



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE: JUNE 30, 2020**

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

**FROM: METROPOLITAN PLANNING COMMISSION**

**SUBJECT: MPC RECOMMENDATION**

**PETITION REFERENCED:**

**Special Use Request**  
**2400 Bull Street LLC., Owner**  
**Josh Yellin, Agent**  
**2400 Bull Street**  
**Aldermanic District: 4 - Palumbo**  
**Property Identification Number: 20074 01019**  
**File No. 20-002539-ZA**

**MPC ACTION:**

**Approval** of the special use request with conditions as stated in the staff report.

**MPC STAFF RECOMMENDATION:**

**Approval** of the special use request with conditions as stated in the staff report.

**MEMBERS PRESENT:** 8 + Chairman

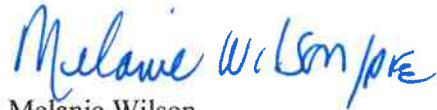
Joseph Ervin, Chairman  
Travis Coles  
Karen Jarrett  
Tanya Milton  
Wayne Noha  
Eula Parker  
Lee Smith

Linder Suthers  
Tom Woiwode

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

<b>APPROVAL</b> Votes: 9	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Coles Jarrett Milton Noha Parker Smith Suthers Woiwode		Branch Cook Manigault Monahan Welch

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: MPC Staff**

**DATE: June 30, 2020**

**SUBJECT: Special Use Request  
2400 Bull Street LLC., Owner  
Josh Yellin, Agent  
2400 Bull Street  
Aldermanic District: 4 - Palumbo  
Property Identification Number: 20074 01019  
File No. 20-002539-ZA**

**Marcus Lotson, MPC Project Planner**

**REPORT STATUS: Initial Report**

**Issue:**

The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to be permitted to establish any of the following uses found in Article 5 Principal Use Table: *Microbrewery; Wine Specialty Shop; Bar / Tavern; Retail Consumption Dealer; Craft Distillery; Winery, Meadery, Cidery*. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the uses 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.

**Background:**

The subject property is located at 2400 Bull Street on the southeast corner of Bull Street and E. 40<sup>th</sup> Street. The property is developed with a single story commercial building of approximately 17,000 square feet in size. The building had operated as a grocery store since the 1980's and is currently vacant. The petitioner is in the process of renovating the buildings exterior and reconfiguring the interior to accommodate smaller individual retail spaces. The request for the proposed special uses, if approved by the Mayor and Aldermen, would allow businesses classified as such to be established at this location.

The property is within the boundaries of the Streetcar Historic District (Formerly Mid-City) which is a mixed-use neighborhood. The neighborhood development pattern in the area includes single and multifamily residential uses, neighborhood services and retail, as well as civic and institutional uses.

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was also posted on site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Parking Lot	TC-1
South	Institutional / Service / Retail	TC-1
East	Vehicle Repair	TC-1
West	Convenience Retail / Bar	TC-1

### 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 - Sec 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 subject property is in a TC-1 (Traditional Commercial) zoning classification as well as a Traditional Commercial Land Use designation in the

Comprehensive Plan. The requested uses are consistent with these designations at this location, on an arterial roadway within a mixed use 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:** There are no applicable special use standards for the proposed uses.

- 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:** As to whether the proposed special uses could be a detriment to the public interest based on the identified criteria, the likely hours of operation for some of the proposed uses could be a detriment, should the property be improperly managed.

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

**Staff Comment:** The shape and size of the property and structure are adequate to accommodate 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:** As this is an existing commercial building, adequate public facilities are already present.

- 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.

### **ALTERNATIVES:**

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

## **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, it appears that the subject property and proposed uses, in large part, meet the requirements.

The Bull Street frontage between Victory Drive and Anderson Street is developed primarily with nonresidential uses. However, residential uses exist along the intersecting east / west streets. Because of the nearby residential uses on 40<sup>th</sup> street, consideration has to be given to the potential impacts of the proposed uses on these residences. Subsection C of the review criteria considers among other impacts, noise, traffic and hours of operation. Based on the proposed uses, these factors could certainly become an issue for nearby residential properties.

## **RECOMMENDATION:**

The Planning Commission finds that the property and proposed uses meet many of the criteria for special use approval. However, additional conditions are necessary to minimize potential impacts. Therefore the MPC recommends **approval with the following conditions:**

### **Conditions:**

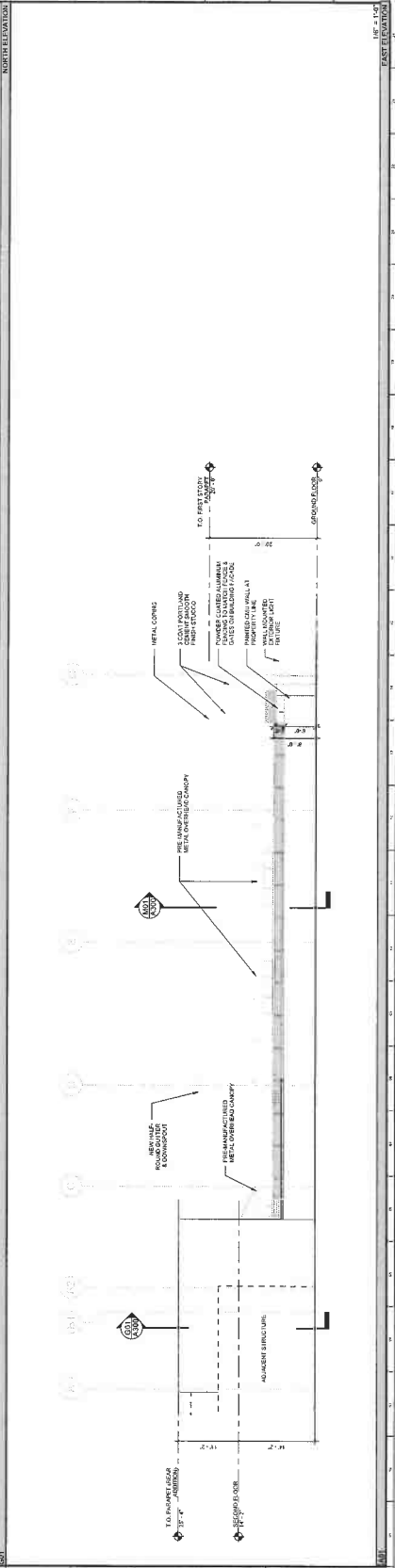
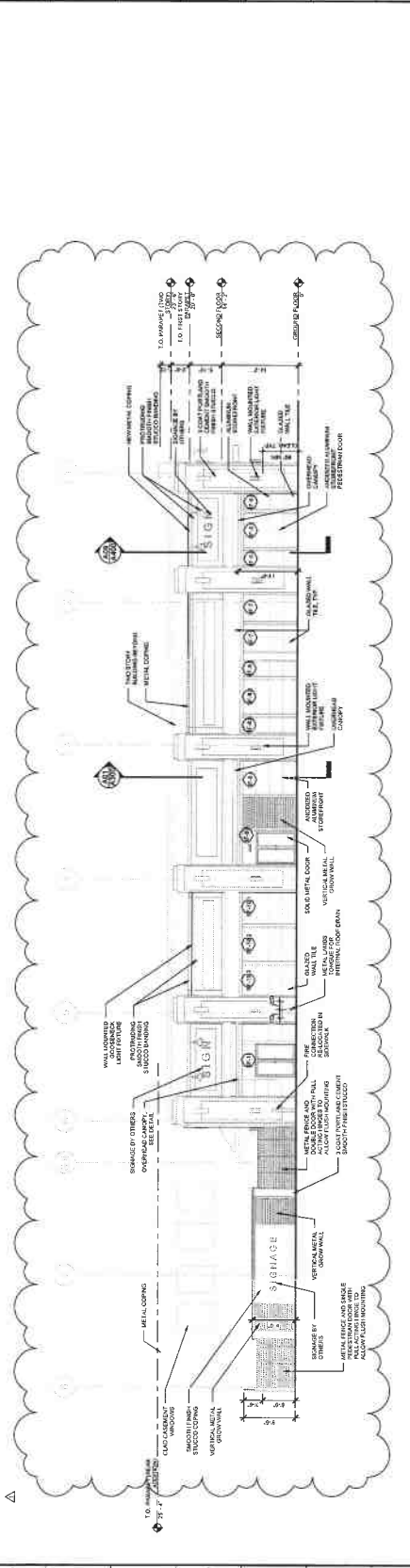
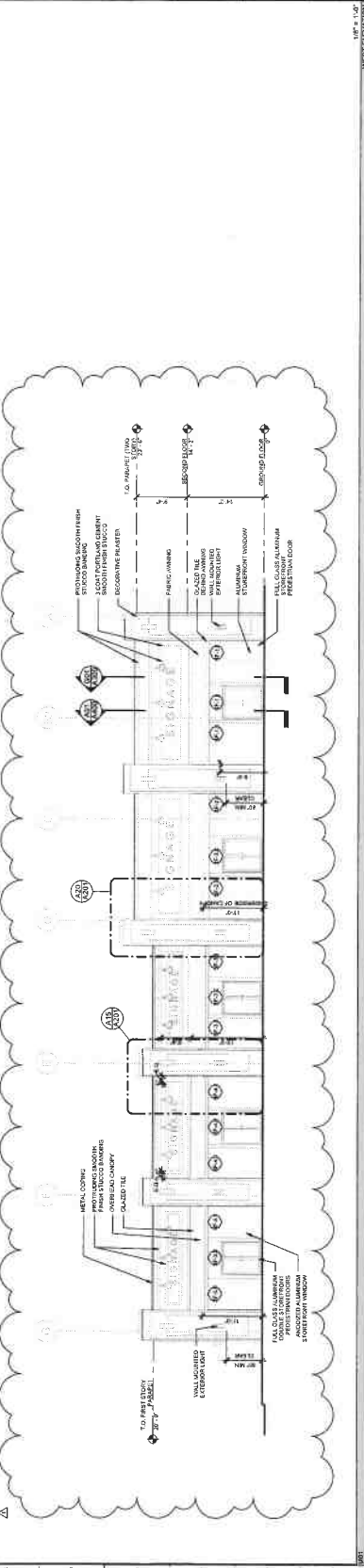
1. Any outdoor eating or drinking area operate only Sunday – Thursday 8a-10p and Friday – Saturday 8a – 12 midnight.
2. The existing parking lot north of 40<sup>th</sup> Street identified as PIN(s) 20065 39015; -39013; -39012; -39011 be maintained as parking for the property at 2400 Bull Street. Should the parking become unavailable, an equivalent number of off-street spaces will be required to be provided to maintain the special use permit.

*Note: The Savannah City Council may apply these or other use conditions to the proposed uses.*



**REVISIONS**

No.	DATE	DESCRIPTION
1	10/13/10	ISSUED



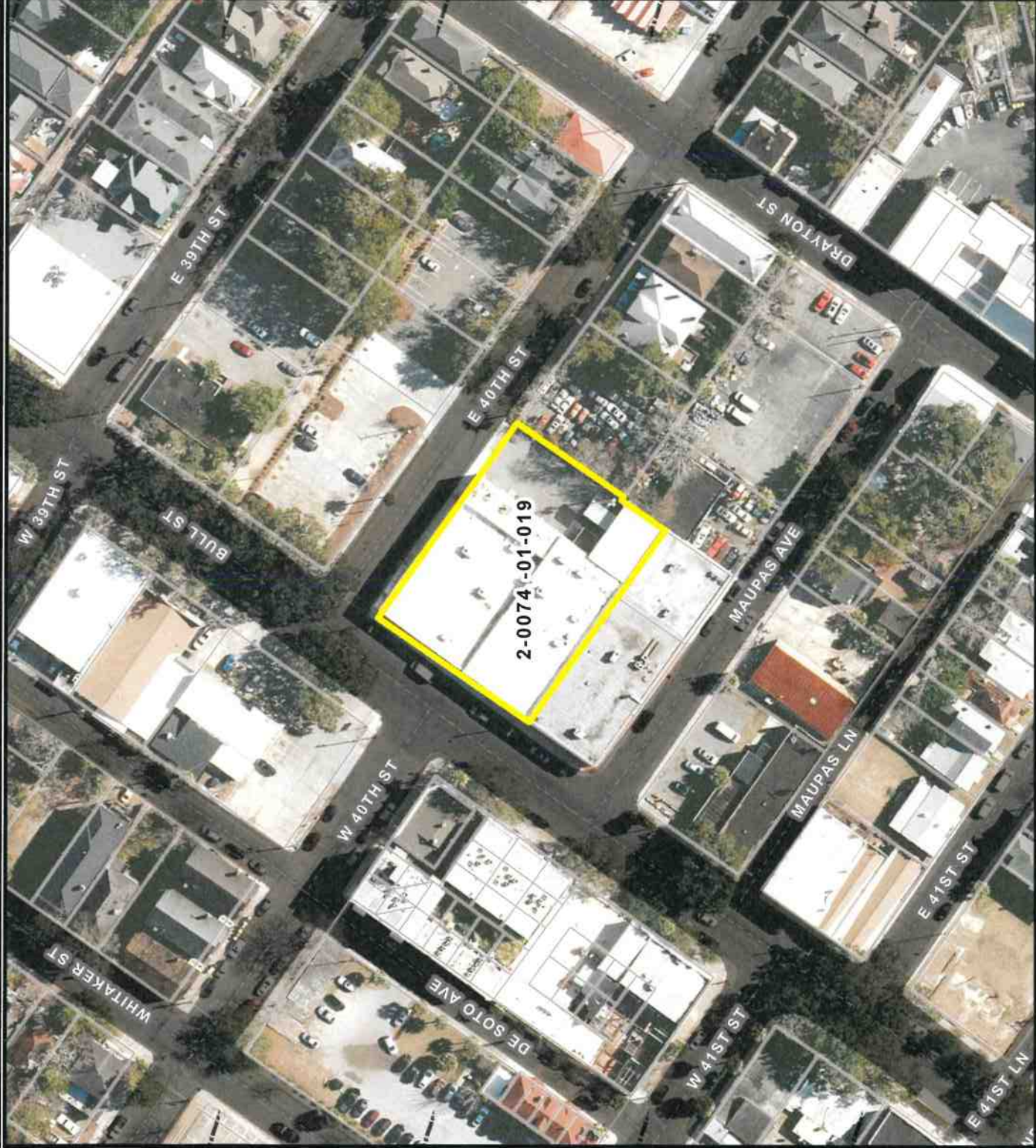
# AERIAL MAP

FILE # 20-002539-ZA  
Address: 2400 Bull St.  
Savannah, Ga  
Aldermanic District: 2  
Commission District: 2  
Neighborhood: Thomas Square/  
Metropolitan Area  
Property ID: See Map

Date: 6/9/2020



CHATHAM COUNTY · SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-0246 PHONE 912-651-1440



1 inch = 100 feet

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

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# ZONING MAP

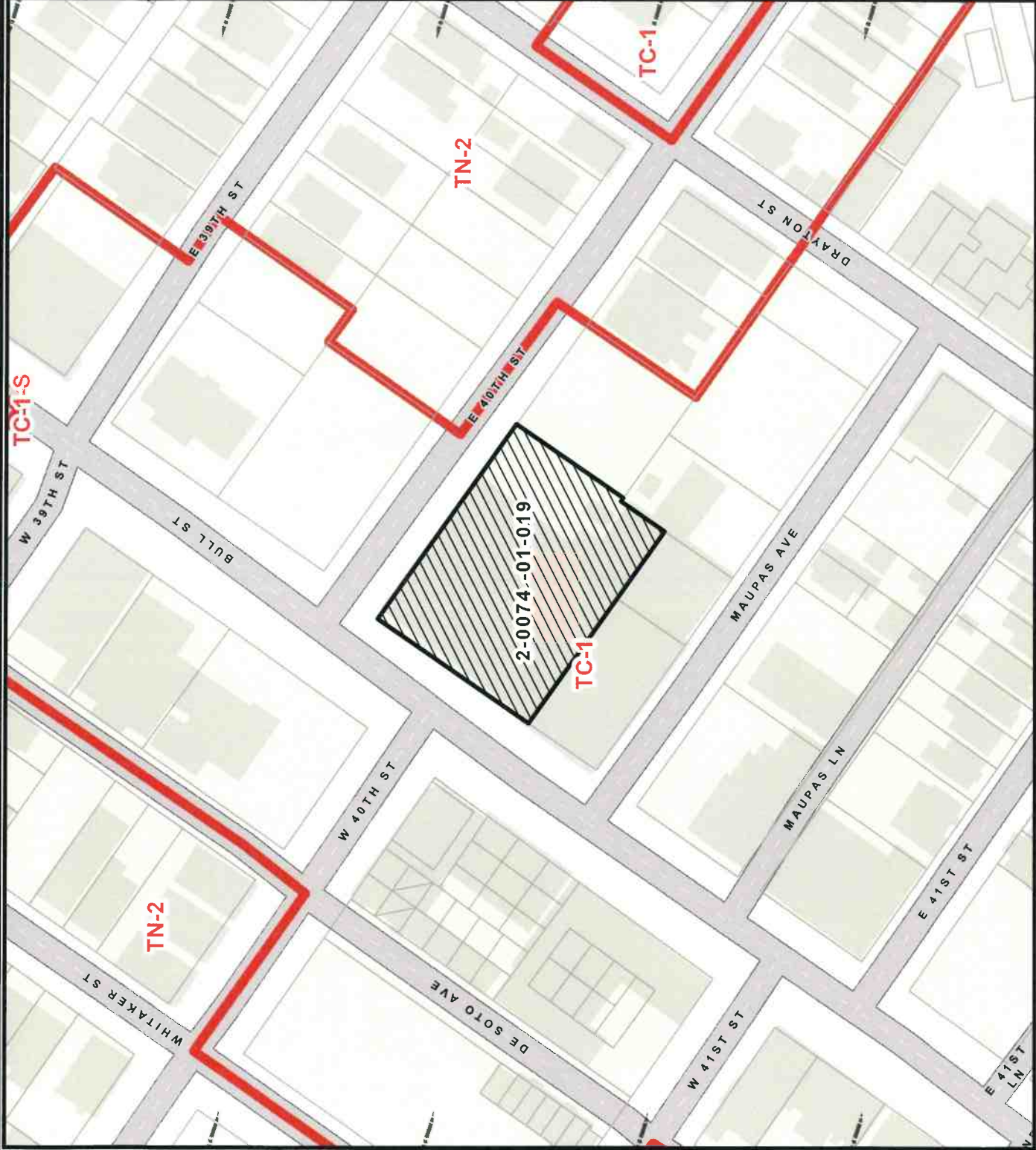
FILE # 20-002539-ZA  
Address: 2400 Bull St.  
Savannah, Ga  
Aldermanic District: 2  
Commission District: 2  
Neighborhood: Thomas Square/  
Metropolitan Area  
Property ID: See Map

City of Savannah NewZoo Zoning When Applicable

Date: 6/2/2020



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-9246 PHONE 912-651-1440



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