



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: January 7, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Special Use Request

PETITION REFERENCED:

Petitioner: Gary Gordon

Address: 1104 E 36th Street

Alderman District: 2 - Detric Leggett

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20063 04001

Petition File Number: 24-006540-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

MEMBERS PRESENT: 9

Traci Amick
 Laureen Boles
 Travis Coles
 Karen Jarrett - Chairwoman
 Jay Melder
 Amanda Wilson
 Stephen Plunk
 Coren Ross
 Dwayne Stephens

PLANNING COMMISSION VOTE: Approve Staff Recommendation.
 (9-0)

APPROVAL Votes: 9	DENIAL Votes:	ABSENT	Abstain	Recused	Online
Amick Boles Coles Jarrett Melder Wilson Plunk Ross Stephens		Ervin Kaigler Notrica Welch Woiwode			

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



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING
COMMISSION

Council Report

To: City Council
From: Planning Commission
Date: January 7, 2025
Subject: Special Use Request
Petitioner: Gary Gordon
Property Owner: Gary Gordon
Address: 1104 SE 36th Street
Alderman: District 2 – Alderman Detric Leggett
County Commission: District 2 – Commissioner Malinda Scott Hodge
Property Identification Number: 20063 04001
Petition File No.: 24-006540-ZA

REQUEST: The Petitioner requests approval of a Special Use Permit pursuant to [Section 3.10](#) of the Savannah Zoning Ordinance to establish accessory alcohol sales (beer and wine requested) in association with a restaurant use in the TC-1 zoning district.

The Petitioner intends to establish a 'hot wing' restaurant with walk-up, drive-thru and indoor dining for approximately 18-20 patrons. As the restaurant represents the adaptive reuse of an approximately 1,000 square foot bar/tavern structure built in 1946, the use is regarded as legal nonconforming with regard to off-street parking.

The Special Use process includes review by the Planning Commission and Savannah City Council.

FACTS AND FINDINGS:

1. Findings:

- i. The subject parcel is 63 feet wide by 80 feet in length (4,980 sf) with frontage on 36th Street, Waters Avenue and Fisk Street, per SAGIS.
- ii. The property is within the Live Oak National Historic Eligible District but is not within a National Listed or local Historic District.
- iii. Per the Chatham County Assessor, a former bar/tavern constructed in 1946 and containing 1,026 square feet in area occupies the site. A single-family home is

visible in the 2008 aerial imagery adjoining the southern (36th Street) frontage, but was no longer present in 2009 imagery.

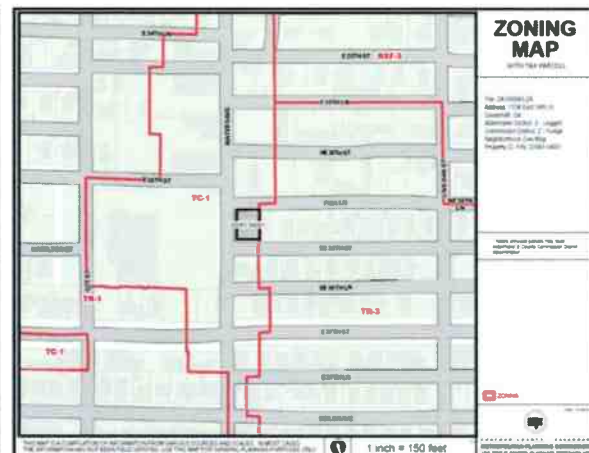
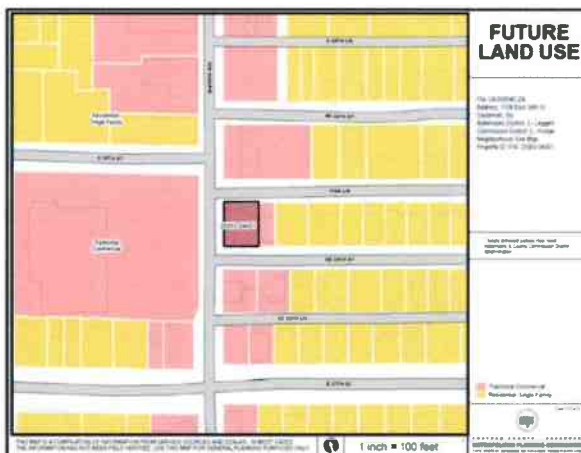
- iv. The permit history of the site indicates that the existing structure was expanded to include an additional +/-575 square feet. The site was also improved to accommodate a drive thru and asphalt parking (24-005808-PLAN).

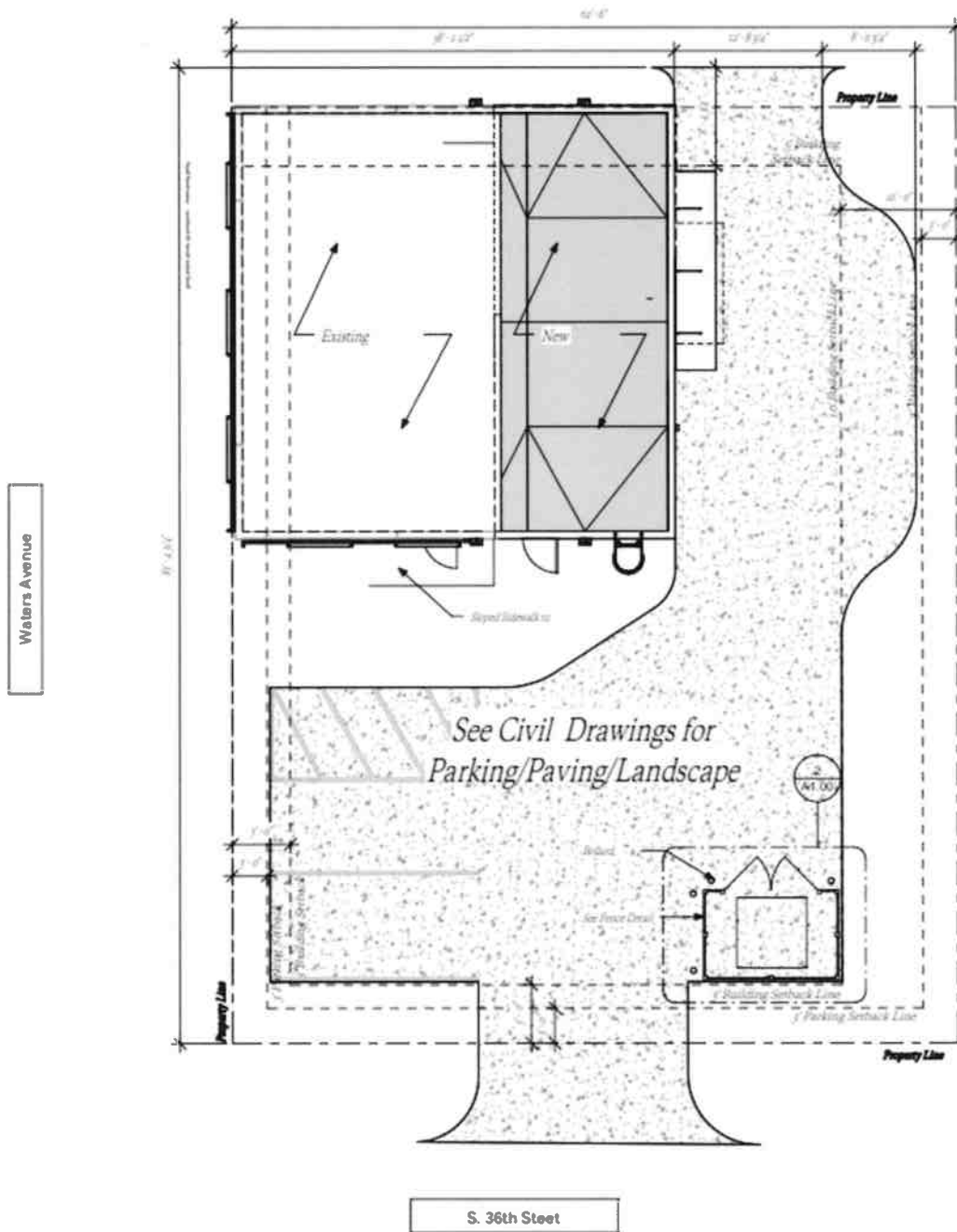
2. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet.

3. **Existing Development Pattern:**

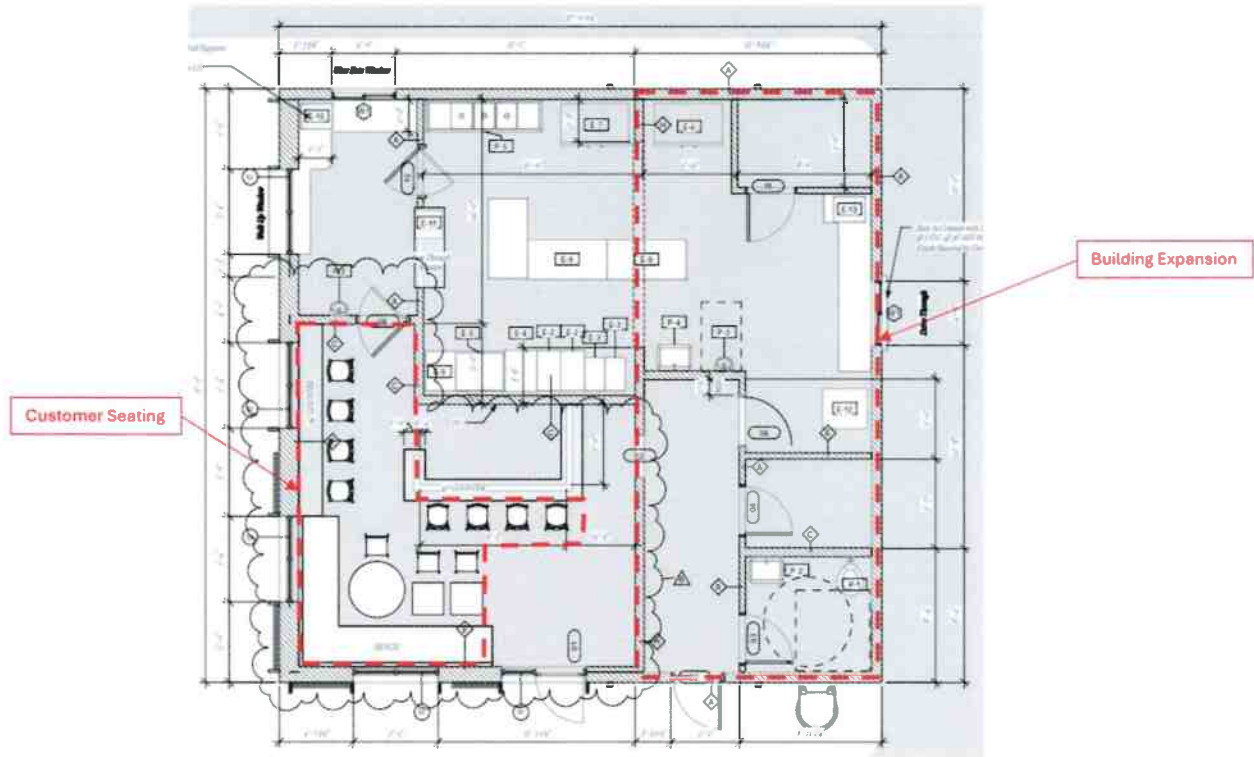
The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Commercial (car wash)	TC-1
South	Commercial (gas station)	TC-1
East	Single-family residences	TR-3
West	Commercial (Shopping center)	TC-1





Approved Site Plan



Floor Plan

4. 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](#).

5. **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 among collectors and arterials. Characteristics include walkability, limited or on-street parking, and multi-tenant retail. The proposed restaurant with accessory alcohol sales is consistent with the historic use of the parcel and its 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 this 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: The subject parcel is zoned TC-1, which permits restaurant use by-right. At issue in the present zoning action is the allowance of ancillary alcohol sales in association with a principal restaurant use. Currently, the site is fully developed for the intended use.

Given the site's historic use as a bar/tavern with outdoor seating (visible from aerial and street view imagery), the requested use represents a reduction in intensity and is less likely to be disruptive to the community.

The city regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m.



Google Street View imagery (2012) – Rear Patio Seating Area

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

Staff Comment: The site and structure have been fully permitted and constructed and are not within the scope of the present Petition. While deficient with regard to several current development standards, favorable consideration should be given to the site's adaptive reuse, which enable it to maintain a scale more contextually sensitive and intimately integrated with the surrounding community. That said, vehicle stacking and queuing can be expected in adjoining right-of way due to the site's limited size. Establishment of a circulation plan and in-vehicle waiting area are likely advisable to avoid traffic-related nuisance.

- 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 significance.

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, the subject property and proposed use meet the requirements.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

