



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: April 9, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Special Use Request

PETITION REFERENCED:

Petitioner: Josh Yellin
Property Owner: Starland Bull, LLC
Address: 2517 Bull Street and 2517 W. 42nd Street
Alderman: District - 2 – Detric Legget
County Commission: District - 2-- Malinda Scott Hodge
Property Identification Number: 20074 07005 and 20074 07006
Petition File No.: 24-001058 -ZA and 24-001104-ZA

MPC ACTION:

The Planning Commission recommends **Approval** of the requested Special Use with the following conditions: The Special Use Permit shall be nontransferable.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **Approval** of the requested Special Use with the following conditions: The Special Use Permit shall be nontransferable.

MEMBERS PRESENT: 13

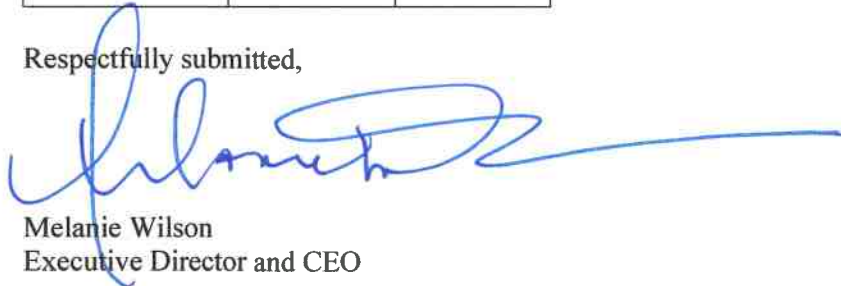
Traci Amick	Jeff Notrica
Michael Kaigler	Jay Melder
Travis Coles- Vice Chair	Stephen Plunk
Karen Jarrett – Chairwoman	Joseph Welch
Laureen Boles	Coren Ross
Wayne Noha	
Dwayne Stephens	
Tom Woiwode	

PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(13-0)

APPROVAL Votes: 13	DENIAL Votes: 0	ABSENT
Amick Boles Coles Noha Kaigler Jarrett Melder Notrica Plunk Ross Stephens Woiwode Welch		Ervin



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

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



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 Mayor and Aldermen, City of Savannah
From: The Planning Commission
Date: April 11, 2024
Subject: Special Use Request
Petitioner: Josh Yellin
Property Owner: Starland Bull LLC
Address: 2517 Bull Street and 2517 West 42nd Street
Alderman: District 2 – Alderman Detric Leggett
County Commission: District 2 – Commissioner Malinda Scott Hodge
Property Identification Number: 20074 07005 and 20074 07006
Petition File No.: 24-001058-ZA and 24-001104-ZA

REQUEST: The Petitioner requests approval of Special Uses pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a *'managed food hall'* inclusive of bar/tavern uses and restaurants with accessory alcohol sales in the TC-1 (Traditional Commercial -1) zoning district. The Special Use process includes review by the Planning Commission and Savannah City Council. Should the request be approved by City Council, approval and issuance of an alcohol license will still be required for the sale of alcoholic beverages. The scope of the present review includes only those criteria established by the Zoning Ordinance regarding appropriateness of the use at the requested location.



BACKGROUND: The structures at 2517 Bull Street and 2517 West 42nd Street are noncontributing buildings in the Streetcar Local Historic District, constructed originally in 1975 and 1970, respectively. The parcel at 2517 Bull Street contains a 2-story commercial structure described by the Chatham County Board of Assessors as a retail store (ground floor), consisting of 8,410 sf, and an industrial shell (upper floor), also consisting of 8,410 sf. The parcel to the west at 2517 W. 42nd Street contains a single-story building described as a material storage building, and consisting of 1,944 sf. Both structures effectively cover the entirety of their respective parcels. Ownership records indicate both buildings were previously owned by C&S Furniture & Upholstery.

The Petitioner intends to establish a managed food hall -- essentially, a collection of small, independently operated restaurants, bars and retail establishments within the existing structures on each parcel. Each individual use is proposed to be less than 3,000 sf in area. While restaurant use is permitted by right in the TC-1 district, on-premises consumption of alcohol and bar/tavern uses require grant of a Special Use Permit from City Council.

Per the Zoning Ordinance, a restaurant is defined as “An establishment that prepares and serves food and beverages to the public. This use may include table, counter, drive-thru, drive-in, take-away and delivery services either individually or some combination thereof. This term includes ice cream, yogurt, gelato and smoothie shops; bakeries; bagelries; doughnut shops; coffee shops; and, similar establishments. Accessory beer, wine and liquor sales may or may not be permitted as provided in *Sec. 8.7.24, Accessory Alcohol Sales*. Restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub, as applicable.”

Additionally, a bar/tavern use is “An establishment devoted primarily to the dispensing of alcoholic beverages for consumption on the premises. While such use may also provide food sales, more than 50% of its annual gross food and beverage sales income is derived from the sales of alcoholic beverages. This use may include entertainment. Neither of the above terms includes “nightclub” use within the meaning of the Ordinance.

Finally, the Petitioner seeks a third Special Use to permit Wine Specialty Shops, defined as “A retail establishment primarily engaged in the sale of wine... This term does not include the sales of other alcoholic beverages, package stores, or the ancillary sales of any alcoholic beverages.”

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 via the internet.

2. Existing Development Pattern:

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

Location	Land Use	Existing Zoning
North	Bar/Lounge Historic Multi-unit Residential Structure (#1481)	TC-1/ TN-2
South	Restaurant	TC-1
East	Vacant Parcel/Restaurant	TC-1
West	Vacant Parcels	TN-2

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 (FLUM) designates the subject property as *Traditional Commercial*. The Traditional Commercial classification allows for 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 proposed restaurant and bar/tavern uses would be compatible with the parcel's future land use designation, current zoning, and the general pattern of development in the area.

- 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 for grant of the Special Use Permit with which the Petitioner must comply. However, there are separate criteria to obtain and maintain an alcohol license from the City of Savannah.

- 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 Petitioner's agent spoke at a regular meeting of the Thomas Square Neighborhood Association on March 19, 2024 to describe the concept of the proposed use. MPC Staff was present for the meeting. Negative sentiment was voiced with specific regard to concerns for a lack of parking for the proposed use.

- The subject parcel is within the Victorian and Streetcar Parking Reduction Area. Nonresidential uses less than 3,000 square feet have no off-street parking requirement. On-street parking is common in this area, which already hosts several neighborhood-scale drinking and eating establishments which are open relatively late.
- The City's Zoning Administrator has certified that the applicable combination of parking exemptions, reductions, and credits results in an off-street parking requirement of 0 spaces for the use (24-001149-ZCL).
- The City regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m. The Petitioner has not requested specific operating hours.

d) Whether the subject property is adequate in shape and size to accommodate the Special Use;

Staff Comment: The subject parcels are developed to essentially 100% lot coverage. The proposed uses will occur within existing buildings. Further development is not required to establish the proposed uses.

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 within the existing structure.

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 site or structure of natural, cultural scenic or historic importance.

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 evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate. The site is currently developed for commercial purposes and the requested use is not substantially dissimilar to others in the immediate vicinity. If properly regulated, the proposed use is unlikely to have a negative impact on adjacent properties.



Existing Structure at 2517 Bull Street



Existing Structure at 2517 W 42nd Street

ALTERNATIVES:

1. Approve the Petitioner's request as presented or with recommended and/or other conditions.
2. Deny the Petitioner's request.

RECOMMENDATION:

The Planning Commission recommends approval of the requested Special Uses with the following conditions:

The Special Use Permit shall be nontransferable.