



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
“*Planning the Future, Respecting the Past*”

STAFF REPORT

File No. 22-005905-ZA

Location: 1401 Paulsen Street

PIN: 20054 10001

Acreage: .18 acres

Prepared by Melissa Leto, Senior Planner



Figure 1 Location Map

Petitioner: Josh Yellin, HunterMaclean

Owner: Michael T. Condon / Vintage Home Builders, LLC

Aldermanic District: 2 - Alderman Detric Leggett

County Commission District: 2 - Commissioner Larry Rivers

Neighborhood/Subdivision: Midtown

Current Zoning District: TN-3 (Traditional Neighborhood-3)

Future Land Use (FLU) Category: Residential – Single Family

Request:

The petitioner, Josh Yellin as Agent for Liz Massey, is requesting a rezoning of a parcel from an TN-3 (Traditional Neighborhood-3) district to a TC-1 (Traditional Commercial-1) district at 1401 Paulsen Street to renovate an existing two-story building into a restaurant. The petitioner is also requesting a Special Use permit to allow for a microbrewery.

Location:

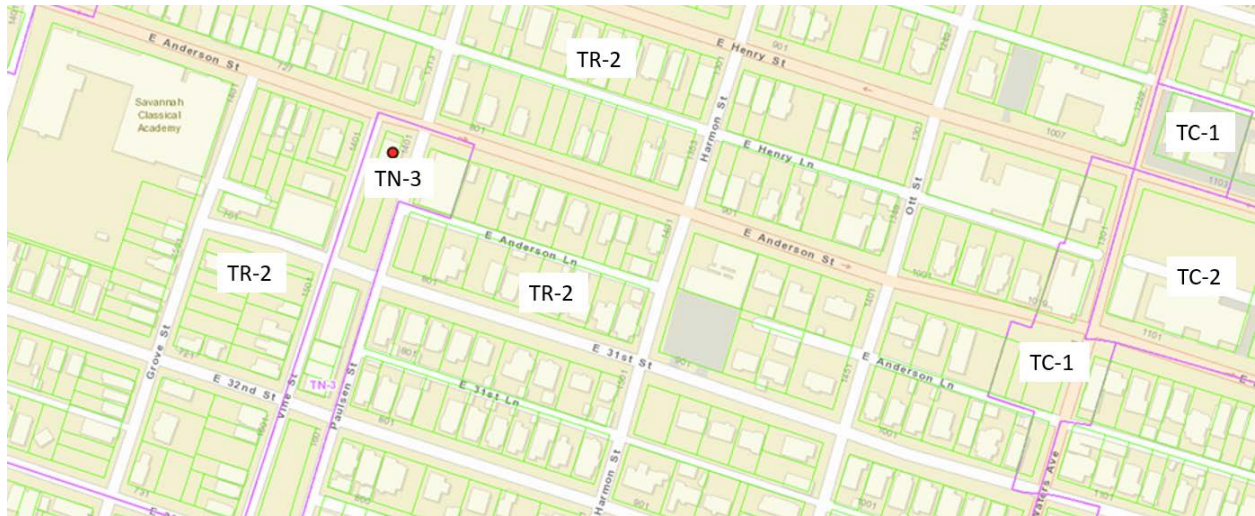
The subject property is located on Lot 10, in the second Municipal District. The municipal address is 1401 Paulsen Street.

Description:

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. 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.



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.

Facts and Findings:

Existing Zoning and Development Pattern: The existing zoning is TN-3 (Traditional Neighborhood-3). The six parcels to the south and one parcel to the east are also zoned TN-3 (Traditional Neighborhood-3) and are non-residential buildings. To the west, north, and portion of the east are zoned TR-2 (Traditional Residential-3).

The land uses and zoning districts surrounding the subject site include the following:

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

Impact and Suitability:

- 1. Transportation Network:** The site has access onto East Anderson Street, which is classified as a collector road. Other streets bounded by the subject property are Paulsen Street, Vine Street, and East 33rd Street which are classified as local roads. All three receive minimum traffic impact, as most of the traffic comes from drivers commuting to their residences.
- 2. Public Services and Facilities:** The subject parcel has access to the City’s public water, sewer, and stormwater systems.
- 3. Chatham Area Transit (CAT):** The property is currently served by CAT. The closest bus stop is to the east at East Anderson Street, approximately 560-feet away. The second bus stop is to the west, approximately 655-feet away from the subject property.
- 4. Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject parcel 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.

5. Existing TN-3 Zoning District:

- a. **Intent of the TN-3 District:** “The TN-3 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1946 during the streetcar and early automobile eras. The district is intended to allow limited neighborhood-serving uses and mixed uses located in predominately residential areas.”
- b. **Allowed Uses:** The TN-3 district has predominantly non-residential uses with the exemption of upper story residential. A list of the permitted uses allowed within the TN-3 district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the TN-3 district appear in the attached table (**Refer to Table 1**) of this report.

6. Proposed TC-1 Zoning District:

- a. **Intent of the TC-1 District:** “The TC-1 district is established to ensure the vibrancy of historic mixed-use neighborhoods and with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.”
- b. **Allowed Uses:** The TC-1 district allows for a variety of residential and non-residential uses. A list of the permitted uses allowed within the TC-1 district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the TC-1 district appear in the attached table (**Refer to Table 1**).

Zoning Ordinance Review:

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

- a. Suitability and Community Need
 - i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: The range of uses permitted under TN-3 and the proposed zoning classification of TC-1 have some similarities. The TC-1 zoning classification has a larger list of permitted, special use and limited uses than TN-3 with higher amounts of residential and non-residential uses allowed. The existing TN-3 classification allows for upper-story residential, restaurant, retail, office, as well as community-oriented uses. The proposed TC-1 zoning classification would allow for a mix of commercial uses, specifically a restaurant and a microbrewery. The area around the subject property is residential in nature with single-family, as well as multi-family

residential uses. There are eight parcels located within the TN-3 district strip, including the subject parcel. Three blocks east of the subject property are TC-1 zoned parcels along Waters Avenue.

- ii. Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: The proposed zoning request does not address a specific need in the county or city.

- iii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: The zoning proposal would most likely not adversely affect the usability of adjacent properties or nearby properties. Any adverse effect would depend on how the commercial use is managed and the fact that the petitioner has applied for a Special Use permit, where conditions may be applied to mitigate any adverse effects.

- iv. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The parcel has streets on four sides and does not abut any properties. The slice of TN-3 zoned properties consists of eight (8) parcels, including the subject parcel. The parcels include non-residential uses to accommodate the surrounding TR-2 zoned neighborhood.

- v. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: It is unlikely that there would be existing or changing conditions affecting the use and development of the property. If renovated, it would most likely be a restaurant use.

b. Consistency

- i. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC 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.

c. Reasonable Use

- i. Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The property has reasonable use under the current zoning classification of TN-3 (Traditional Neighborhood-3) to have a restaurant, laundromat, office, retail, and several non-residential uses. It does not however, offer a microbrewery use which the petitioner is applying for a Special Use to include for the proposed restaurant.

d. Adequate Public Services

- i. Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: Adequate services are available.

e. Proximity to a Military Base, Installation or Airport

- i. **MPC Comment:** The subject parcel is not located near a military base, installation, or airport.

Analysis:

The petitioner is requesting a rezoning of a parcel from an TN-3 (Traditional Neighborhood-3) zoning district to a TC-1 (Traditional Commercial-1) district at 1401 Paulsen Street to renovate an existing two-story building, formerly a laundromat, into a restaurant and microbrewery. The petitioner is requesting a Special Use permit to allow for a microbrewery within the proposed restaurant. The petitioner has conducted two neighborhood meetings. The first meeting was held on December 9, 2022, at the subject site. The second meeting was held the following day, December 10, 2022. At both meetings, a total of twelve people attended. The petitioner answered any questions the attendees had regarding the rezoning and Special Use permit.

The parcel has streets on four sides and does not abut any properties. The slice of TN-3 zoned properties consists of eight (8) parcels, including the subject parcel. The parcels include non-residential uses to accommodate the surrounding TR-2 zoned neighborhood. It is also located within three (3) blocks to the east from a TC-I zoned area off Waters Avenue. 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.

Recommendation:

Based upon the review criteria, staff recommends **approval** of the request to rezone from TN-3 to TC-1.

Note: Staff's recommendation is based upon information contained in the application and discussions with the Applicant. This recommendation could change based on information gathered during the public hearing.

Table 1 - TN-3: 5.12.5 Development Standards for Permitted Nonresidential Uses	
Lot Dimensions (min.)	
Lot area (min. sq. ft.)	No min.
Lot width (min. ft.)	No min.
Building Setbacks (min. ft.) for blocks without contributing structures*	
Front yard (interior lot)	0 (min); 5-feet (max)
Front yard (corner lot)	0 (min); 5-feet (max)
Side (interior) yard	3-feet (min)
Side (corner) yard	5-feet (max)
Rear yard	2-feet (max)
Building	
Building Coverage (max)	60%
Building Frontage (min)	70%
Nonresidential building footprint (max sq ft)	2,500 square feet
Height (max ft.)	2 stories, not to exceed 30-feet

Table 1 - TC-1: 5.13.5 Development Standards for Permitted Nonresidential Uses	
Lot Dimensions (min.)	
Lot area (sq ft)	---
Lot width (ft)	20-feet
Building	
Building Coverage (max)	---
Building Frontage (min)	70%
Building Footprint (max sq ft) (1)	5,500 square feet
Building Setback (ft.)	For blocks without contributing structures*
Front yard	5-feet (max)
Side (interior) yard	10-feet (min)
Side (corner) yard	5-feet (max)
Rear yard	10-feet (min)
Height (max)	3 stories up to 45-feet

Table 2 - TN-3	X=Permitted Use L=Limited Use S=Special Use	Use Standards
Upper story residential	X	
Agriculture, personal	X	
Community Garden	X	
Park, general	X	
Library/community center	X	
Museum	X	Sec. 8.7.24
Police/fire station or substation	X	
Child/adult day care center	S	Sec. 8.3.10 or Sec. 8.7.11
School, trade, vocational or business	S	
All places of worship	X	Sec. 8.3.15 or Sec. 8.7.13 and Sec. 8.8.3(d)
Office, general	X	Sec. 8.4.1
Office, medical	X	Sec. 8.4.3
Indoor sports facility	X	
Retail, general	X	
Art/photo studio; gallery	X	
Food-oriented retail	X	Sec. 8.4.16
Pharmacy	X	Sec. 8.4.21
Service, general	X	
Animal services, indoor	L	Sec. 8.4.24
Business support services	X	
Catering establishment	X	
Instructional studio or classroom	X	
Personal service shop	X	Sec. 8.4.28
Psychic; Palmist; medium; fortune teller	X	
Repair-oriented services	X	
Restaurant	X	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Utilities, major	S	
Utilities, minor	X	

Table 2 - TC-1	X=Permitted Use L=Limited Use S=Special Use	Use Standards
Assisted living facility	X	
Personal care home, registered	X	Sec. 8.3.19
Personal care home, family	X	Sec. 8.3.19
Personal care home, group	X	Sec. 8.3.19
Substance recovery facility	S	Sec. 8.3.20
Office, general	X	Sec. 8.4.1
Office, medical	X	Sec. 8.4.3
Office, utility/contractor	L	Sec. 8.4.4
Studio/multimedia production facility	L	Sec. 8.4.5
Indoor amusement	X	
Indoor sports facility	X	
Teen Club	L	Sec. 8.4.7
Theatre/cinema/performing arts	X	
Retail, general	X	
Art/photo studio; gallery	X	
Convenience store	S	Sec. 8.4.14
Fuel/gas station	S	Sec. 8.4.14
Food-oriented retail	X	Sec. 8.4.16
Pharmacy	X	Sec. 8.4.21
Services, general	X	
Animal services, indoor	L	Sec. 8.4.24
Bank	X	
Body art services	X	
Business support services	X	
Catering establishment	X	
Hall, banquet, or reception	S	
Instructional studio or classroom	X	
Laundromat;	X	
Dry Cleaner/Laundry, Neighborhood	X	
Personal service shop	X	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	X	
Repair-oriented services	X	
Distillery, craft	S	Sec. 7.14
Bar; tavern	S	Sec. 8.4.30 and Sec. 7.14
Restaurant	X	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14

Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premises consumption of alcohol)	X	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	S	Sec. 7.14
Wine Specialty Shop (not including package stores)	S	Sec. 7.14
Single-family detached	X	
Single-family attached	X	
Two-family	X	
Three-family / four-family	X	Sec. 8.1.1
Townhouse	X	
Stacked townhouse	X	
Apartment	X	
Upper story residential	X	
Child caring institution	L	Sec. 8.1.5
Dormitory / student housing	X	
Fraternity/sorority house	S	
Monastery/convent	X	
Rooming house	L	Sec. 8.1.6
Single room occupancy	L	Sec. 8.1.7
Agriculture, personal	X	
Community Garden	X	
Park, general	X	
Library/community center	X	
Museum	X	Sec. 8.7.24
Post Office	X	
Police/fire station or substation	X	
Emergency Medical Services (EMS) substation/Ambulance Service	S	Sec. 8.3.5
Shelter, emergency	S	Sec. 8.3.6
Shelter, transitional	L	Sec. 8.3.7
Soup kitchen	L	Sec. 8.3.8
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care home, 24 hours	S	Sec. 8.3.11 or Sec. 8.7.11
Child/adult care center, 24 hours	S	Sec. 8.3.12 or Sec. 8.7.11
College, university, seminary	X	Sec. 8.3.13 and Sec. 8.7.15

Educational building used by a college, university, or seminary	X	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	X	Sec. 8.3.14 and Sec. 8.7.14
School, trade, vocational or business	X	
All places of worship	X	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Private club/lodge	S	Sec. 8.3.16
Correctional transition facility	S	Sec. 8.3.18
Hospice	X	
Nursing home	X	
Winery; Meadery; Cidery	S	Sec. 7.14
Brewery, Micro	S	Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Bed and Breakfast	L	Sec. 8.4.34
Inn	L	Sec. 8.4.35 and Sec. 8.7.24
Hotel/motel, 16-74 rooms	S	Sec. 7.13
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Vehicle service, minor	L	Sec. 8.4.42
Vehicle wash, full or self-service	L	Sec. 8.4.45
Manufacturing, Artisan/Craft	L	Sec. 8.5.4
Parking facility	S	Sec. 8.6.2
Utilities, major	S	
Utilities, minor	X	