



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: May 16, 2017
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Section 8-3025(a) C & R Use
Schedule to permit use # 65(b) Restaurants, sit-
down or cafeteria which does serve alcoholic
beverages, in the RIP-D zoning classification.

Petitioner: La Famiglia Restaurant Group

Agent: Harold Yellin, Attorney at Law

MPC File No. 17-002256-ZA

MPC ACTION:

Approval of the requested text amendment to Section 8-3025(a) as follows; proposed amendment in bold and underlined.

MPC STAFF RECOMMENDATION:

Approval of the requested text amendment to Section 8-3025(a) as follows; proposed amendment in bold and underlined.

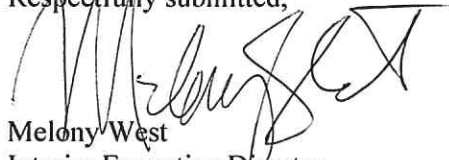
MEMBERS PRESENT: 10 + Vice Chairman

James Overton, Vice Chairman	Lee Smith
Shedrick Coleman	Linder Suthers
Travis Coles	Tom Woiwode
Ellis Cook	
Joseph Ervin	
Karen Jarrett	
Lacy Manigault	
Timothy Mackey	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Overton Cook Coleman Coles Ervin Jarrett Mackey Manigault Smith Suthers Woiwode		Milton Hernandez Welch

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

May 16, 2017 Regular MPC Meeting

Title

D7 - ZONING TEXT AMENDMENT | Request to amend the ordinance to permit use # 65(b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages, in the RIP-D zoning district | 17-002256-ZA

Description

Text Amendment to the Savannah Zoning Ordinance

Section 8-3025(a) C & R Use Schedule

Petitioner: La Famiglia Restaurant Group

Agent: Harold Yellin, Attorney at Law

MPC File No. 17-002256-ZA

MPC Project Planner: Marcus Lotson

The petitioner is proposing to amend section 8-30125(a) of the Savannah zoning ordinance to permit use 65(b) in the RIP-D zoning district.

Recommendation

Staff recommends **approval** of the requested text amendment.

Contact

Financial Impact

Review Comments

Attachments

📎 [Staff Report Amend RIP-D to permit use 65\(b\).pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: Metropolitan Planning Commission

FROM: MPC Staff

DATE: May 16, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Section 8-3025(a) C & R Use Schedule
to permit use # 65(b) Restaurants, sit-down or
cafeteria which does serve alcoholic beverages, in the
RIP-D zoning classification.
Petitioner: La Famiglia Restaurant Group
Agent: Harold Yellin, Attorney at Law

MPC File No. 17-002256-ZA

Marcus Lotson, MPC Project Planner

ISSUE:

The petitioner is requesting that the Savannah zoning ordinance be amended to permit use #65(b) in the RIP-D zoning district. Use #65(b) *Restaurants, sit-down or cafeteria which does serve alcoholic beverages*, is currently permitted by right, with conditions, in the RIP-B1 and RIP-C zoning districts.

BACKGROUND

The RIP-D zoning classification was created and adopted by the Mayor and Aldermen in 2010. The amendment was created to permit multi-family residential development at a higher density than had been previously allowed, and to amend the development standards to reduce the minimum lot area required per residential unit. In most other respects, including other development standards and uses, the RIP- D district was very similar to the other RIP districts.

FINDINGS:

1. The petitioner is the owner / operator of an existing restaurant with beer and wine sales located at 606 Abercorn Street. The restaurant is within the RIP-D zoning classification.
2. The primary mixed use zoning districts for properties within the City's Landmark Historic District are R-I-P-A, R-I-P-B, R-I-P-C, and R-I-P-D. These districts permit varying degrees of intensity in terms of the permitted nonresidential uses. The RIP-C district is considered the most commercial and permits an array of retail, restaurants, office and institutional uses. In the overwhelming majority of cases, the permitted uses in the RIP-D classification mirror the RIP-C classification with a few exceptions. For example, the RIP-D zoning classification permits restaurants that serve beer and wine and the RIP-C classification permits restaurants which serve beer, wine and spirits. Regarding the existing RIP- D zoning classification, it

exists in two places in the city, on Drayton Street between East Gaston and East Hall and on Abercorn between East Huntingdon and East Huntingdon Lane, which includes the petitioner's property.

3. The only undeveloped properties with an RIP-D zoning designation are the vacant lots on the south side of East Huntingdon adjacent to the Savannah Law School. The other properties in the district are developed with commercial uses.
4. The City's Landmark Historic District has undergone many changes over the last 25 years including both the restoration of existing properties as well as the construction of new residential and non-residential developments. Because of these improvements, the desirability of the Landmark District has dramatically increased and it is typical for a mix of uses to exist in the areas where RIP-D zoning is located in the city.
5. The text amendment, as proposed, would permit restaurants to serve beer, wine and spirits where beer and wine sales are already permitted. Because this action does not change the character of the use, there should be no detrimental impacts created by this proposed amendment.

ALTERNATIVES:

1. Approve the proposed text amendment.
2. Approve an alternate text amendment
3. Deny the proposed text amendment.

POLICY ANALYSIS:

The proposed amendment to the use table is compatible with the RIP-D district which permits a mix of uses including restaurants, retail and residential. The addition of alcoholic beverages being sold at restaurants will not change the development pattern or intensity of uses in the district.

The MPC staff recommends **approval** of the requested text amendment to Section 8-3025(a) as follows; proposed amendment in bold and underlined.

ENACT

Conservation ("C") and Residential ("R") Zoning Districts

(65b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	RIP-B1	RIP-C	RIP-D
	X	X	<u>X</u>
Provided that such beverages shall be sold as part of a full-service meal.			
Provided further that within the RIP-B-1 district, a lounge area may be established as a secondary or incidental use subject to the following conditions:			
a. Neither the restaurant nor lounge shall have a dance area.			
b. Access to and from the lounge area shall be through the restaurant only, except for any required fire exit.			
c. There shall be at least three restaurant seats provided for each lounge seat.			
d. The lounge area shall only operate during the hours the restaurant serves full-service meals.			
e. Where the use is located within 150 feet of a residential use, alcoholic beverages shall not be sold between midnight and 10:00am.			