



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **APRIL 27, 2021**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

Special Use Request
John Galik, Owner
Barbara Zinn, Agent
111 & 113 West Anderson Street
Aldermanic District: 2 – Leggett
County Commission District: 2 - Rivers
Property Identification Numbers: 20066 07025 & 20066 07024
File No. 21-001844-ZA

MPC ACTION:

Approve the petitioner's request for a Special Use Permit for Animal Services, Indoor at 111 & 113 West Anderson Street.

MPC STAFF RECOMMENDATION:

Approve the petitioner's request for a Special Use Permit for Animal Services, Indoor at 111 & 113 West Anderson Street.

MEMBERS PRESENT: 12 + Vice-Chairman

Joseph Welch, Vice-Chairman	Dwayne Stephens
Karen Jarrett, Secretary	Malik Watkins
Eula Parker	Tom Woiwode
Laureen Boles	Lee Smith
Michael Brown	
Travis Coles	
Elizabeth Epstein	
Joseph Ervin	
Wayne Noha	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT/DIDN'T VOTE
Jarrett Parker Boles Brown Coles Epstein Noha Stephens Watkins Woiwode Smith		Welch Joyner Ervin

Respectfully submitted,

Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: **The Mayor and Aldermen, City of Savannah**

FROM: **The Planning Commission**

DATE: **April 27, 2021**

SUBJECT: **Special Use Request**
John Galik, Owner
Barbara Zinn, Agent
111 & 113 West Anderson Street
Aldermanic District: 2 – Leggett
County Commission District: 2 - Rivers
Property Identification Numbers: 20066 07025 & 20066 07024
File No. 21-001844-ZA

Jordan Holloway, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

The petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a veterinarian's office (Animal Services, Indoor). The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by 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:

The subject properties are located at 111 and 113 West Anderson Street between Barnard Street and Whitaker Street in the Metropolitan Neighborhood. The parcels total .24 acres and is developed with a single-story building and parking lot that was previously a dentist's office. The property is within the TN-1 zoning district. Per Section 8.4.24, the proposed use requires Special Use approval when located in the TN-1 zoning district.

1. **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.

2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	TN-1
South	Residential	TN-2
East	Residential and Church	TN-1
West	Residential and Commercial	TN-1

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 - Sec 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 subject property is in a TN-1 (Traditional Neighborhood) zoning classification as well as a Traditional Neighborhood Land Use designation in the Comprehensive Plan. The requested use is consistent with this designation at this location as it is compatible with the residential character of the surrounding neighborhood, which is primarily a mixed-use neighborhood.

- b. Whether specific use standards for the Special Use, if any, as provided in [Article 8.0, Use Standards](#), can be achieved;

Staff Comment: Per Section 8.4.24 Animal Services, Indoors, the proposed use shall have the following requirements:

1. The facility shall be designed with a Sound Transmission Class (STC) rate of 52 as set forth in the most recent version of Architectural Graphics Standards.
2. In the TN-1 and TN-2 zoning districts, Animal Services, Indoor shall be permitted as a Special Use with the following conditions: (a) Animal Shelters and Kennels shall be prohibited; (b) The use shall be located along collector or arterial roads as defined and as identified in Appendix A-1. In the TN-2 Zoning District the use shall only be located on a corner lot; (c) The use shall only operate between the hours of 7:00 am– 6:00 pm Monday through Saturday. Surgeries, outdoor pet runs, and boarding shall be prohibited; and (d) Residential uses on the parcel or in the building are prohibited while operating as an “Animal Services, Indoor” use.

It meets these requirements.

- 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: Animal Services, Indoors, in this location is unlikely to cause a detriment to the neighborhood. The Special Use conditions limit hours of operation and many potential scenarios that would be seen as detrimental.

- d. Whether the subject property is adequate in shape and size to accommodate the Special Use;

Staff Comment: The existing building and parking lot are adequate in shape and size for permitting this Special Use.

- 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 already present.

- 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. No demolition or construction is being proposed as part of this Special Use Permit request.

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.

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, it appears that the subject property and proposed use meet the requirements.

This portion of the Metropolitan District is developed with a mix of uses in a traditional neighborhood setting. While this block is primarily residential, Bull Street lies two blocks to the east with more commercial uses. The Special Use conditions for Animal Services, Indoors, are restrictive in an effort to promote a harmonious neighborhood without detrimental effects to the existing residences and businesses. This location was previously used as a dentist's office, which will be very similar in operation to a veterinarian's office.

RECOMMENDATION:

The Planning Commission recommends **approval** of the petitioner's request for a Special Use Permit for Animal Services, Indoor at 111 & 113 West Anderson Street.



SAGIS iMap Viewer



April 7, 2021

-  Zoning
-  Parcel Weekly Update

