



## Chatham County - Savannah Metropolitan Planning Commission

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### September 24, 2024 MPC MEETING

#### **Title**

Text Amendment | Zoning Ordinance- Section 5.4; Sec. 8.7.24; Sec. 8.4.32 | Permitting Restaurants and Accessory Alcohol Sales in the TN-1 Zoning District adjoining Park Ave. between Whitaker and Drayton Streets.

#### **Description**

The Petitioner seeks to amend the text of the Zoning Ordinance to permit and regulate the establishment of restaurants with ancillary alcohol sales for both on and off-premise consumption in the [TN-1](#) (Traditional Neighborhood-1) zoning district where restaurants are not currently permitted. The TN-1 district is only intended for use within the [Victorian Historic Overlay District](#). The request is filed in support of a proposal to establish a restaurant and/or food-oriented retail business with ancillary alcohol sales at 17 West Park Avenue. If all necessary approvals are obtained, the business would sell alcoholic beverages by the glass for on-premise consumption, and by the package for off-premise consumption. On-premise consumption requires a separate Special Use Permit that has been filed concurrently with this Petition (24-004300-ZA), but requires approval of the present amendments to effectuate.

The Petition includes specific amendments to the following sections of the Ordinance:

1. [Section 5.4](#): Principle Use Table
2. [Section 8.7.24](#): Accessory Alcohol Sales
3. [Section 8.4.32](#): Commercial Use Standards for Limited and Special Uses - Restaurant

#### **Recommendation**

As text amendments which are applicable to only a very narrow section of one street are not the ideal means of land use regulation, MPC Staff recommends denial of the request as presented.

Alternatively, Staff recommends consideration of a new park-adjacent TN-zoning designation or Forsyth Park 'Lifestyle' Overlay district to capture the localized changes and ensure the continued harmony of mixed uses surrounding the Park.

If, however, the Commission and/or City Council is inclined to support the request, MPC Staff recommends that 'Restaurants' and 'Ancillary Retail Dealers' be regarded as limited uses denoted with an 'L' in the principal use table to ensure reference to the modified limited use standards proposed.

#### **Contact**

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#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [TN-1 RESTAURANT\\_24-004304-ZA\\_TEXT AMENDMENT APPLICATION.pdf](#)
- 📎 [VNA Letter of support.pdf](#)
- 📎 [Victorian TN1 1.png](#)
- 📎 [24-004304-ZA Staff Report\\_.pdf](#)