



ALCOHOL DENSITY OVERLAY DISTRICTS FOR THE 3RD ALDERMANIC DISTRICT

Virtual Meetings:
Wednesday, August 19 &
Thursday, August 20



ISSUE

- Proliferation of establishments with a license to sell or dispense alcoholic beverages within the 3rd Aldermanic District which in conflict with the purpose of the Alcoholic Beverage Ordinance
- Council issued a 90-day temporary pause on the issuance of any new license submitted by package stores and convenience stores to sell or dispense alcoholic beverages
- Staff researching and proposing revisions to Alcohol Density Overlay District Ordinance to address the issues with alcohol licenses for package stores and convenience stores



ZONING BASICS

- Establishes a framework for the orderly development of land and the built environment, which includes lot sizes, building setback requirements, and density
- One of the most important features of the zoning ordinance is the separation of land uses through zoning district classifications
- Zoning district classifications identify types of land uses that are compatible, such as neighborhood-level businesses located near residential communities
- As a result, establishments that engage in the sale of alcohol are only allowed in specific zoning districts



CONVENIENCE STORES

ZONING ORDINANCE DEFINITION:

- Retail establishment of up to 5,000 square feet of floor area
- Primarily sells food products, beverages, candy, tobacco items, newspapers and magazines, limited personal as well as household and car care items
- May/may not include limited on-site food preparation



Limited Use:

- TC-2 (Traditional Commercial)
- B-N (Neighborhood Business)
- B-C (Community Business)
- IL-T (Light Industrial-Transition)
- I-L (Light Industrial)

Special Use:

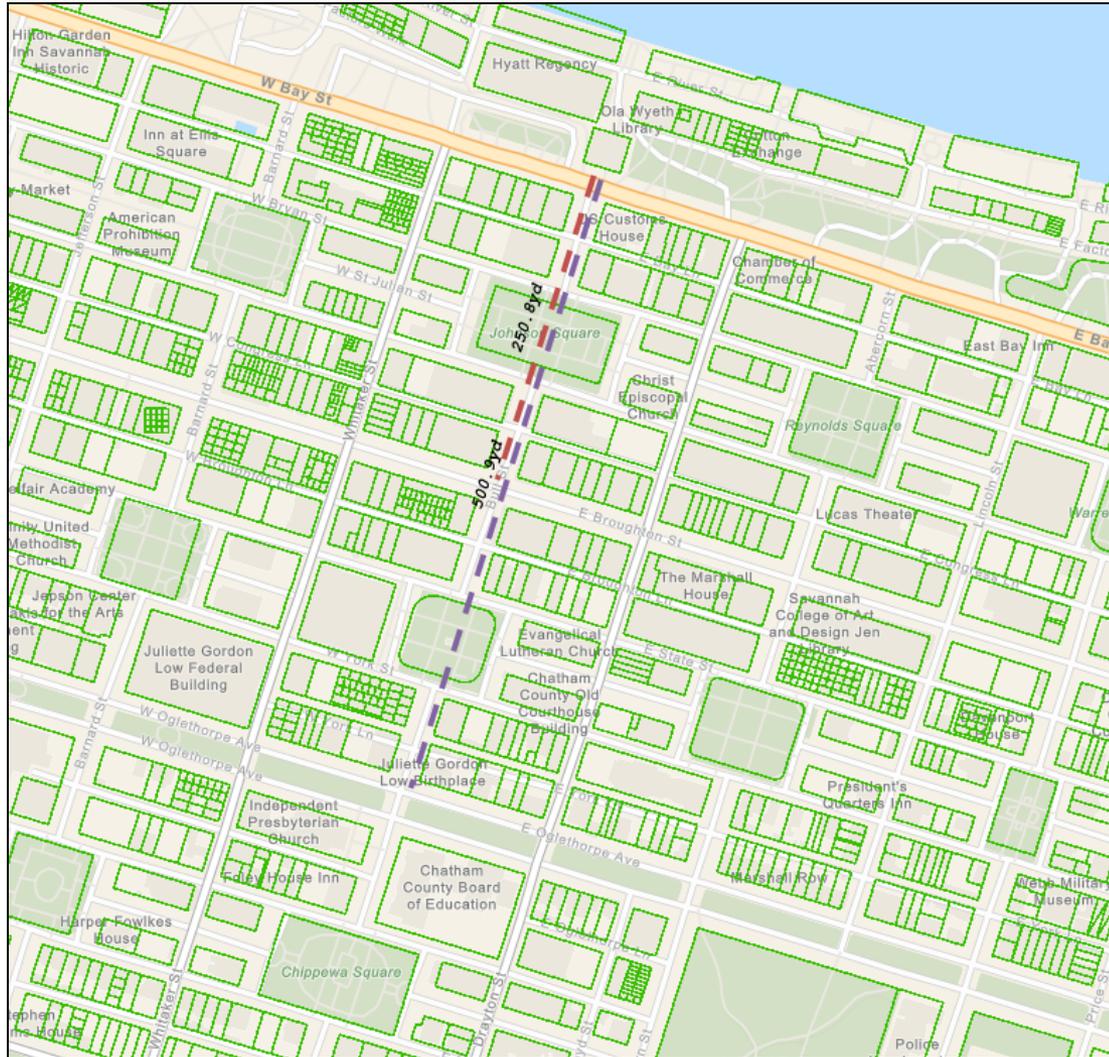
- TC-1 (Traditional Commercial)
- B-M (Maritime Business)



- **The following use standards shall apply to any B-N and I-L zoning district:**
 - Such use shall be located on a street classified as an arterial or collector as identified in A-1.
 - If such use is located on a street classified as a collector as identified in A-1:
 - It shall be 500 yards from the same use measured by a straight line from the nearest point on the property line of the use to the nearest point of the same use; and
 - It shall close from 10:00 p.m. to 5:00 a.m.;
 - These conditions shall not apply where a property abuts or is adjacent to the intersection of a collector and arterial street.



DISTANCE OPTIONS



STREET TYPES

- Arterial

- May be classified as major or minor
- No access to residential lots
- Carries 15,000 to 35,000 vehicles per day
- Bay from Hwy 80 to General McIntosh
- Bull from DeRenne to Park



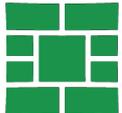
- Examples

- DeLesseps from Waters to NB Truman Pkwy Ramps
- Skidaway from Norwood to Wheaton
- Waters from Montgomery Crossroad to Victory
- Wheaton from Skidaway to Liberty
- DeRenne from Mildred/I-516 to Skidaway



STREET TYPES

- Collector
 - Access to residential, commercial, mixed-use & industrial areas
 - Carries 1,000 to 8,000 vehicles per day
- Examples:
 - Bee from 52nd to Wheaton
 - DeLesseps from NB Truman Pkwy Ramps to LaRoche
 - Waters from Victory to Anderson
 - Pennsylvania from Skidaway to President



PACKAGE STORE

ZONING ORDINANCE DEFINITION:

- A retail establishment primarily engaged in the licensed sales of unbroken original containers of alcoholic beverages for off-premise consumption.
- Does not include a wine specialty shop or the accessory sales of beer and wine.



Permitted by Right:

- B-C (Community Business)
- IL-T (Light Industrial-Transition)

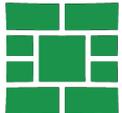
Special Use:

B-N (Neighborhood Business)



OVERLAY: PURPOSE

- The concentration of establishments engaging in the sales and or service of alcohol in certain identifiable areas of the city has contributed to undesirable conditions and activity
 - Littering
 - Loitering
 - aggressive panhandling
 - noise and
 - increased vehicular traffic.
- Establish standards to curtail or prevent these and other detrimental actions from diminishing property values and the quality of life for nearby residents and property owners



OVERLAY: PROHIBITED USES

Certain uses engaged in the sales or service of alcohol cannot be established as a new use within an Alcohol Overlay district:

- Adult entertainment establishments
- Assembly halls greater than 2,000 square feet
- Event venues as defined by the city alcoholic beverage ordinance
- Cocktail lounges, taverns, bars and similar uses that are primarily engaged in the sales of alcoholic beverages for consumption on the premises
- Nightclubs
- Package stores (not including accessory or ancillary package sales)
- Convenience stores
- Restaurants

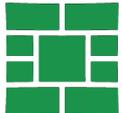


ALCOHOL, OUTLET TYPE & CRIME

In a recent research paper published in 2018, researchers found:

- *“Each 10% increase in alcohol outlet access was associated with a 4.2% increase in violent crime.”*
- *“A 10% increase in access to off-premise outlets and LBD-7 outlets (combined off- and on-premise outlets) had a greater association with violent crime than on-premise.”*

Trangenstein PJ, Curriero FC, Webster D, et al. Outlet Type, Access to Alcohol, and Violent Crime. *Alcohol Clin Exp Res.* 2018;42(11):2234-2245. doi:10.1111/acer.13880



METHODOLOGY FOR NEW OVERLAY DISTRICTS

- Identification of Non-conforming parcels
- Identification of a correlation between alcohol sales and crime, if any exists
- Examination of the density of stores that engage in alcohol sales
- Examination of the distance between stores that engage in alcohol sales



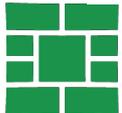
DATA COLLECTED



SURVEY RESULTS

- Q2: Please identify all issues you have in your neighborhood:

ANSWER CHOICES	RESPONSES	
Littering	80.31%	102
Loitering	32.28%	41
Aggressive panhandling	24.41%	31
Crime-Property	43.31%	55
Crime-Personal	23.62%	30
Noise	40.94%	52
Sale of alcohol to underaged persons	9.45%	12
Illegal gambling	7.09%	9
Increased vehicular traffic/cruising	38.58%	49
Hours of operation for convenience stores	5.51%	7
Clustering of convenience stores that are too close to one another	19.69%	25
Other (please specify)	25.98%	33
Total Respondents: 127		



SURVEY RESULTS

- Q3: Do you see these issues in other parts of the 3rd District? If so, please indicate where these issues are occurring:

ANSWER CHOICES	RESPONSES	
Skidaway Road	56.76%	63
Pennsylvania Avenue	49.55%	55
Delesseps Avenue	24.32%	27
Wheaton Street	40.54%	45
Waters Avenue	41.44%	46
Other/Specific Areas:	20.72%	23
Total Respondents: 111		



SURVEY RESULTS

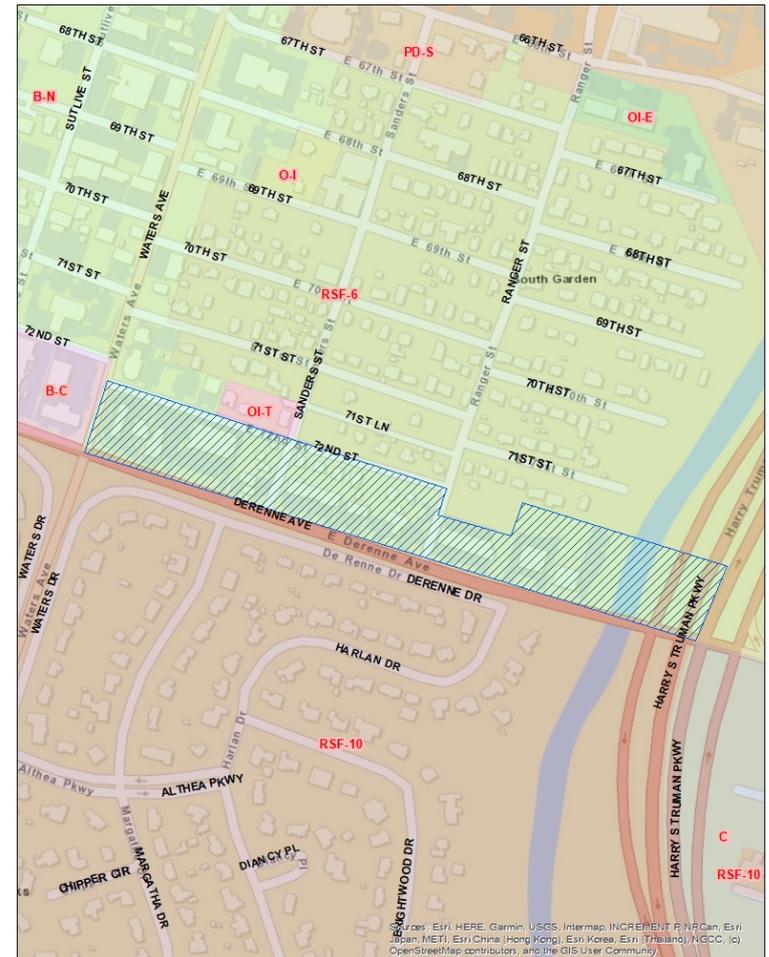
- Q4: Do you support establishing new Alcohol Density Overlay Districts in the 3rd District?

ANSWER CHOICES	RESPONSES	
Strongly agree	28.91%	37
Agree	26.56%	34
Neither agree nor disagree	17.97%	23
Disagree	13.28%	17
Strongly disagree	13.28%	17
TOTAL		128



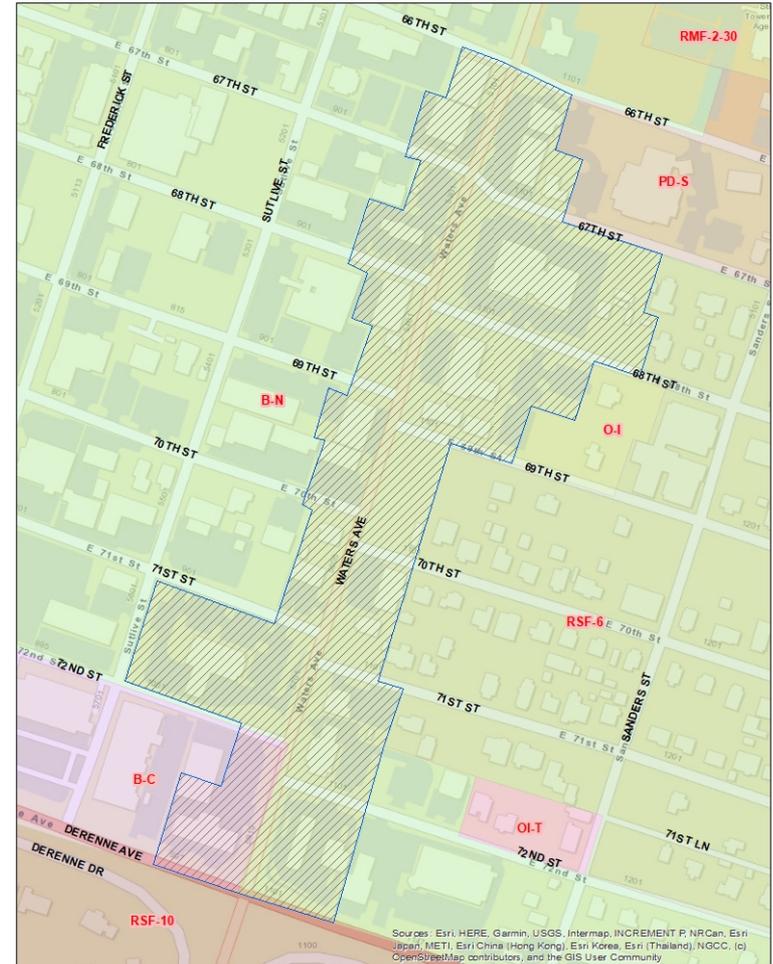
EAST DERENNE AVENUE: WATERS TO THE TRUMAN PARKWAY

- Section is Zoned B-N (Neighborhood Business)
- Several businesses along the corridor that offer alcohol
- Potential for additional businesses to offer alcohol due to zoning classification



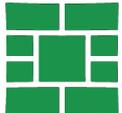
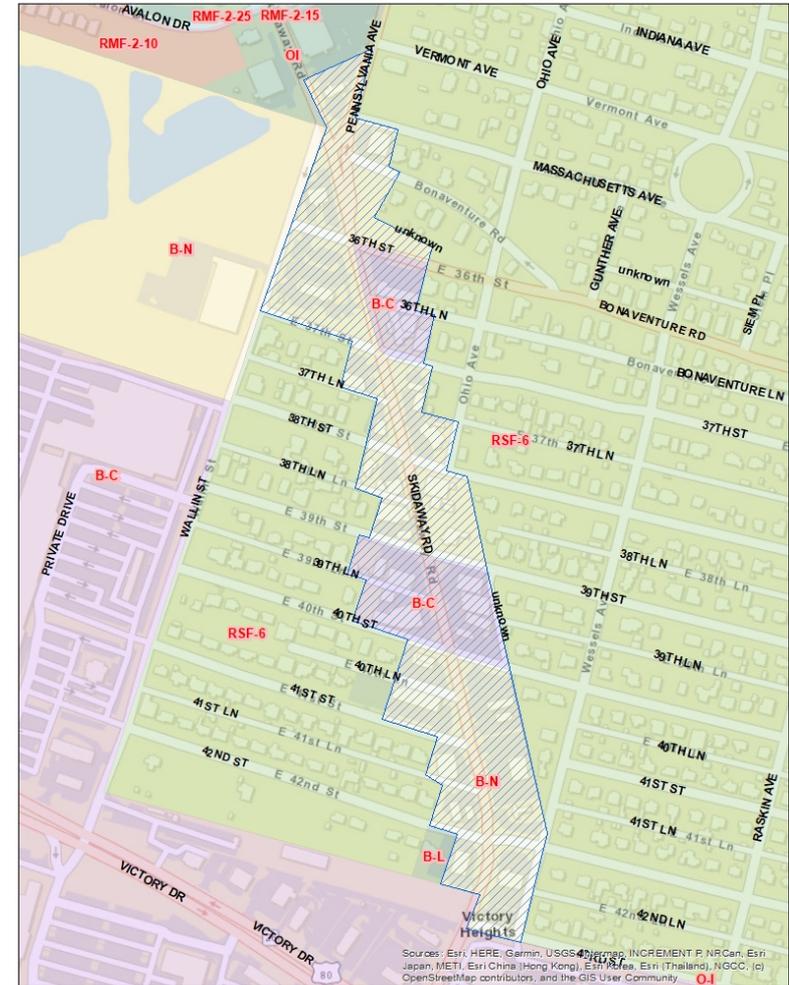
WATERS AVENUE: E. DERENNE TO E. 65TH STREET

- Section is Zoned B-N (Neighborhood Business)
- Several businesses along the corridor that engage in alcohol sales in both Districts 2 and 3
- Potential for additional businesses to offer alcohol due to zoning classification



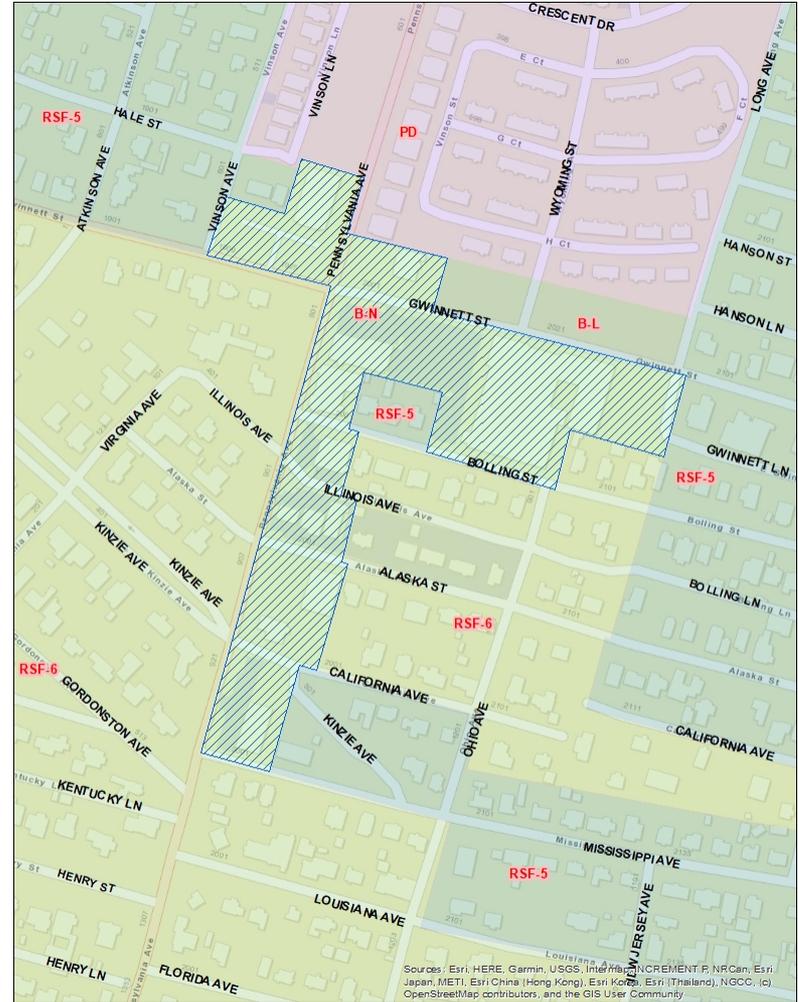
SKIDAWAY AVENUE: PENNSYLVANIA AVE TO VICTORY DR

- Section is Zoned B-C (Community Business)
- High concentration of businesses that engage in the sale of alcohol
- Potential for additional businesses to offer alcohol due to zoning classification
- High level of crime related activity



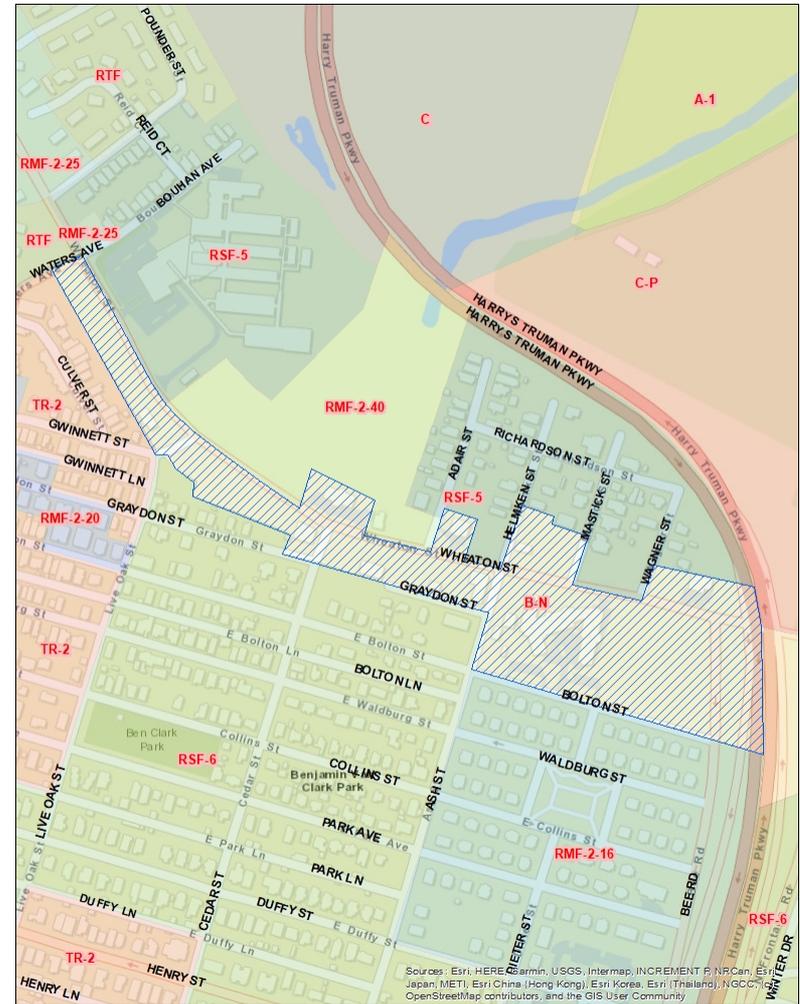
PENNSYLVANIA AVENUE: MISSISSIPPI AVENUE TO HALE STREET

- Section is Zoned B-N (Neighborhood Business)
- Low concentration of businesses associated with high number of crimes
- Potential for additional businesses to offer alcohol due to zoning classification
- High level of clustering in crime related activity, including violent crime



WHEATON STREET

- Section is Zoned B-N (Neighborhood Business)
- Potential for additional businesses to offer alcohol due to zoning classification
- Some clustering of crime related activity along the corridor



NEXT STEPS

- Accepting comments thru August 26
 - Phone: 912-429-3364
 - Email: planning@savannahga.gov
 - Survey: www.savannahga.gov/alcoholdensity
- Posting final recommendations on City website on August 28
- Presenting to City Council
 - September 10

