



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:** JANUARY 12, 2021

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

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

Petition File No. 20-005948-ZA  
Aldermanic District 2 – Leggett  
Property Owner: GIKI LLC.  
Address: 535 E. 39<sup>th</sup> Street  
Agent: Harry Smith  
PIN: 20075 05011

**MPC ACTION:**

**Approval** of an amendment to the East Broad Market Lofts Planned Development.

**MPC STAFF RECOMMENDATION:**

**Approval** of an amendment to the East Broad Market Lofts Planned Development.

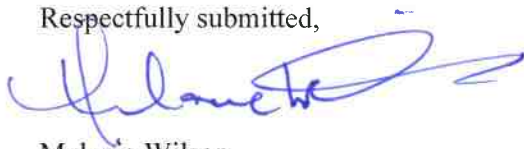
**MEMBERS PRESENT:** 9 + Vice-Chairman

Joseph Welch, Vice-Chairman  
Michael Brown  
Travis Coles  
Joseph Ervin  
Karen Jarrett  
Ruel Joyner  
Michael Kaigler  
Eula Parker  
Linder Suthers  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (9-1)

<b>APPROVAL</b> Votes: 9	<b>DENIAL</b> Votes: 1	<b>ABSENT</b>
Welch Brown Coles Ervin Joyner Kaigler Parker Suthers Woiwode	Jarrett	Manigault Noha Smith

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



**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:** January 12, 2021

**SUBJECT:** East Broad Market Lofts Planned Development  
Harry Mathews, Agent  
535 East 39<sup>th</sup>  
PIN: 20075 05011  
Aldermanic District: 2 (Leggett)  
File No. 20-005948-ZA

**Marcus Lotson, MPC Project Planner**

**Report Status: Council Report**

**ISSUE:**

The petitioner is requesting to amend the East Broad Market Lofts Planned Development (PD) to permit micro-distilleries as a permitted use.

**BACKGROUND:**

1. The East Broad Market Lofts PUD consists of parcels comprising approximately 1.60 acres. The parcels are located on East Broad St., E. 38<sup>th</sup> St. and E. 39<sup>th</sup> St; refer to **Exhibit A – Maps**. The subject site at the southwest corner of East Broad Street and E. 39<sup>th</sup> Street was remodeled last year and reopened as Hop Atomica, a restaurant and craft brewery.
2. The Mayor and Aldermen amended the Planned Development in 2019 to permit a microbrewery subject to approval by the Zoning Board of Appeals. The approval was to allow the brewing of malt beer and / or ale not to exceed 93,000 gallons per year which is consistent with State of Georgia definition of a microbrewery. The proposed micro distillery would be permitted to distill spirits not to exceed 10,000 gallons per year, also consistent with State definition.
3. If approved, the production of spirits would take place on site, primarily with existing equipment. Per the applicant, one additional piece of distilling equipment approximately the size of a refrigerator would also be needed. All activity including storage is required to take place indoors. Should the amendment be adopted, the applicant would then file for City and State licenses as they have already obtained the necessary Federal licensing.

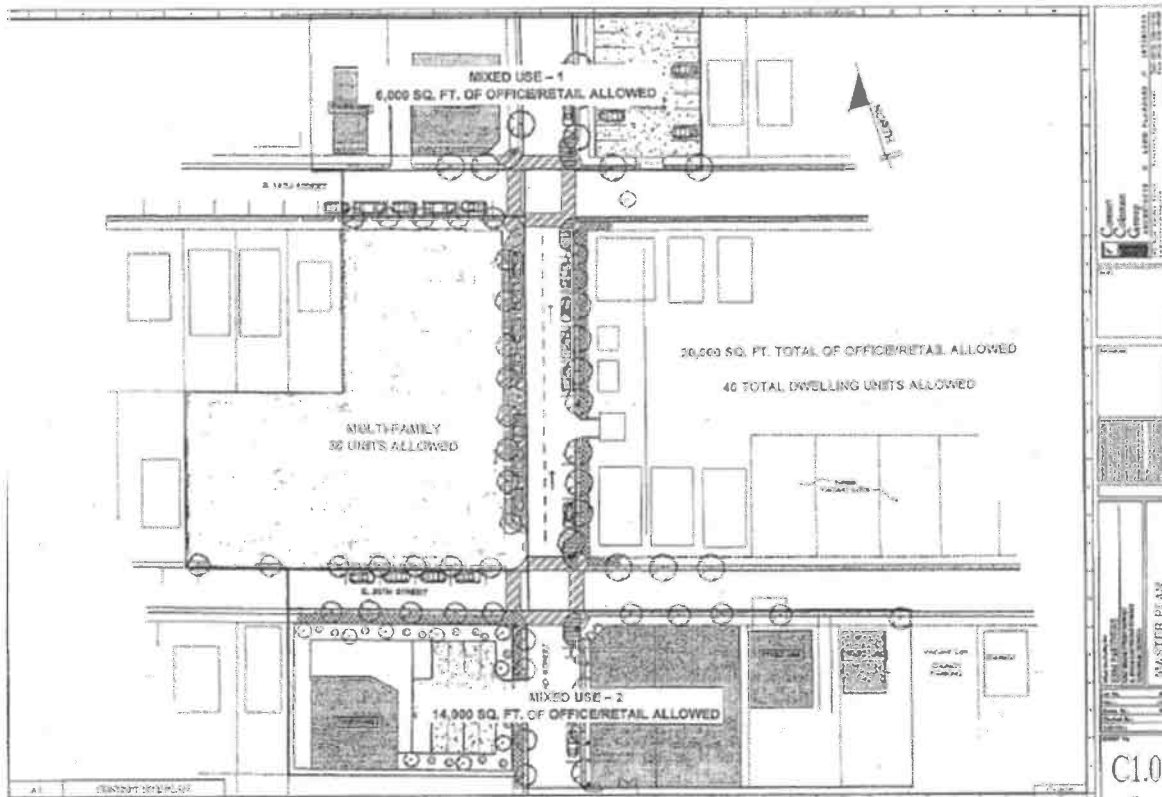
**SUMMARY**

- 1 Per the approved PD language (**Exhibit B – Existing East Broad Market PUD**), “the purpose of the East Broad Market Lofts PD is to provide a process to permit a unique planned development which would otherwise not be allowed [...]” The approved PD

language establishes permitted uses, development and design standards, and other criteria related to executing a coordinated and phased development.

2. The East Broad Market Lofts PUD establishes two use districts, MF (Multi-Family Residential) and MU (Mixed-Use). These districts are illustrated on the Master Plan, depicted below:

*East Broad Market Lofts PUD – Master Plan*



3. Permitted Uses are as follows:

**MF** – Multi-family residential (3 or more units).

**MU** – Upper story residential (ground floor residential is not allowed); artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals microbrewery subject to approval by the Zoning

*Board of Appeals; neighborhood and general retail; and veterinarian clinic (excluding dog runs).*

4. The petitioner wishes to amend the Planned Development to allow the following use in the MU, Mixed-Use district by-right: *“micro distillery limited to a production of less than 10,000 gallons of spirits per year.”*
5. The proposed production limits stem from Georgia State Bill 85 (SB 85) which allows micro distilleries to sell up to 10,000 gallons of spirits at the site of production.

**ALTERNATIVES:**

1. Recommend approval of the request.
2. Recommend denial of the request.

**POLICY ANALYSIS:**

The proposed amendment to the existing East Broad Market Lofts PD would permit micro distillery as a permitted use. The proposed amendment would not change the general purpose or intent of the PD. The existing PD language already permits restaurants with alcohol sales and microbreweries. The inclusion of micro distillery as a permitted use is not likely to significantly alter the intent of the PD or the use of the property.

**RECOMMENDATION:**

The Planning Commission recommends approval of the amendment to the East Broad Market Lofts PD, as follows:

**Section 8-3398 Permitted Uses**

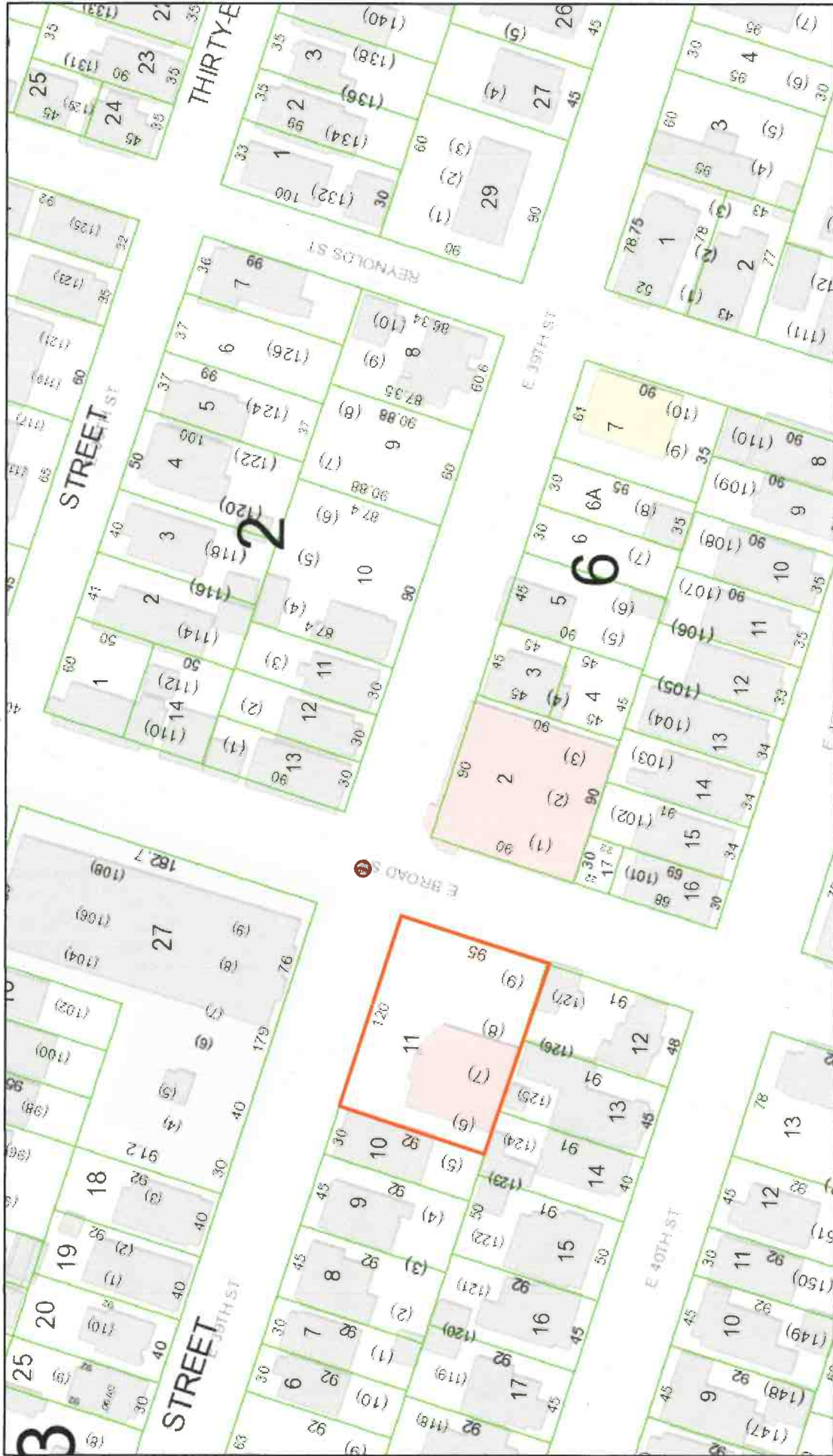
[...]

- (2) MU – Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year subject to approval by the Zoning Board of Appeals; ~~and veterinarian clinic (excluding dog runs)~~; and micro distillery limited to a production of less than 10,000 gallons of spirits per year.

[...]



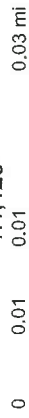
# SAGIS Map Viewer



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1:1,128

Property Boundaries (Parcels)



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, SAGIS

SAGIS | Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |