



**METROPOLITAN PLANNING COMMISSION**

*“Planning the Future - Respecting the Past”*

M E M O R A N D U M

**DATE:** JANUARY 17, 2023  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Josh Yellin, Hunter/Maclean, Agent for Liz Massey  
**Owner:** Michael Condon, Vintage Home Builders, LLC  
**Aldermanic District:** - 2, Alderman Detric Leggett  
**County Commission District:** - 2, Commissioner Larry Rivers  
**Current Zoning District:** TN-3 (Traditional Neighborhood -3)  
**Future Land Use (FLU) Category:** *Residential-Single Family*  
**File No.** 22-005906-ZA  
**Location:** 1401 Paulsen Street  
**PIN(s):** 20054 10001 **Acreage:** 0.18

**MPC ACTION:**

**Approval** of the request with the following conditions applied to the Special Use Permit:

1. The Special Use shall be nontransferable.
2. Alcohol sales shall cease at midnight, Sunday through Thursday and 1 a.m. Friday & Saturday (being Sat. & Sun. morning).
3. The applicant shall complete a security plan and good neighbor agreement to be on file with the City of Savannah.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request with conditions.

**MEMBERS PRESENT:** 10 + Chairman

Dwayne Stephens, Chairman  
Laureen Boles  
Shedrick Coleman  
Travis Coles  
Elizabeth Epstein  
Karen Jarrett  
Wayne Noha  
Jeff Notrica  
Jay Melder  
Michael Kaigler  
Tom Woiwode

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

<b>APPROVAL</b> Votes: 8	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Boles Coles Coleman Epstein Jarrett Melder Noha Notrica Kaigler Stephens Woiwode		Ervin Watkins Welch

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  
Zarina Davis, Department of Inspections  
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 Metropolitan Planning Commission  
**From:** MPC Staff  
**Date:** January 17, 2023  
**Subject:** Special Use Request  
**Petitioner:** Josh Yellin, HunterMaclean, Agent for Liz Massey  
**Property Owner:** Michael Condon, Vintage Home Builders, LLC  
**Address:** 1401 Paulsen Street  
**Alderman:** District 2 – Alderman Detric Leggett  
**County Commission:** District 2 – Commissioner Larry Rivers  
**Property Identification Number:** 20054 10001  
**Petition File No.:** 22-005906-ZA  
**Melissa Leto, Senior Planner**

**REQUEST:** The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a microbrewery within a restaurant. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.



*1401 Paulsen Street – Front facade*

**BACKGROUND:** The subject parcel has streets on four sides and does not abut any properties. The parcel measures approximately 0.18 acres, or 7,840.8 square feet, in lot area and contains approximately 33-feet of frontage and approximately 219-feet in length. The subject parcel includes an existing two-story building, situated on the corner of East Anderson Street and Paulsen Street. The building historically operated as a laundromat built circa, 1940-1949. It is currently being used as a storage space by the property owner.

The property is currently zoned TN-3 (Traditional Neighborhood-3) and is located within the Midtown neighborhood. Besides the existing two-story building, the remaining portion of the land is vacant. There are eight (8) parcels within the TN-3 (Traditional Neighborhood-3) zoning district including the subject parcel. Seven of the parcels between Vine Street and Paulsen Street, including the subject parcel are unique in their rectangular shaped lots.

The petitioner intends to renovate the building into a diner style restaurant and is applying for a Special Use Permit to allow for a microbrewery. The properties surrounding the subject parcel are mostly residential single-family homes and are located within the TR-2 (Traditional Residential-2) zoning district. The closest TC-1 zoning district is located to the east of the property, approximately three blocks away on Waters Avenue.

The petitioner has conducted two neighborhood meetings on-site. The first meeting was held on December 9, 2022, with the second meeting being held the next day, December 10, 2022. Both meetings had an attendance of twelve (12) people. Prior to and after the neighborhood meetings, the petitioner received over 193 letters of support for the proposed rezoning and Special Use Permit requests.

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 over the internet.
2. **Existing Development Pattern:**

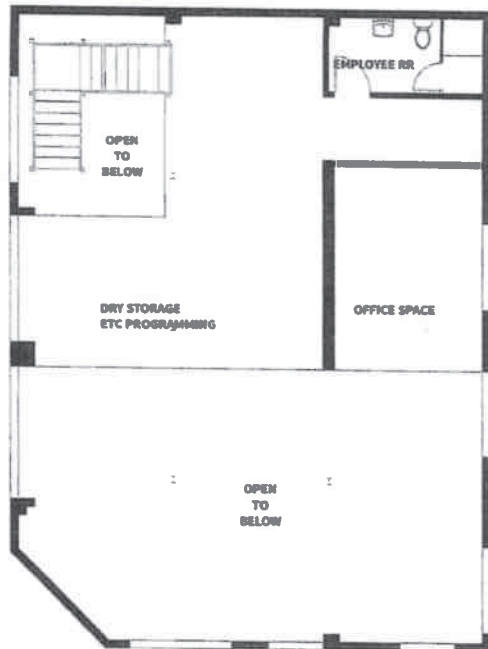
The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Residential-Single-family	TR-2
South	Non-residential uses	TN-3
East	Nonresidential building and single-family homes	TN-3 & TR-2
West	Residential-Single-Family	TR-2



*Proposed first floor plan*

**TOTAL SEAT COUNT: 61**  
**DINING SQ FT: 1015 sq ft**  
**KITCHEN SQ FT: 355 sq ft**  
**BREWERY SQ FT: 230 sq ft**



*Second floor plan*

**TOTAL SQ FT: 900 sq ft**

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 *Residential-Single Family*. The proposed TC-1 zoning classification is for a neighborhood diner and microbrewery uses. The *Residential-Single Family* future land use designation includes non-residential uses that are compatible with the residential character and scale of the neighborhood.

- 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 a 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 petitioner is proposing a 24-hour diner/restaurant. The city regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m. Based on the location of the property and surrounding residential properties, staff recommends the hours of operation be the following:

- Sunday through Thursday – 6:00 a.m. until 10:00 p.m.
- Friday and Saturday – 6:00 a.m. until 11:00 p.m.

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

**Staff Comment:** The structure has enough square footage to accommodate the restaurant and microbrewery use, parking, and overflow parking.

- 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. The building is not a contributing resource, but the renovation of this historic building would be a benefit to the neighborhood.

#### **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.

**ALTERNATIVES:**

1. Approve the petitioner's request as presented or with conditions.
2. Deny the petitioner's request.

**RECOMMENDATION:** Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a special use permit; the Planning Commission recommends **approval of the request with one condition.**

1. The Special Use permit shall be nontransferable.

Note: Staff recommendation could change based on information gathered during the public hearing.