off-street parking spaces. However, two meat smokers are occupying two (2) of the parking spaces, leaving a total of nine (9) available off-street parking spaces on the subject property.

If a new structure was proposed for the Special Use request and for the existing restaurant, the parking requirements would be the following: Munchies BBQ with 1,140 would be required to provide eleven (11) vehicular off-street parking spaces, one (1) bicycle parking space, and one (1) loading space; the proposed packaged store with 560 square feet of retail space would be required to provide two (2) off-street parking spaces for a total parking requirement of thirteen (13) off-street parking spaces, one (1) bicycle space, and one (1) loading space.

- 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. No renovations or construction is being proposed as part of this Special Use Permit request.

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. Since the petitioner has offered the submitted hours of operations, the Commission may revise the hours or consider the proposed hours as conditions to the approval.

The intent of the zoning district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods. The proposed use would be located within an existing structure and appears to be harmonious with the mass and scale of the nearby residential neighborhoods. However, the proposed use is not harmonious with regards to the amount of packaged alcohol and drinking establishments located within the surrounding area. Based on the existing alcohol packaged and drinking establishments map, there are eight (8) existing package stores and nine (9) existing drinking establishments within walking distance from the subject parcel. There is an existing fueling station located directly to the rear of the subject parcel that is one of the eight licensed packaged stores. 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.

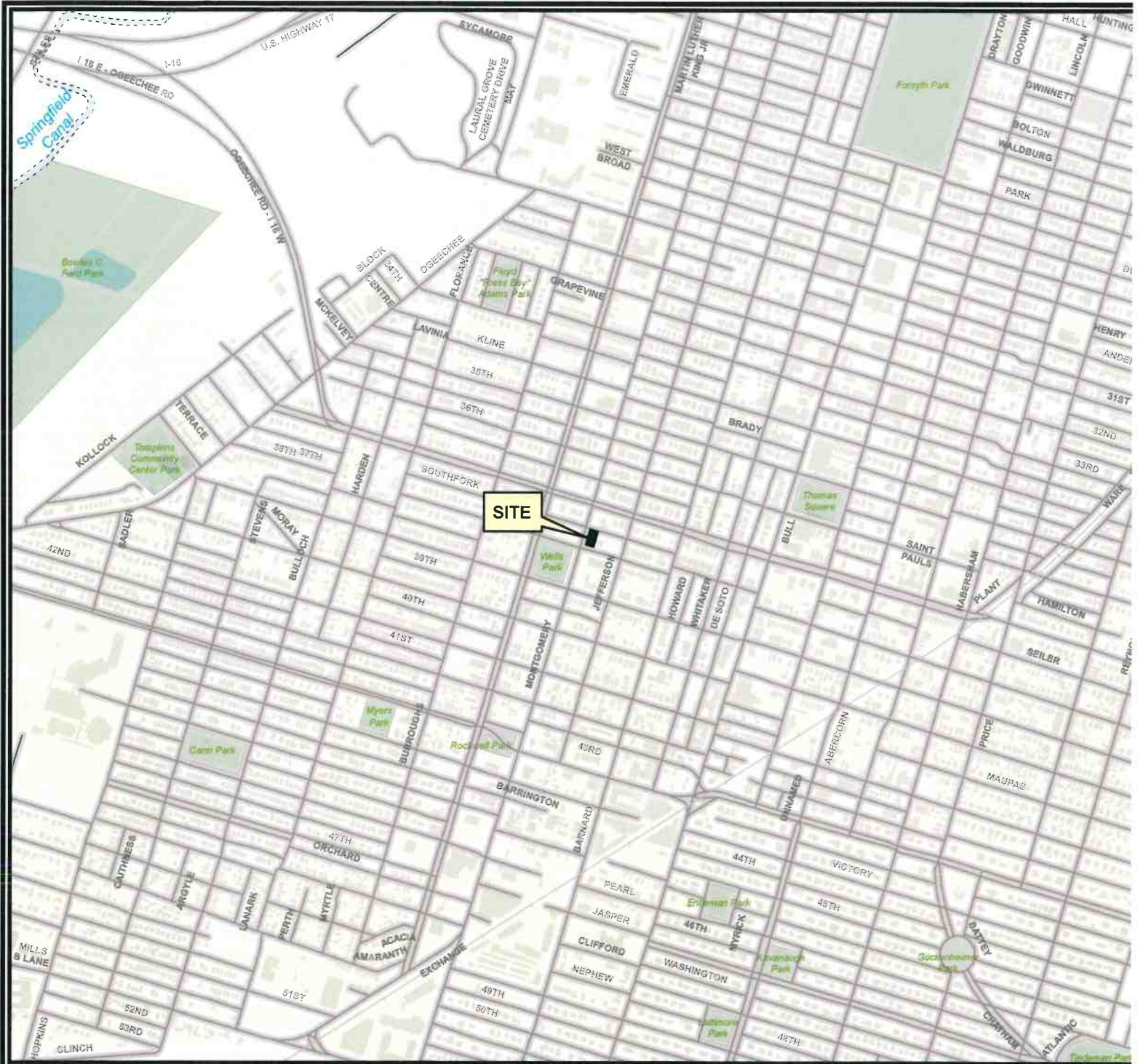
RECOMMENDATION: Based upon the criteria for a special use permit; Planning Commission recommends **denial** of the request to establish a permitted packaged alcohol sales establishment at 2110 Montgomery Street.



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



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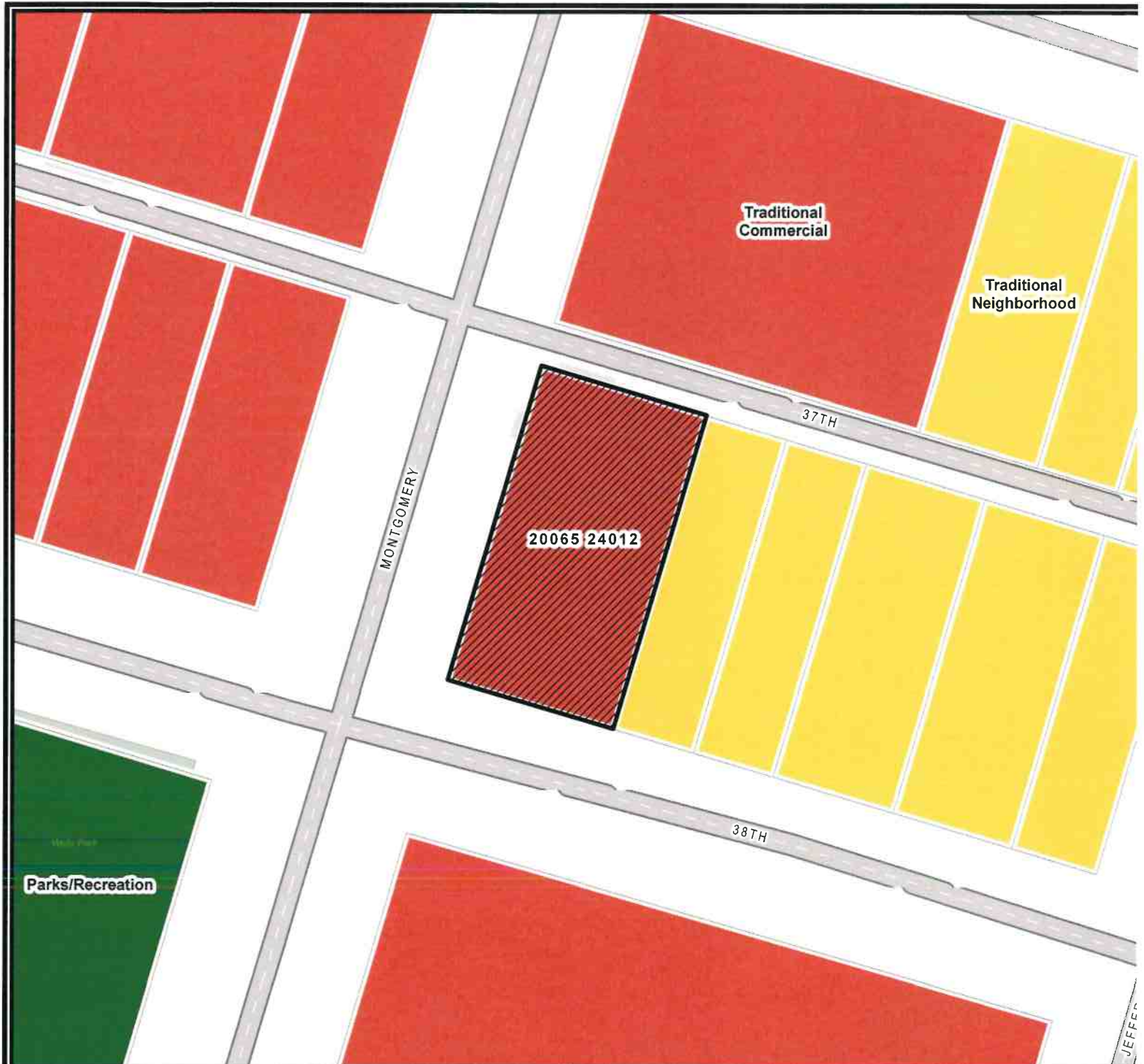
1 inch = 1,000 feet



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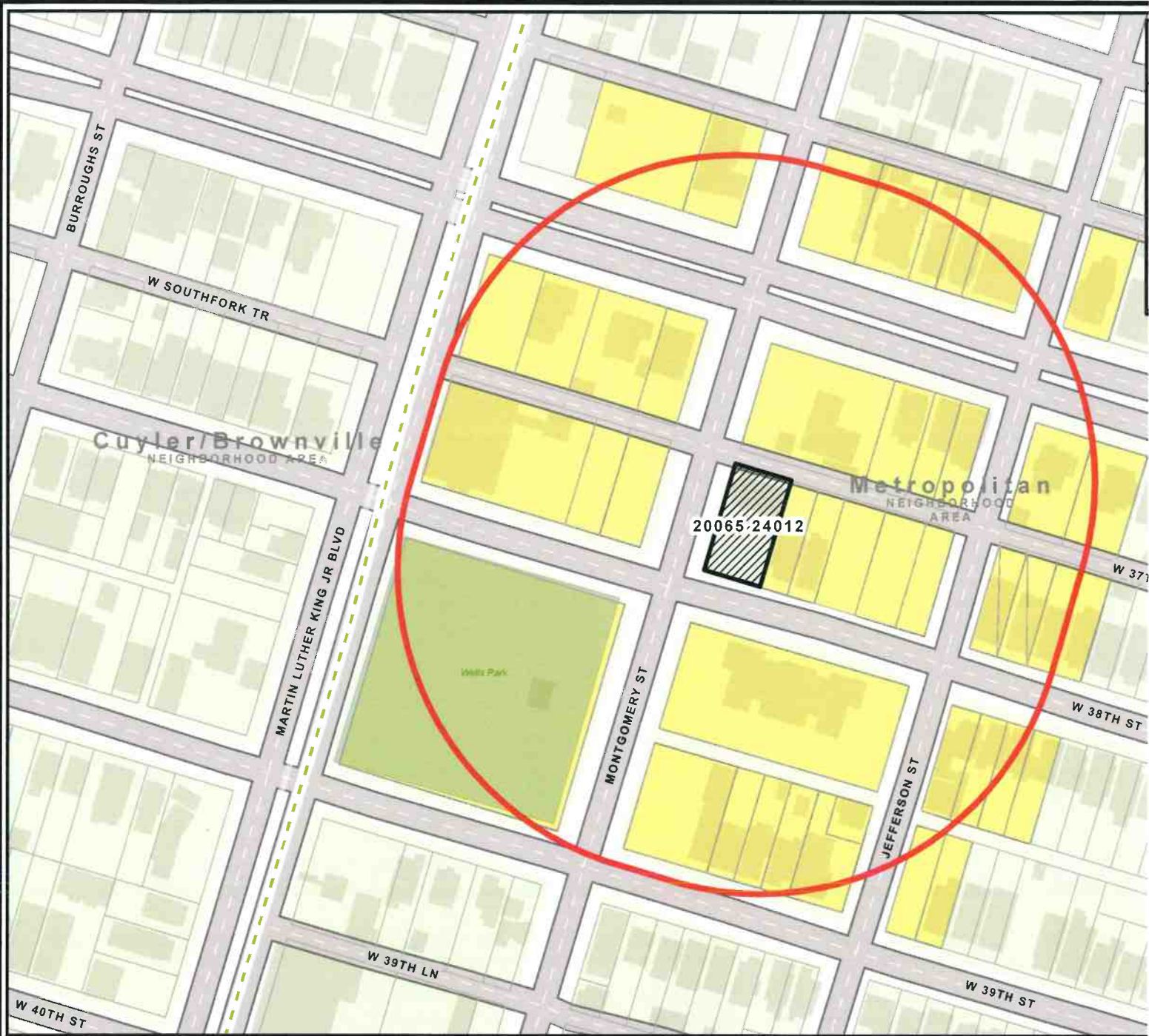
1 inch = 50 feet



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Date: 9/21/2021

1 inch = 150 feet



CHAT
METRO
110 E. STA



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1 inch = 50 feet

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit/ September 24, 2021 – 21-005177-ZA



2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



2110 Montgomery Street, Suite A

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit/September 24, 2021 – 21-005177-ZA



Corner of Montgomery and W 38th Street on subject property

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit September 24, 2021 – 21-005177-EA



St. Luke Baptist Church across from subject property on Montgomery Street

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



A city park is located diagonally from the subject parcel.

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



Wells Park is located diagonally to the subject property



2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



Across from the subject property on W 38th Street

2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



2110 Montgomery Street, Suite A – Special Use Permit – Site Visit: September 24, 2021 – 21-005177-ZA



Residential structures adjacent to the subject property