

**Historic District Revisions Committee  
Metropolitan Planning Commission  
110 State Street  
Arthur A. Mendonsa Room**

**Meeting 9 Summary  
Height and Lot Coverage  
April 21, 2008  
4:00 p.m.**

**MEMBERS PRESENT:** Michael Brown, Earline Davis, Gwendolyn Fortson-Waring, Vaughnette Goode-Walker, Peter Kusek, Lawrence Lee, Jerry Lominack, Andy Lynch, W. John Mitchell, Donald Moore, Susan Myers, Ken Sadler, Swann Seiler, Kenneth Sirlin, Malik Watkins, and Robin Williams.

**MEMBERS ABSENT:** Joe Marinelli, John Neely, Richard Shinhoster,

**STAFF PRESENT:** MPC: Tom Thomson (Facilitator), Charlotte Moore, Beth Reiter, Sabrina Thomas, Sarah Ward; City of Savannah: Chris Morrill, Randolph Scott, ; SDRA: Lise Sundrla; Consultant: Christian Sottile.

**PUBLIC PRESENT:** Gary Arthur, Dolly Chisholm, Owen Murphy, Henry Reed and Elizabeth Sprague.

**I. WELCOME**

Tom Thomson outlined the agenda for the meeting. The updated schedule for the remaining meeting was introduced. To review, go to [www.thempc.org](http://www.thempc.org), Historic District Revisions Committee.

**II. STAFF PRESENTATION**

Christian Sottile presented the Large-Scale Development Case Studies. Sarah Ward conducted the continuation of the draft ordinance and the revisions from the previous meetings.

Committee comments were as follows:

- Add compatibility standard to abutting buildings in 100% zone
- Should there be height compatibility standards for across the street?
- How can development capacity table be varied to allow increased height?
- Look at recouping lost development capacity.
- Charlotte go over UZO format at next meeting for those who missed previous presentation.
- Look at placing “exceptions” in height compatibility table, tied to zones.
- Greater height enables more affordable units.
- Be sure the historic district zoning ordinance does not conflict with affordable provisions in other parts of the zoning ordinance.
- Should be allowed increased height to recoup lost development capacity.

- Historic District ordinance has to address affordable housing and employment
- Affordable is 80-120% or \$45,000 per household of 4.
- Give subsidies for affordable housing.
- Create a pro forma on affordable housing – how many units can be put on a lot?
- Could you develop an affordable block in today's economic scenario?
- Christian Sottile and Jim Hartling working on affordable housing case studies. Will bring to committee to review.
- Where does design review intersect with affordability?
- Delete Parking Area (e) sidewalks
- Find another word for interval re. garage doors – perhaps ensemble
- The garage door provision as written would eliminate on street parking because you can't park in 15 feet. Redo ©
- Jury out on development capacity.
- Count primary entrance as one even if it has six doors.
- Take another look at minimum intervals (doors)
- Can you still achieve visual compatibility without so many doors?
- Look at appeals from staff reviews again.

### **III. PUBLIC COMMENTS**

There were no public comments.

### **IV. CLOSING REMARKS**

Tom Thomson encouraged all that can to attend the next meeting, May 12, 2008 at 4:00 p.m. until 6:00 p.m.