



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: July 11, 2023

Subject: Special Use Request

Petitioner: Ryan Williamson, Agent for Strangebird Savannah LLC

Property Owner: Martin Smith, Agent for Savannah College of art and Design

Address: 1220 Barnard Street

Alderman: District 2 – Alderman Detric Leggett

County Commission: District 2 – Commissioner Larry Rivers

Property Identification Number: 20044 35006

Petition File No.: 23-002961-ZA

Melissa Leto, Senior Planner – Development Services

REQUEST: The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an accessory alcohol sales use within a restaurant. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the City 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.



BACKGROUND: 1220 Barnard Street is a non-contributing resource in the National Register Victorian District and the local Victorian Historic District. It is located within a residential and commercial area, surrounded by houses and the SCAD Eckburg Hall for Fashion & Accessory Design at the intersection of Barnard and Henry Streets.

A COA was approved on June 26, 2023, for two new single non-illuminated signs to be installed into the existing pylon sign at the Streamliner Diner.

The streamliner was used as a diner known as Sandfly Barbecue but has since changed ownership. The Savannah College of Art & Design has renovated the interior and will be changing the signage to reflect their new restaurant name of "Strangebird".

The subject parcel is square in shape consisting of .29 acres or 12,632 square feet, in lot area and contains approximately 105-feet of frontage along Barnard Street, approximately 120-feet along both West Duffy Street and West Henry Street. The property abuts residential housing.

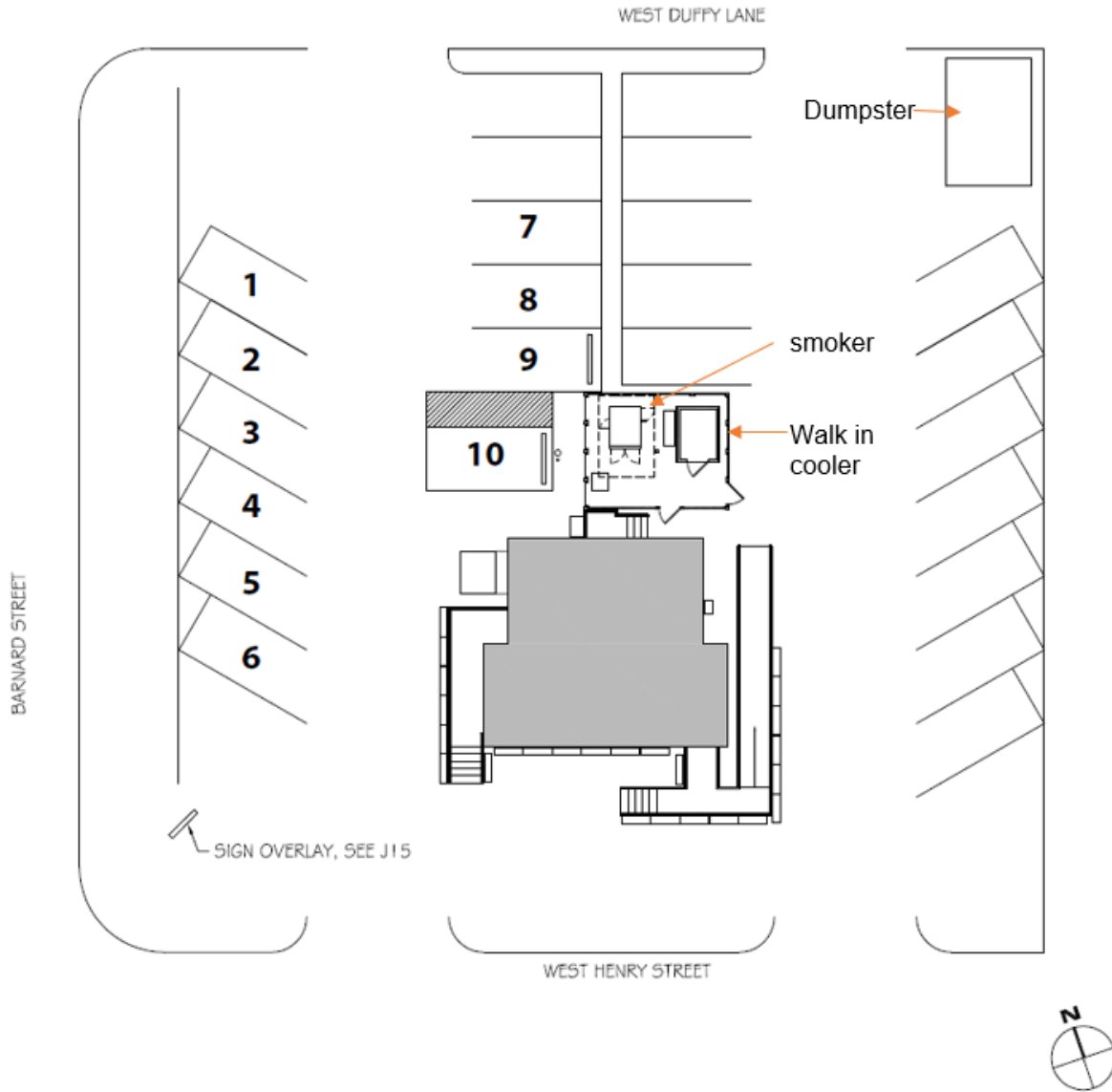
The property is zoned TC-1 (Traditional Commercial-1). The petitioner intends to open a small restaurant within the streamliner serving smoked meats, tacos, burritos, and veggie sides as well as beer and wine. The restaurant will also have outdoor café seating with 12 seats. The petitioner is requesting a Special Use Permit to allow accessory alcohol sales within the restaurant use, specifically beer and wine only. The properties surrounding the subject parcel are a mix of commercial and residential uses.

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 Housing	TN-1
South	Savannah College of Art & Design	TC-1 & TN-1
East	Residential Housing	TN-1
West	Retail & Residential Housing	TC-1 & TN-1



1220 Barnard Street – Site Plan

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 *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 compatible with the parcel's 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 petitioner is proposing a restaurant within the streamliner that will include accessory wine and beer served for guests within the restaurant. The city regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m. The petitioner is proposing operational hours be the following:

- Monday through Sunday – 11:00 a.m. until 9:00 p.m.
- The property is leased for ten (10) off-street parking spaces with more parking available on site if needed.
- The Applicant is proposing two shifts with 4 to 6 employees per shift in the building at one time. The estimated total number of employees, including full-time and part-time, would be ten (10).
- There is an enclosed area to the rear of the property where the dumpster is placed.

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

Staff Comment: The structure has enough interior square footage to accommodate a restaurant with accessory alcohol sales use. The interior space is approximately 950 square feet. The petitioner is proposing thirty-three (33) indoor seats. The property has over ten (10) off-street parking spaces dedicated in their lease.

Per Sec. 9.3.7.d no minimum parking is required. However, the petitioner is providing ten (10) off-street parking spaces.

- 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.

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; Staff recommends **approval with conditions:**

1. The Special Use permit shall be nontransferable.
2. Accessory alcohol sales for beer and wine only.
3. Operational hours shall be from 11:00 a.m. till 9:00 p.m.