



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: April 6, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Re: Special Use Permit to Allow a Restaurant with Alcohol
Sales at 2418 Desoto Avenue
Starland Partners II LLC, Owner
Marguerite Seckman, Agent
File No. 21-000499-ZA

MPC ACTION:

Approval of the Special Use Permit
to allow a restaurant with alcohol
sales.

MPC STAFF RECOMMENDATION:

Approval of the Special Use Permit
to allow a restaurant with alcohol
sales.

MEMBERS PRESENT: 12 + Chairman

Joseph Welch, Chairman
Travis Coles
Joseph Ervin
Karen Jarrett
Wayne Noha
Eula Parker
Lee Smith
Tom Woiwode
Malik Watkins
Dwayne Stephens
Elizabeth Epstein
Loreen Boles
Michael Brown

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT	ABSTAINED
Coles Ervin Jarrett Noha Parker Smith Woiwode Watkins Stephens Epstein Boles Brown		Joyner	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





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

TO: **The Mayor and Aldermen, City of Savannah**

FROM: **The Planning Commission**

DATE: **May 13, 2021**

SUBJECT: **Special Use Request**
Starland Partners II LLC., Owner
Marguerite Seckman, Agent
2418 Desoto Avenue
Aldermanic District: 2 – Leggett
County Commission District: 2 - Rivers
Property Identification Number: 20065 47011
File No. 21-000499-ZA

Jordan Holloway, 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 establish a restaurant with alcohol sales. 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 of the Savannah Zoning Ordinance.

The request for a Special Use pursuant to a retail consumption dealer is step one in the City's process to issue an alcohol license. Once a Special Use is approved, there is a separate process for an alcohol license where the City Council will determine which type of alcohol license is appropriate to issue.

Background:

The subject property is located at 2418 Desoto Avenue between W 41st Street and W 42nd Street in the Starland Neighborhood. The parcel is developed as a unit within a mixed-use development that fronts along Bull Street and Desoto Avenue. 2418 Desoto Avenue consists of ground floor coffee shop operating as "Superbloom" with no residential or retail above the location. It has operated previously as a retail space. The property is within the

TC-1 zoning district. Per Section 8.7.24 (b) (ii) the proposed use requires Special Use approval when located in the TC-1 zoning district.

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 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	Restaurant/Retail/Office/Animal Services	TC-1
South	Office/Brewery	TC-1
East	Retail	TC-1
West	Office/Studio/Storage	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 use is consistent with this designation at this location within a mixed-use neighborhood and mixed use structure.

- b. Whether specific use standards for the Special Use, if any, as provided in [Article 8.0, Use Standards](#), can be achieved;

Staff Comment: Per Section 8.7.24 Accessory Alcohol Sales, the proposed use shall be limited to on-premises consumption only and requires a Special Use permit in the TC-1 Zoning District. It meets that requirement.

- 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 Use could be a detriment to the public interest based on the identified criteria, it is unlikely to cause a detriment to the neighborhood. The petitioner has indicated their hours of operation are from 10am to 6pm, and they would like to offer sulfate free wines, sangria, and kombucha beer as part of their coffee shop. While the unit is part of a mixed-use structure, it does not border residential units, only commercial units.

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

Staff Comment: The existing Superbloom business is adequate in shape and size for permitting this Special Use, as the business serves beverages. The requested Special Use permit is a logical extension of the beverages already served that will not alter the business or use.

- 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 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. No renovations or construction is being proposed as part of this Special Use Permit request.

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. 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 use meet the requirements.

This portion of the Metropolitan District (Starland Neighborhood) is developed with a mix of uses and has seen significant investment within the past five years. The uses include retail, restaurants, residential, office, studio/gallery, brewery, and food truck court. While residential uses exist in close proximity, they coexist as part of a mixed-use development pattern within the neighborhood and mixed-use buildings at the subject property. The closest stand-alone residential use is approximately 200 feet away to the southwest of the subject parcel, however Two-Tide's brewery is located directly across the street from said residential use. It is also important to note that Starland Yard is located within the same block structure as the subject parcel but is within closer proximity to stand-alone residential uses in the neighborhood.

RECOMMENDATION:

The Planning Commission recommends that the Mayor and Aldermen **approve** the petitioner's request for a Special Use Permit for alcohol consumption on premises at 2418 Desoto Avenue.

AERIAL MAP

21-000499-ZA
2418 Desoto Ave.
Savannah, Ga
Aldermanic District: 2 (Leggett)
Commission District: 2 (Rivers)
Neighborhood: Metropolitan
PIN(s): See Map

Date: 2/4/2021



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METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-551-1440



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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.

FUTURE LAND USE

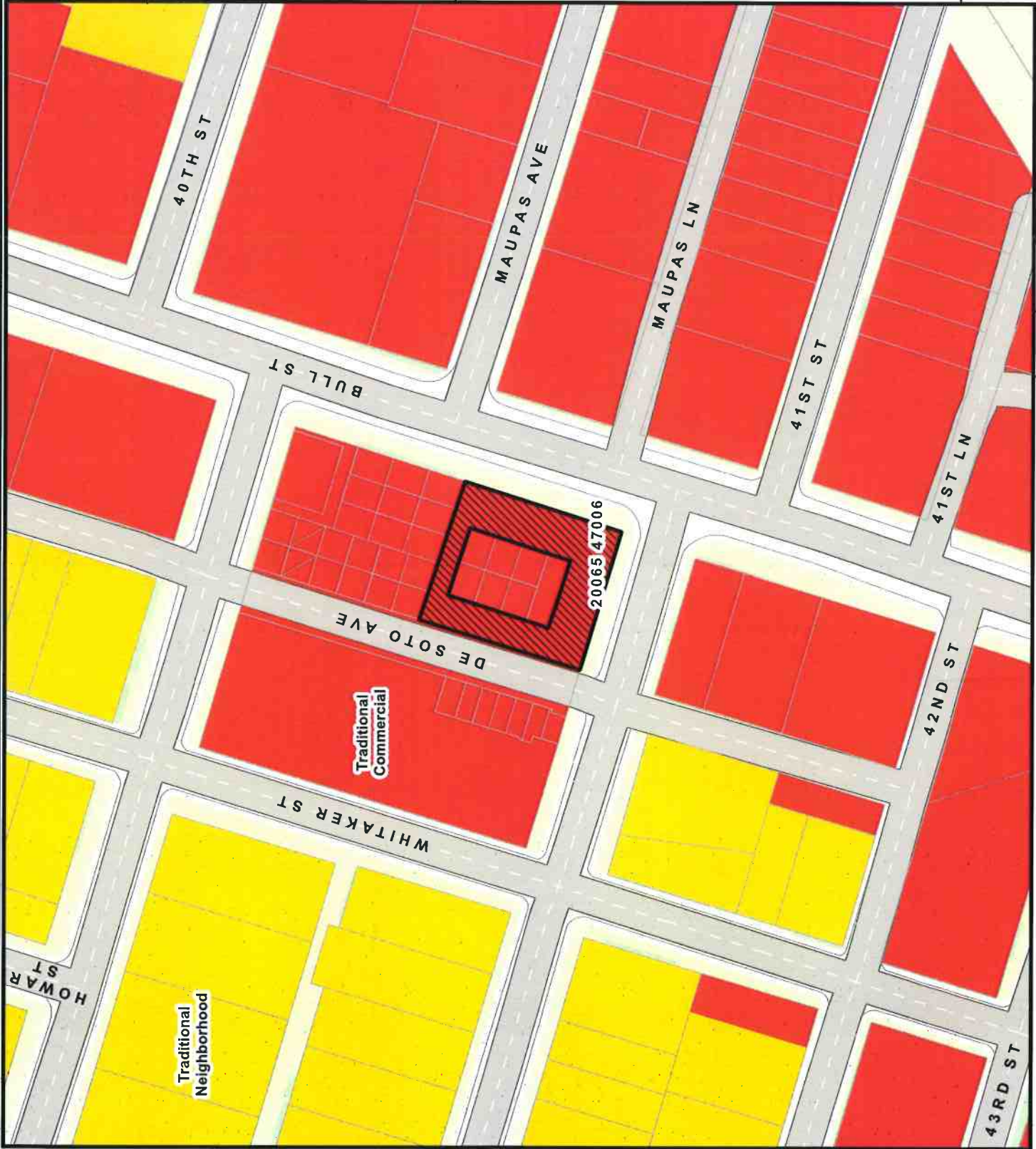
21-000499-ZA
 2418 Desoto Ave.
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: Metropolitan
 PIN(s): See Map

 Traditional Commercial
 Traditional Neighborhood

Date: 2/4/2021



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1 inch = 100 feet



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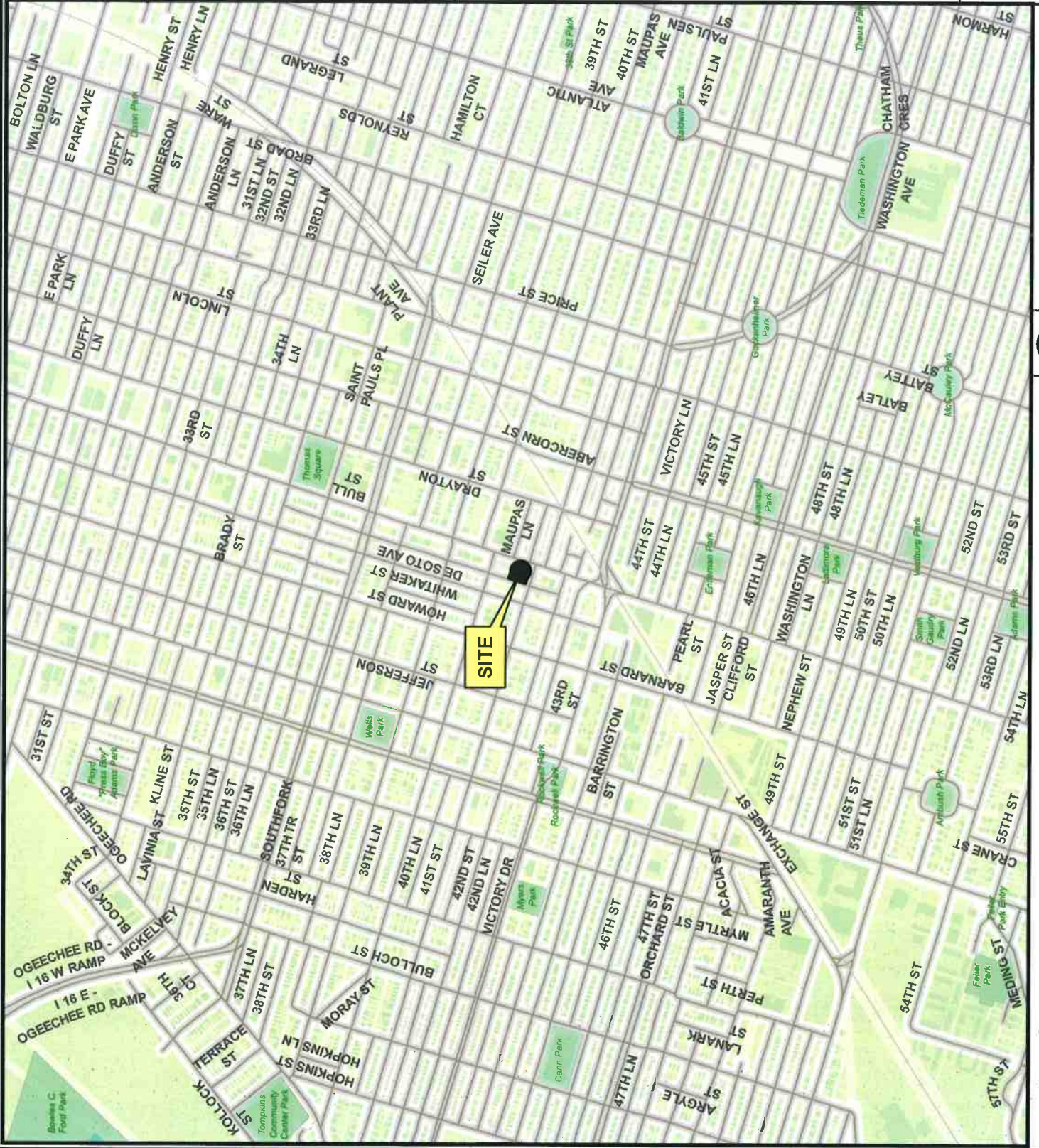
VICINITY MAP

21-000499-ZA
 2418 Desoto Ave.
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: Metropolitan
 PIN(s): See Map

Date: 2/4/2021



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1 inch = 1,000 feet



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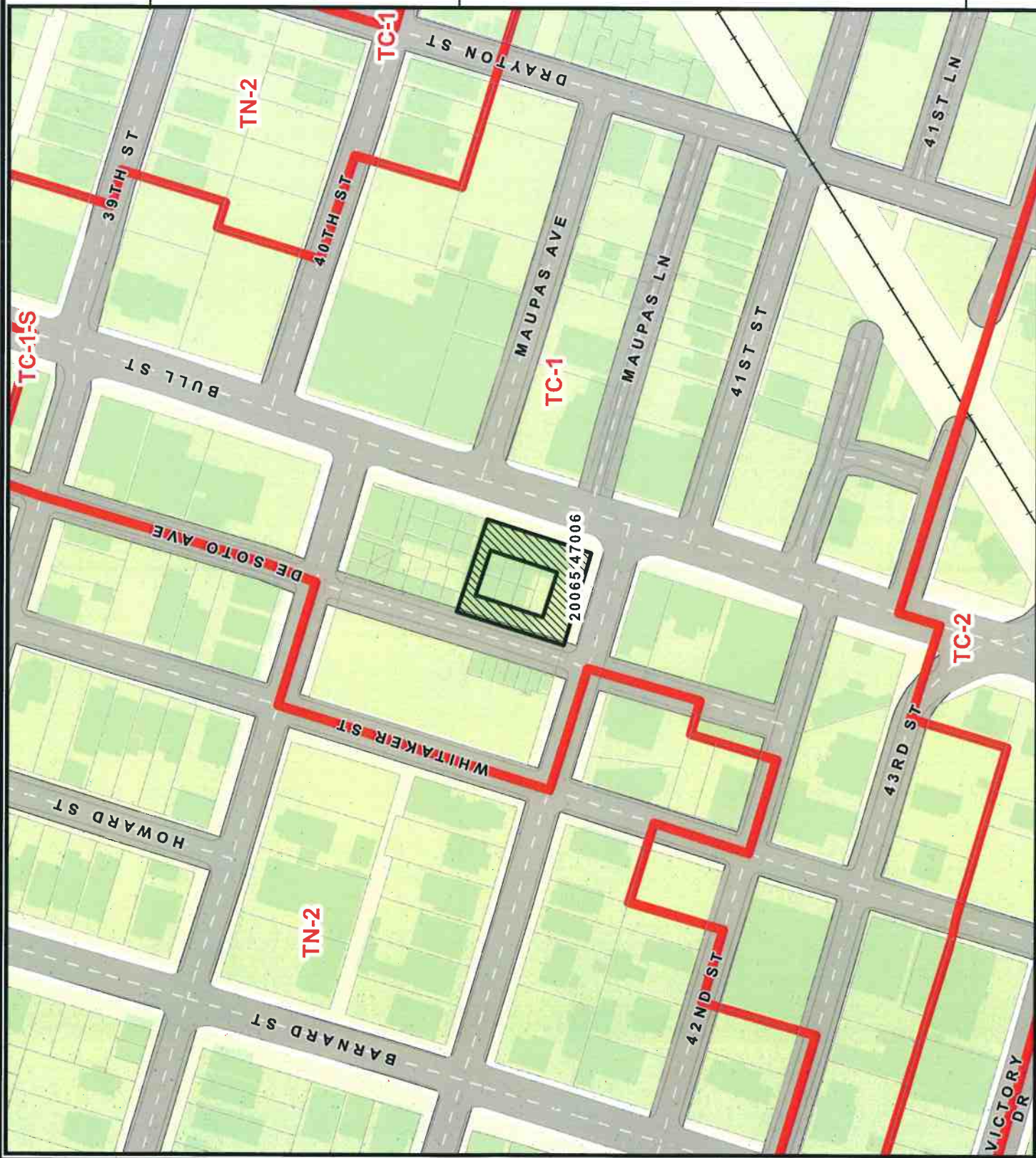
ZONING MAP

21-000499-ZA
 2418 Desoto Ave.
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: Metropolitan
 PIN(s): See Map

Date: 2/4/2021



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1 inch = 150 feet

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