



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

DATE: FEBRUARY 21, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition of Robert McCorkle III as agent for Von Trapp Animal Lodge, LLC
6500 Waters Avenue
PIN(s): 2-0154 -04-009
Lot Size: 0.57 Acres
Aldermanic District 4: Julian Miller
County Commission District 1: Helen Stone
MPC File No. 17-000480-ZA

MPC ACTION:

APPROVAL of the request to rezone 6500 Waters Avenue from a PUD-IS-B (Planned Unit Development – Institutional) zoning classification to an O-I (Office Institutional).

MPC STAFF RECOMMENDATION:

APPROVAL of the request to rezone 6500 Waters Avenue from a PUD-IS-B (Planned Unit Development – Institutional) zoning classification to an O-I (Office Institutional).

MEMBERS PRESENT: 11 + Chairman

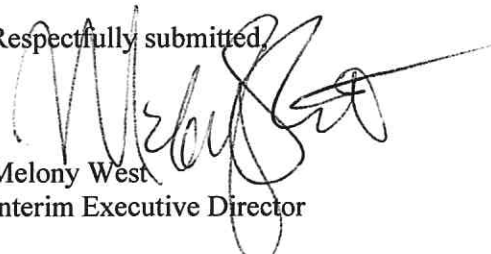
Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Shedrick Coleman
Travis Coles
Ellis Cook

Joseph Ervin
Timothy Mackey
Lacy Manigault
Lee Smith
Linder Suthers
Tom Woiwode

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

| APPROVAL Votes: 7 | DENIAL Votes: | ABSENT |
|---|------------------|--------------------|
| Milton Overton Welch Coleman Coles Cook Ervin Mackey Manigault Smith Suthers Woiwode | | Hernandez Woods |

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
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 Planning Commission

FROM: MPC Staff

DATE: February 21, 2017

SUBJECT: Petition of Robert McCorkle III as agent for Von Trapp Animal Lodge, LLC
6500 Waters Avenue
PIN(s): 2-0154 -04-009
Lot Size: 0.57 Acres
Aldermanic District 4: Julian Miller
County Commission District 1: Helen Stone
MPC File No. 17-000480-ZA
Jack Butler, Development Services Senior Planner

ISSUE: The rezoning of 6500 Waters Avenue from a PUD-IS-B (Planned Unit Development – Institutional) zoning classification to an O-I (Office Institutional) zoning classification.

BACKGROUND: The subject property, 0.57 acres, is located on the east side of Waters Avenue at the intersection of Waters and Cornell avenues, the site of a former plant nursery. The petitioner wishes to rezone the property from PUD-IS-B to O-I in order to establish a Use #25, Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon. This proposed use is permitted by right in the O-I zoning district.

FACTS AND FINDINGS:

1. **Public Notice:** A notice of the proposed rezoning was sent to all owners within 300 feet of the subject site and signs were posted at the petitioned site.
2. **Existing Development Pattern:** The predominant land use within the vicinity of the subject property is institutional and residential. The land uses and zoning districts surrounding the subject property include:

| <u>Location</u> | <u>Land Use</u> | <u>Zoning</u> |
|-----------------|-----------------------|---------------|
| North | Church | RIP |
| East | Commercial and Office | PUD-IS-B |

| | | |
|-------|-------------------|----------|
| South | Church and Office | PUD-IS-B |
| West | Office | PUD-IS-B |

3. **Transportation Network:** The property is accessed by Waters Avenue which is considered a Secondary Arterial per the City of Savannah Street Classification Map (8-3048, §8-3). Chatham Area Transit (bus) service is available on Waters Avenue via Route 27.
4. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and City water and sewer services.
5. **Land Use Element:** The Tri-Centennial Comprehensive Plan Future Land Use Map designates the subject property as Commercial-Suburban. The Commercial-Suburban designation supports most retail uses as well as service, office and institutional uses. The proposed O-I zoning district, along with the proposed use, veterinary clinic and animal boarding, is consistent with this land use category.
6. **Existing PUD-IS-B Zoning Districts:**

Intent of the PUD-IS-B District: The PUD-IS-B district permits, "...institutional, professional, or office development, and residential townhouses, apartment row houses, and/or condominium units ..." Other uses may be established in the district by request for "special use" approval by the mayor and aldermen.

- a. ***Allowed Uses:*** The uses allowed within the PUD-IS-B districts in Section 8-3040, Pages 1 and 2.
- b. ***Development Standards:*** The development standards for the PUD-IS-B districts appear in Section 8-3040, subsection (c.).

8. **Proposed O-I Zoning District:**

Intent of the O-I District: The O-I District is intended to allow office uses as well as a limited number of other uses that are compatible with an office environment, and to serve as a transition district between residential areas and more intensive commercial areas.

- a. ***Allowed Uses:*** The uses allowed within the O-I district appear in Section 8-3025(b)(25).
- b. ***Development Standards:*** The development standards for the O-I district appear in Section 8-3025(d) on Page 11.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of*

development that would adversely impact the livability or quality of life in the surrounding neighborhood?

Yes ☐ No ☒

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ☐ No ☒

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ☐ No ☒

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ☐ No ☒

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ☐ No ☒

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ☐ No ☒

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ☐ No ☒

POLICY ANALYSIS:

The former use of the subject property was as a plant nursery. The site is surrounded by civic/institutional uses (churches), commercial (a beauty salon), and office uses (medical offices). The proposed use (an animal boarding kennel) will not adversely affect the nearby uses.

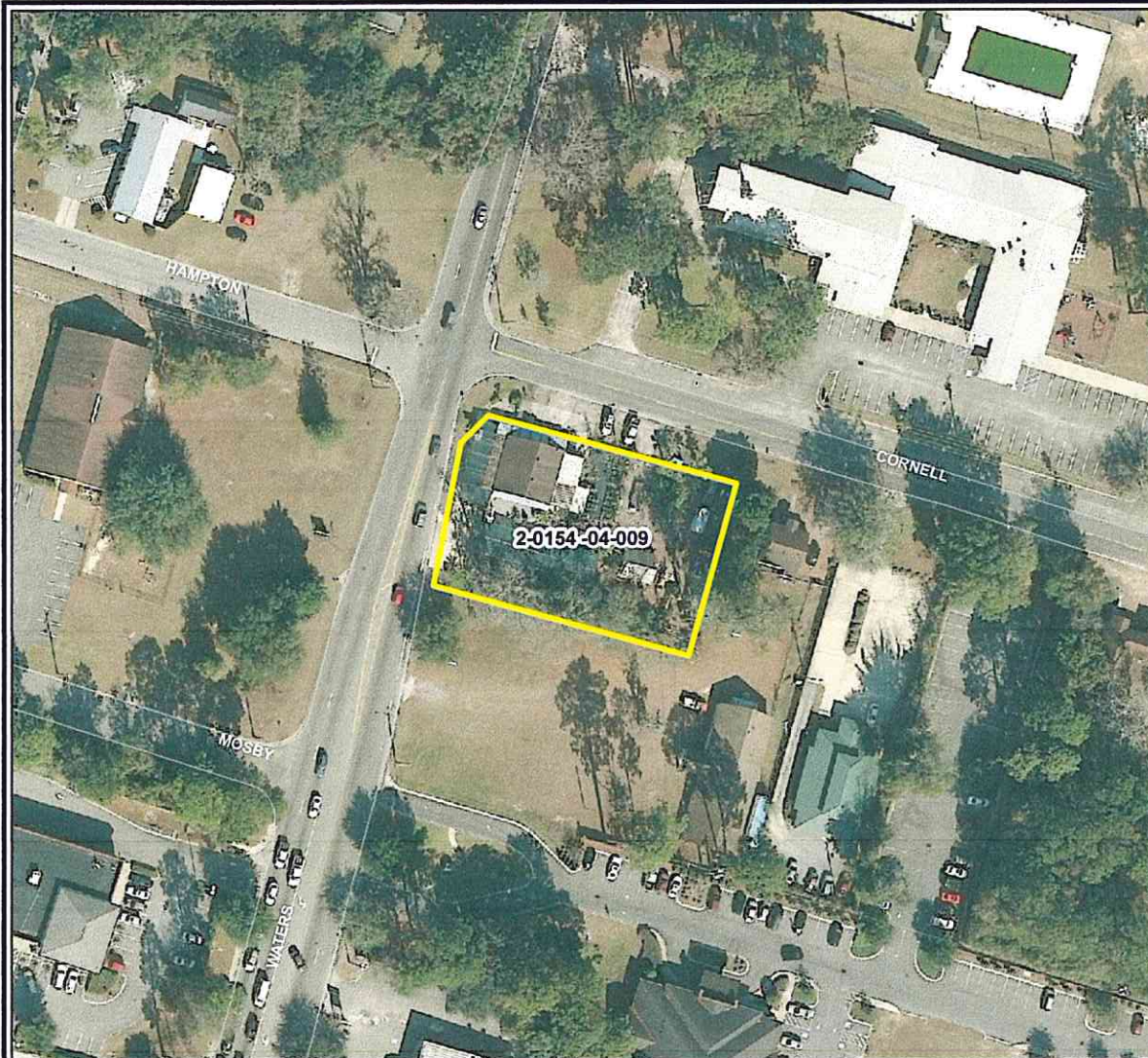
This rezoning is an effective “downzoning” of the property. The proposed use could be approved as a special use on the site by the mayor and aldermen, through process similar to the rezoning requested. However, the proposed O-I zoning permits the proposed use “by right,” and has fewer potential uses than the existing PUD-IS-B.

ALTERNATIVES:

1. Recommend approval of the petitioner’s request to rezone the property from a PUD-IS-B (Planned Unit Development – Institutional) zoning classification to an O-I (Office Institutional).
2. Recommend an alternate zoning classification.
3. Recommend denial of the petitioner’s request.

RECOMMENDATION: APPROVAL of the request to rezone 6500 Waters Avenue from a PUD-IS-B (Planned Unit Development – Institutional) zoning classification to an O-I (Office Institutional).

| | PUD-IS-B District | O-I District |
|--------------------------------------|---|--|
| Minimum Lot Area | Residential – N/A Non-Residential – N/A | Residential – N/A Non-Residential – N/A |
| Minimum Lot Width | Residential – N/A Non-Residential – N/A | Residential – N/A Non-Residential – N/A |
| Front Yard Setback | 30 ft. from edge of right-of-way | 40 ft. from the street centerline |
| Minimum Side Yard Setback | N/A | N/A. |
| Minimum Rear Yard Setback | N/A | N/A |
| Maximum Height | 35 ft. | 40 ft. |
| Maximum Building Coverage | N/A | N/A |
| Maximum Density | Residential - 24 units per net acre Non-Residential – N/A | Residential – N/A Non-Residential – N/A |



AERIAL MAP

17-000480-ZA
Aldermanic District: 4
Commission District: 1
Neighborhood: Oakdale
Area
PIN: (See Map)



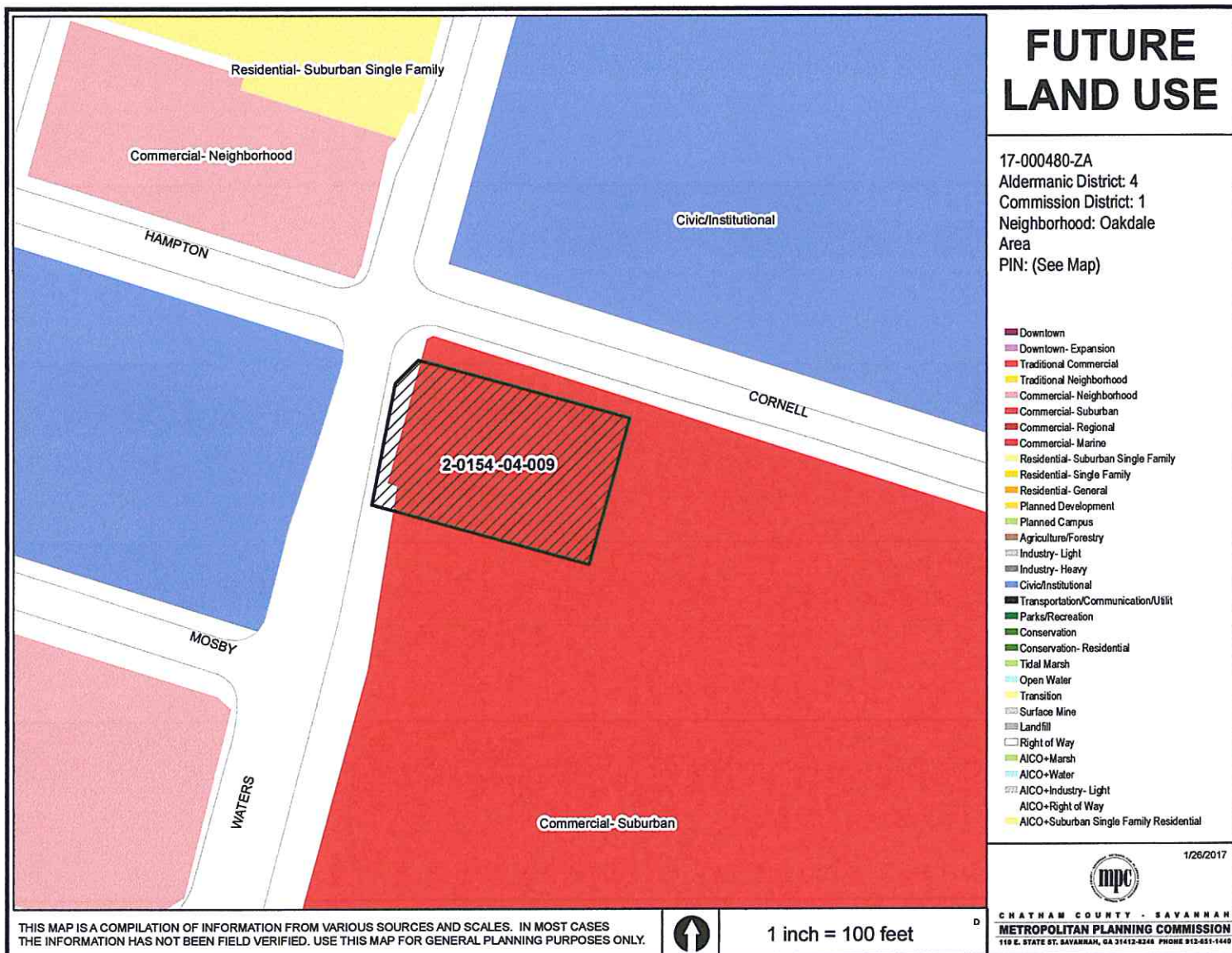
1/26/2017

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1 inch = 100 feet

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-651-1440



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17-000480-ZA
Aldermanic District: 4
Commission District: 1
Neighborhood: Oakdale
Area
PIN: (See Map)

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Aldermanic District: 4
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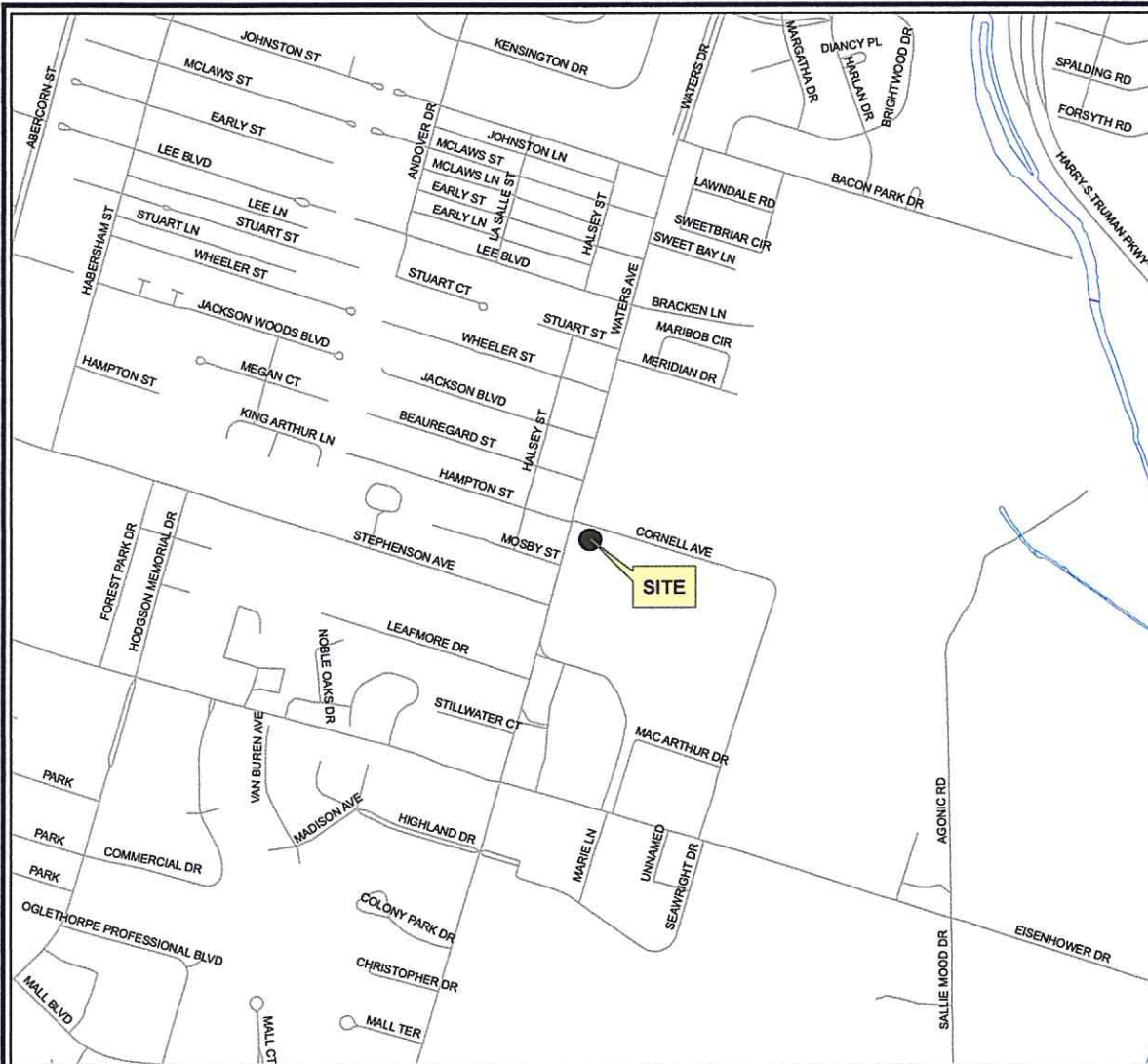
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17-000480-ZA
Aldermanic District: 4
Commission District: 1
Neighborhood: Oakdale
Area
PIN: (See Map)

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1 inch = 1,000 feet

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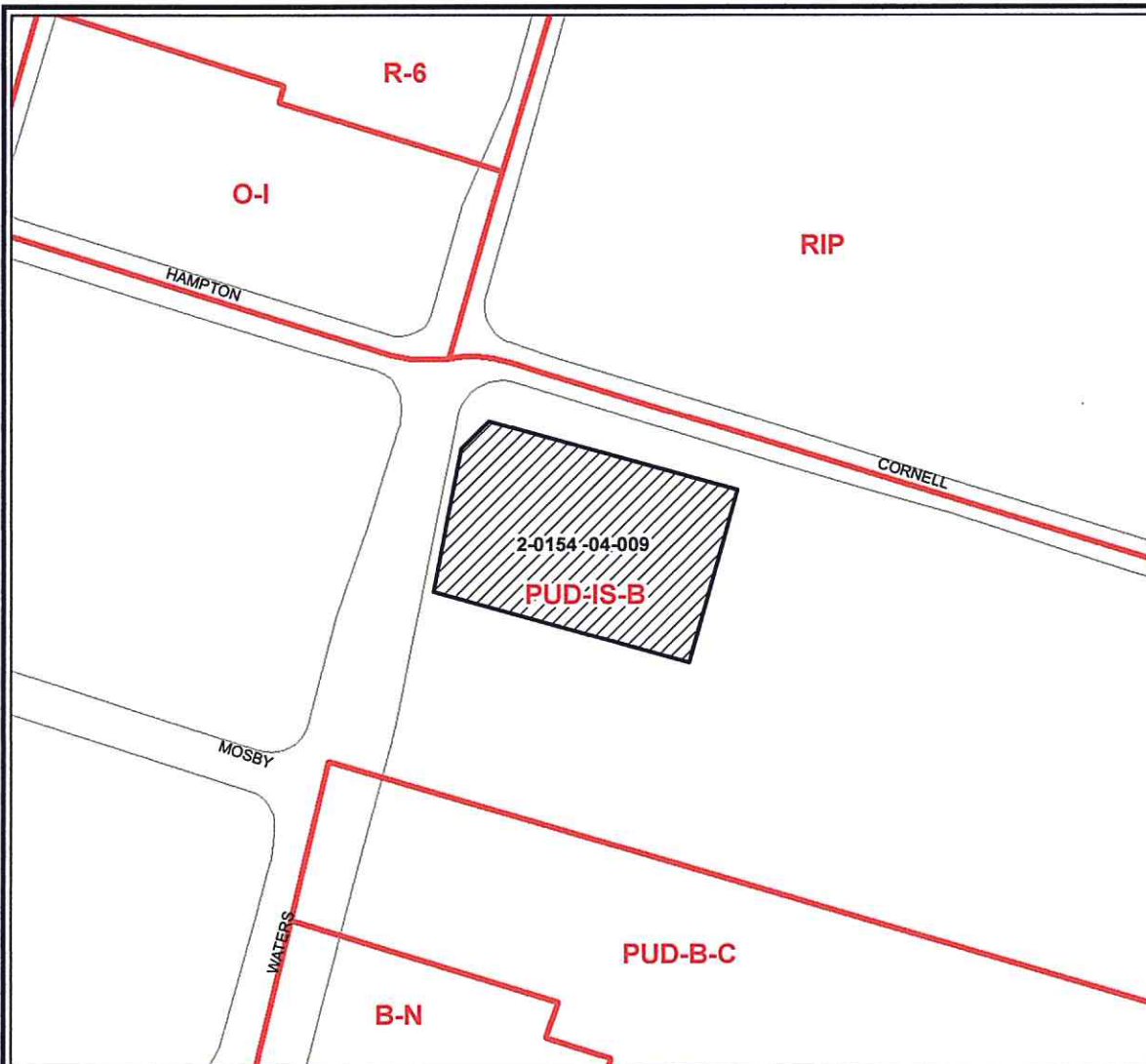


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ZONING MAP

17-000480-ZA
Aldermanic District: 4
Commission District: 1
Neighborhood: Oakdale
Area
PIN: (See Map)

Current property zoning
is primarily:
PUD-IS-B
Proposed property zoning:
O-I



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