



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: July 25, 2023

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Andre Gadson, Agent
Owner: Eco Friendly Contracting, LLC.
Aldermanic District: 5, Dr. Estella Shabazz
County Commission District: 5, Tanya Milton
Neighborhood/Subdivision: Liberty City/Summerside/Southover/Richfield
Current Zoning District: B-L (Limited Business)
Future Land Use (FLU) Category: Residential-Suburban Single Family
File No. 23-003460-ZA
Location: 1600 Staley Ave.
PIN: 20642 01048 **Acres:** 1.8

MPC ACTION:

Approval of the request to establish an Event Venue as a Special Use at 1600 Staley Avenue with the following 3 conditions: (1) a revised site plan indicating circulation and parking for approximately 40 vehicles shall be provided for MPC Staff review prior to the issuance of any permits; (2) The Special Use Permit shall be nontransferable; (3) Events shall end not later than 10:00pm in the interest of preserving neighborhood character for nearby residents.

MPC STAFF RECOMMENDATION:

Approval of the request to establish an Event Venue as a Special Use at 1600 Staley Avenue with the following 3 conditions: (1) a revised site plan indicating circulation and parking for approximately 40 vehicles shall be provided for MPC Staff review prior to the issuance of any permits; (2) The Special Use Permit shall be nontransferable; (3) Events shall end not later than 10:00pm in the interest of preserving neighborhood character for nearby residents.

MEMBERS PRESENT: 9 + Chairman

Dwayne Stephens, Chairman
Laureen Boles
Elizabeth Epstein
Karen Jarrett
Traci Amick
Jay Melder
Wayne Noha
Jeff Notrica
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Amick Boles Epstein Jarrett Melder Noha Notrica Stephens Woiwode Welch		Coleman Coles Ervin Kaigler

Respectfully submitted,



Melanie Wilson
Executive Director

MW/sh

Enclosure

cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Zarina Davis, Department of Inspections
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

Savannah City Council Agenda Item Information Sheet

Date of MPC Hearing: July 25, 2023

Type of Petition: Special Use Permit

Staff Generated Petition: Y/N

The petitioner, Andre Gadson (File No. 23-003460-ZA) requests approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an event venue. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the 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.

The subject property is currently zoned B-L (Limited Business) and is 1.76 acres in area. It is developed as a 4,544 sf multi-purpose building with associated outdoor storage (seen via aerial imagery), initially built in 1965. Board of Assessor data indicates a succession of owners since 1999, when it was held by Smith Service Oil Co. Inc. The Petitioner and current owner acquired the property in 2018 and currently uses the property as an office and church.

While surrounded by residential zoning, the development pattern along Staley Avenue is a mixture of large lot residential uses and commercial/light-industrial uses. Additionally, the subject property is buffered by vegetation on each side.

Based upon the existing zoning pattern and character of the area, as well as the Petitioner's ability to meet the development standards associated with the Special Use, the Planning Commission recommended **approval** of the Special Use with the three (3) conditions.



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

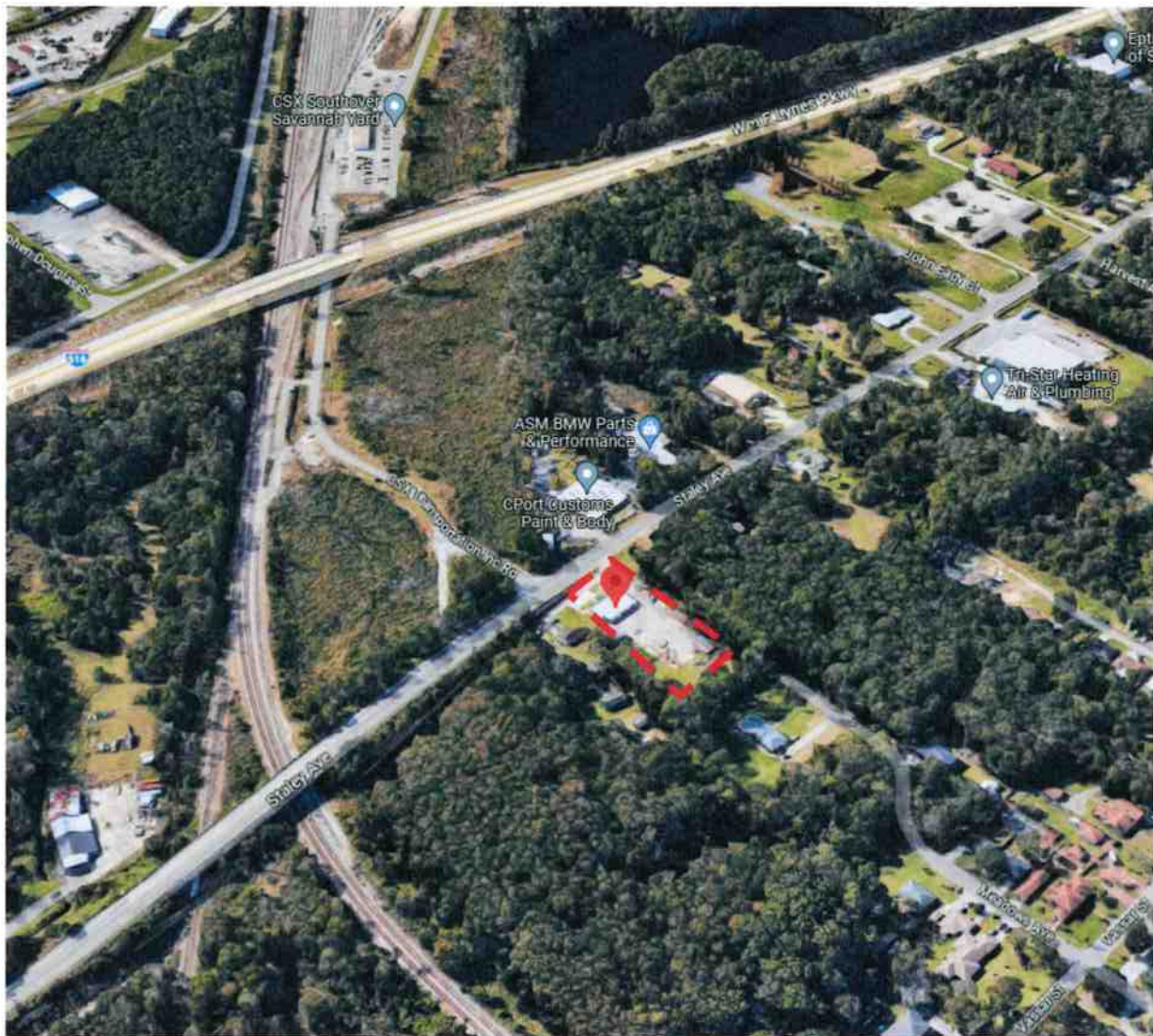
To: The Savannah City Council
From: The Metropolitan Planning Commission
Date: August 4, 2023
Subject: Special Use Request
Petitioner: Andre Gadson
Property Owner: Eco Friendly Contracting, LLC
Address: 1600 Staley Avenue
Alderman: District 5 – Dr. Estella Shabazz
County Commission: District 5 – Tanya Milton
Property Identification Number: 20642 01048
Petition File No.: 23-003460-ZA

REQUEST: The Petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish an event venue. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the 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.



1600 Staley Avenue

BACKGROUND: The subject property is currently zoned B-L (Limited Business) and is 1.76 acres in area. It is developed as a 4,544 sf contracting office with associated outdoor storage (seen via aerial imagery), initially built in 1965. Board of Assessor data indicates a succession of owners since 1999, when it was held by Smith Service Oil Co. Inc. The Petitioner and current owner acquired the property in 2018.



An aerial view of 1600 Staley Avenue facing southwest

1. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet.

Staff is unaware of any meetings held by the Petitioner with the neighborhood association or any additional notification regarding the request.

2. Existing Development Pattern:

The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Single-Family Residence	RSF-6
South	Auto-Repair Shop and Outdoor Storage Yard	I-L-R
East	Single-family Residences	RSF-6
West	Undeveloped	RSF-6

While surrounded by residential zoning, the development pattern along Staley Avenue is a mixture of large lot residential uses and commercial/light-industrial uses. Additionally, the subject property is buffered by vegetation on each side.

3. Review Criteria for Special Use Permits Section 3.10.8:

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.

When reviewing a Special Use permit request, the reviewing 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 Future Land Use Map designates the subject property as single-family residential. However, the principal structure for the requested Special Use is an existing facility. The submitted site plan indicates intent to construct an outdoor courtyard, but no additional "structures" as defined within the scope of the Ordinance.*

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

Staff Comment: *There are no supplemental standards specified within NewZO for the requested Special Use. At greater than 4,000 sf, the facility is of sufficient size to accommodate an assembly use, akin to a large conference room or training space in an office. The submitted site plan shows 112 seats, however this number will ultimately be certified upon building inspection and determination of conformance with adopted Life Safety Codes.*

Additionally, NewZO stipulates an off-street parking requirement of 1:75 sf for a banquet or reception hall. At a rough estimate of 3,024 sf for the proposed use, 40 off-street parking spaces are required. The submitted site plan indicates a likely ability for the proposed use to maintain conformity with all associated development standards of the Limited Business zoning district, however paths of circulation and parking for the full off-street parking requirement should be clearly delineated.

- 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 requested Special Use is unlikely to negatively affect the community, however, in the interest of preserving residential character, Staff recommends events conclude by 10pm.*

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

Staff Comment: *The subject property and current facility are of sufficient size to safely accommodate an event venue use of the nature proposed in the submitted site plan.*

- 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 available to support the proposed use.*

- 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: *The proposed use will not result in loss, destruction, or damage to any feature of natural, historic, cultural, or scenic importance.*

ALTERNATIVES:

1. Approve the Petitioner's request as presented or with conditions.
2. Deny the Petitioner's request.

RECOMMENDATION: Based upon the compatibility with the Comprehensive Plan, and the ability to meet the criteria for a Special Use permit, the Planning Commission recommends **approval** of the request with the following conditions:

1. A revised site plan indicating circulation and parking for approximately 40 vehicles shall be provided for staff review prior to issuance of any permits.
2. The Special Use Permit shall be nontransferable.
3. Events shall end not later than 10:00 pm in the interest of preserving neighborhood character for nearby residents.

Note: Staff recommendation could change based on information gathered during the public hearing.

AERIAL MAP

SPECIAL USE REQUEST

File: 23-003460-ZA
Address: 1600 Satley Ave.
Savannah, Ga
Aldermanic District: 5 (Shabazz)
Commission District: 5 (Milton)
Neighborhood: See Map
Property ID: See Map

Liberty
City/Summerside/Southover/Richfield
NEIGHBORHOOD AREA

20642 01048

STALEY AVE

CSX TRANSPORTATION INC ROAD

Liberty City/Summerside/Southover/Richfield
Neighborhood
Tatemville Neighborhood

Tatemville
NEIGHBORHOOD
AREA

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 200 feet

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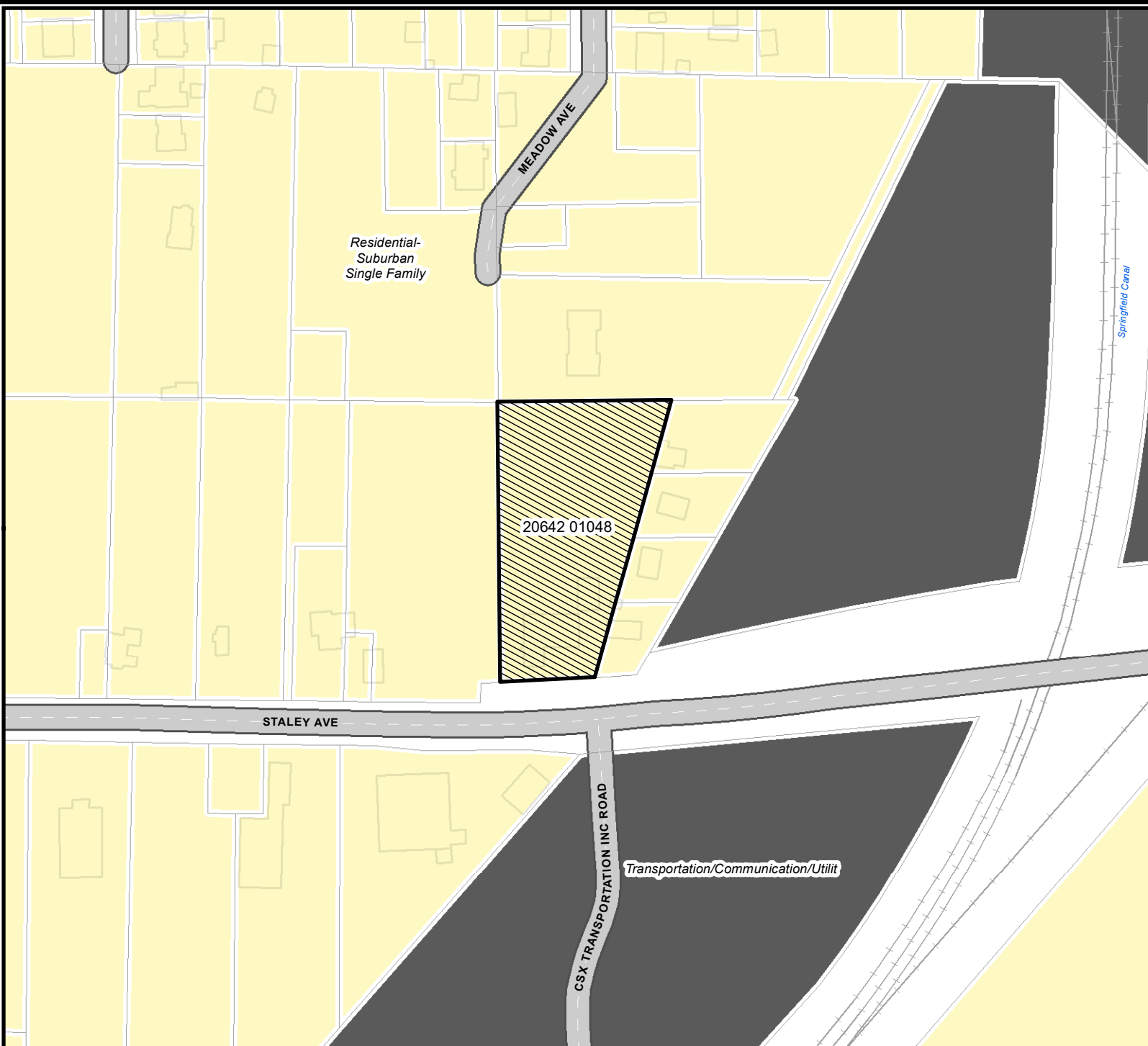
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CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

FUTURE LAND USE

SPECIAL USE REQUEST

File: 23-003460-ZA
Address: 1600 Satley Ave.
Savannah, Ga
Aldermanic District: 5 (Shabazz)
Commission District: 5 (Milton)
Neighborhood: See Map
Property ID: See Map



Yellow Residential- Suburban Single Family
Dark Grey Transportation/Communication/Utilit

Date: 7/6/2023



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HARVEST ST

HERITAGE ST

MEADOW AVE

GUNNIE AVE

CSX TRANSPORTATION INC ROAD

STALEY AVE

EWELL ST

TATEM ST

DIXON ST

ATLANTA ST

LABEL MAP

File: 23-003460-ZA
 Address: 1600 Satley Ave.
 Savannah, Ga
 Aldermanic District: 5 (Shabazz)
 Commission District: 5 (Milton)
 Neighborhood: See Map
 Property ID: See Map

20642 01048

Tatemville
NEIGHBORHOOD
AREA

Liberty
City/Summerside/Southover/Richfield
NEIGHBORHOOD AREA

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1 inch = 300 feet

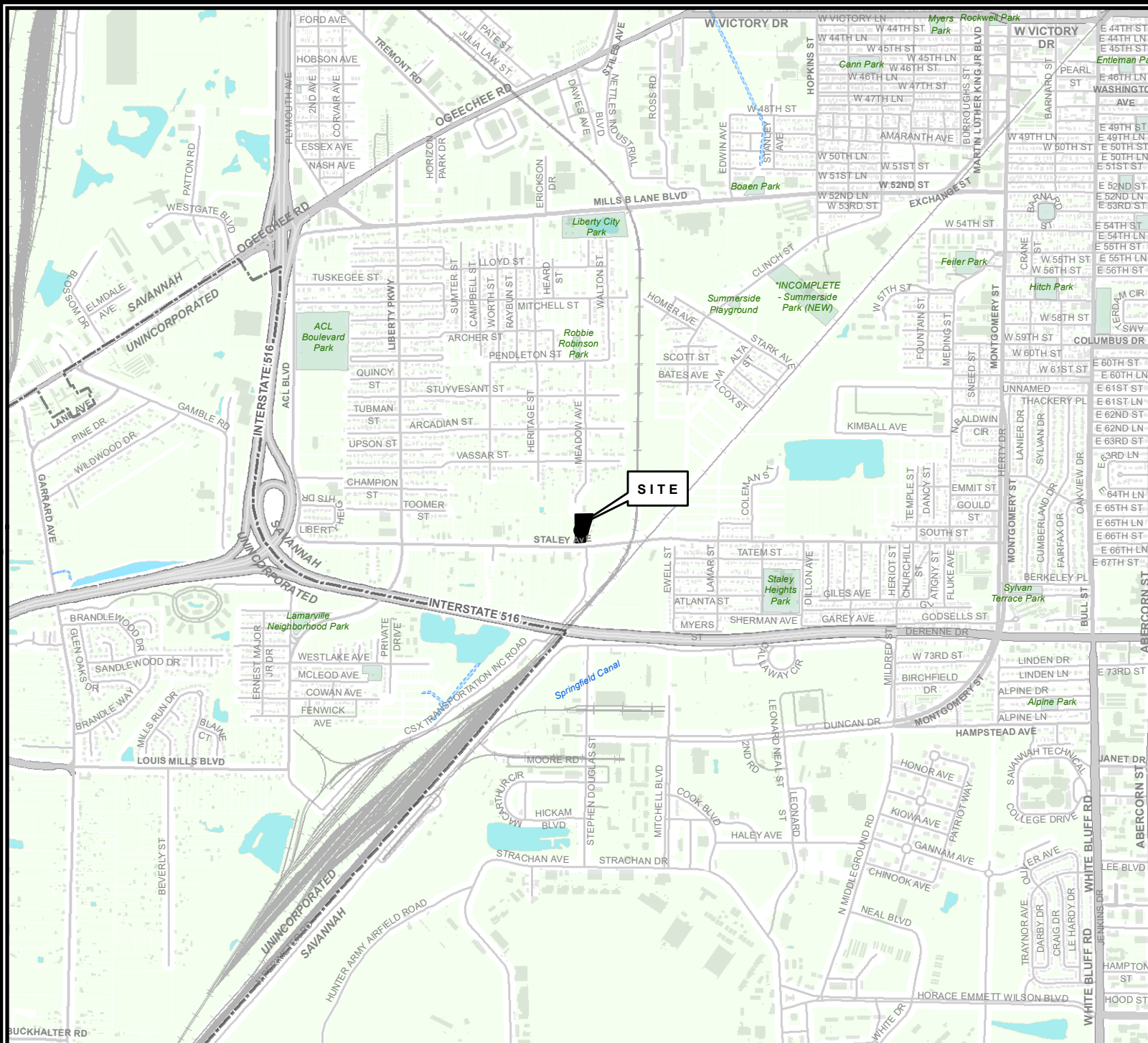


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VICINITY MAP

SPECIAL USE REQUEST

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 Savannah, Ga
 Aldermanic District: 5 (Shabazz)
 Commission District: 5 (Milton)
 Neighborhood: See Map
 Property ID: See Map



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1 inch = 2,000 feet



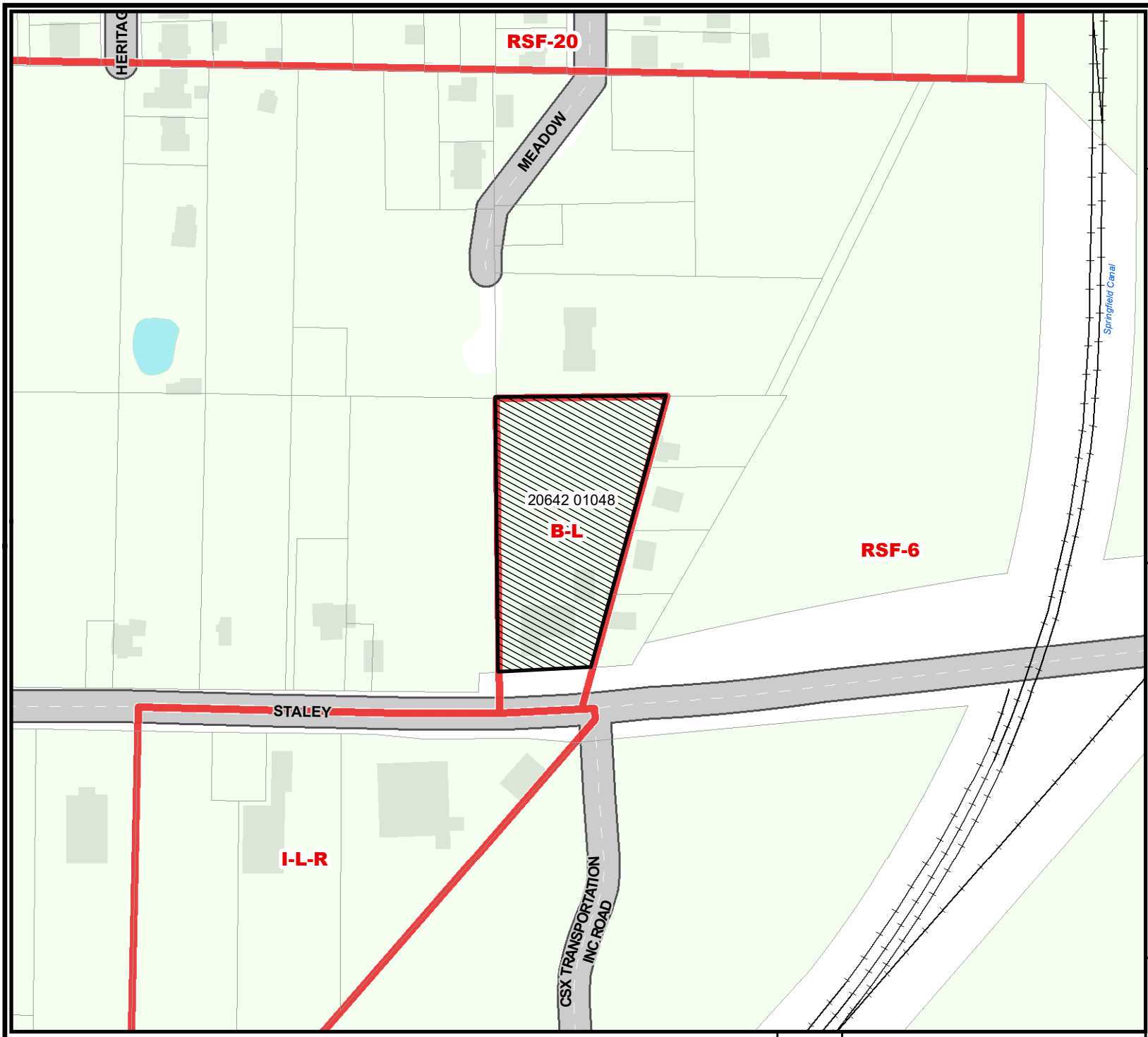
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ZONING MAP

SPECIAL USE REQUEST

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Savannah, Ga
Aldermanic District: 5 (Shabazz)
Commission District: 5 (Milton)
Neighborhood: See Map
Property ID: See Map



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1 inch = 200 feet

D



Date: 7/6/2023

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