



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: May 3, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Travis Stringer, Agent
Property Owner: Beth Vantosh
Address: 11 East 40th Street
Alderman: District - 2 - Leggett
County Commission: District - 8 - Rivers
Property Identification Number: 20074 01003
Petition File No.: 22-001608-ZA
Nirav Gandhi,, MPC Project Planner

MPC ACTION:

Approval of request for Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a remote parking lot for Starland Village complex.

MPC STAFF RECOMMENDATION:

Approval of the request for a Special Use permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a remote parking lot for Starland Village complex.

MEMBERS PRESENT: 11 + Chairman

Joseph Welch, Chairman
Shedrick Coleman
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Jay Melder
Wayne Noha
Jeff Notrica
Tom Woiwode
Lee Smith
Dwayne Stephens

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

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Coleman Coles Epstein Ervin Jarrett Melder Noha Notrica Smith Stephens Welch Woiwode		Boles Watkins

Respectfully submitted,



Melanie Wilson
Executive Director



MW/ca

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, 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: May 3, 2022

SUBJECT: Special Use Request
Travis Stringer, Agent
Beth Vantosh, Owner
11 East 40th Street
Aldermanic District: 2 - Leggett
County Commission District: 8 - Rivers
Property Identification Number: 20074 01003
File No. 21-001608-ZA

Nirav Gandhi, 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 remote parking lot for the Starland Village complex nearby. 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 property is located on the south side of W Gwinnett St and is zoned TC-1 (Traditional Commercial). The subject property, approximately 0.2 acres, is currently being used as vehicle storage. This remote lot is one block away from the Starland Village apartments and will serve as overflow parking for the development.

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. A second notice was sent out to adjacent property owners on April 15, 2022.

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	Commercial Parking Lot	TN-2
South	Auto Shop	TC-1
East	Residential	TN-2
West	Retail	TC-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 light commercial area and is designated by the Future Land Use Map as Traditional Commercial. The proposed use is compatible with the intent of the district.

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

Staff Comment: Specific standards can be found in Sec. 9.3.8.

Remote Parking

Remote parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met:

1. **Location**

- . Remote parking, as measured in accordance with Sec. [4.1.11.b.](#), shall be located within the following distances of the [primary entrances](#) of all uses served:
 - i. All uses within the Downtown Savannah Parking District, as shown in Figure 9.3-3, shall be within 1,300 feet.
 - ii. Non-residential uses shall be within 600 feet.
 - iii. Residential uses shall be within 300 feet.
 - iv. Parking for employee use only shall have no limit.
- a. Remote parking spaces shall not be separated from a use by an arterial [street](#) right-of-way, unless a remote parking shuttle bus service, signalized pedestrian crosswalk along a designated pedestrian route, or other traffic control device allowing the protected crossing of pedestrians is provided.

- 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 proposed use would not be detrimental to public safety.

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

Staff Comment: The subject property is large enough to fit the 23 planned spaces and meet City standards.

- 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 appear to be present. The City's Traffic Engineering Department will need to make final approval on ingress and egress.

- 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. The property is located in the historic Streetcar District and any new signs or fences will need to go through historic review with the HPC.

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. The TC-1 district is intended for mixed use. The recent pattern of commercial and residential developments that have been added to the neighborhood gives support to the need for more off-street parking.

In review of the standards, it appears that the subject property and proposed use meets the requirements. A parking lot is in keeping with the pattern of development in the neighborhood as well as the Comprehensive Plan.

RECOMMENDATION:

Staff finds that the property and proposed use meets the criteria for special use approval. Staff therefore recommends **approval**.

Staff recommendation is based on information available at the time of publishing and may change as a result of information gathered at the public hearing.