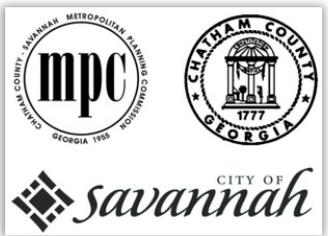


History of Zoning Ordinance Update

*Revisiting a Presentation from a Joint Workshop with the
City of Savannah Mayor & Aldermen, Chatham County
Commission and Metropolitan Planning Commission
Held on March 20, 2012*

September 1, 2015



Unified Zoning Ordinance (UZO)

**Planning Commission Workshop
March 20, 2012**



Early Acknowledgements Regarding Zoning Ordinance Concerns

1960's and 1970's

- Memos dating back to 1962 identify zoning ordinance issues and suggest a need for revisions to the city zoning ordinance.
- Memos also cite a lacking foundation for land planning (i.e., a Comprehensive Plan and small area plans) to provide guidance in the development of appropriate zoning regulations.
- Fred Bair, nationally-known zoning consultant, hired to revise zoning ordinances in 1970s. Project abandoned after two years. Bair prepared ordinances for Norfolk, Honolulu and Anchorage.



Memo Quotes that Still Apply Today

- “Excessive development standards in some...older sections in the community have made it necessary for a large number of requests for variances...”
- “The incompatibility of various types of land uses has not always been recognized within the zoning program. As a result, incompatible uses have been permitted within specific zoning districts.”
- “The present zoning program has been relatively ineffective in preventing the further deterioration of deteriorated residential areas. In such cases there is a tendency to permit these...areas to be invaded by non-residential uses which are incompatible with the residential environment.”

Don Mendonsa Memo, “Land-Use Planning Policy”, March 29, 1962

More Quotes

- “Off-street parking requirements in some instances have very little relationship to the traffic generating ability of certain uses. In addition, off-street parking requirements have at time been imposed in areas where land for facilities is not available.”
- “Changes to the zoning map are often processed without proper consideration...being given to the availability or non-availability of similarly zoned land within the area and without proper regard for the impact of the proposed changes on the general area in which the property in question is located.”

Don Mendonsa Memo, “Land-Use Planning Policy”, March 29, 1962

Citizen Petition Spurs UZO



Where UZO Began (1997)

Background

Citizen group file zoning amendment petition with County to request to develop a new zoning ordinance

Three group members were Planning Commissioners

Evolved from work on Islands Land Use Plan

Co. Comm. unanimously recommended a "comprehensive rewrite" of County zoning & subdivision regulations

Chatham County Inspections Department
 124 Bull Street P.O. Box 8161 Savannah, GA 31412-8161
 (912) 652-7830 (912) 652-7846 Fax

Application is hereby made to the Chatham County Commissioners for a:
ZONING TEXT AMENDMENT

Please return to address above, along with the \$160.00 filing fee. Please make check payable to "Chatham County".
 Agents must include a letter from the owner appolling them agent.

DO NOT WRITE IN THIS SPACE
 MPC No: _____
 Date Filed: _____

GENERAL INFORMATION
(Type or print and attach additional sheets as it necessary to fully answer any of the following sections)

1. Name of owner: HILDA M. WEBBER, FRANK L. BOVENE, Jr, James S. Sheppard, RONALD KOLMAN
 Authorized agent: Martin J. Heimes, Patricia M. Heimes
408 6979 234-0896 Res 717-2858
 2. Phone No. of Owner: _____ Address of Owner: 610 Buck Rd. SW. 31411
 Phone No. of Agent: _____ Address of Agent: _____

3. Have any previous applications been made for a text or map amendment affecting these same premises?
 Yes _____ No If yes, please give File No: _____, Date: _____ Action taken: _____
 If File No. is not known, please give an approximate date of the previous application: _____

ACTION REQUESTED

Text Amendment:
 1. Application for a text amendment of Section: ACC and/or Use Number: ACC of the Chatham County Zoning Ordinance.

A. State existing text requested to be deleted: (Use separate sheet of paper if necessary)
ALL EXISTING TEXT

B. State new text requested to be added: (Use separate sheet of paper if necessary)
NEW ORDINANCE AS RECOMMENDED BY THE MPC BOARD.

REASONS AND CERTIFICATIONS

Reasons for requesting a change of Zoning Ordinance which would support the zoning program.
The existing Ordinance is no longer viable and needs to be replaced.

OTHER INFORMATION REQUIRED

I have received and understood the "Checklist" of actions needed to amend the Chatham County Zoning Ordinance.
 Owner's Signature: [Signature]
 Authorized Agent's Signature: [Signature]

Sworn to and subscribed before me on this 7th day of NOVEMBER 1997
 Notary Public: Vicki Morris
Notary Public, Chatham County, Georgia
 My Commission Expires on 11/30/99

April 4, 1997 8:59am

1998: County Commission approves petition to create a new zoning ordinance on March 27. Delayed approval to research funding. Ultimately determined that update was to be accomplished by MPC staff without additional funding.

1999: No data.

2000: In the fall, a questionnaire is distributed to the Planning Commission to solicit members concerns on zoning-related issues such as:

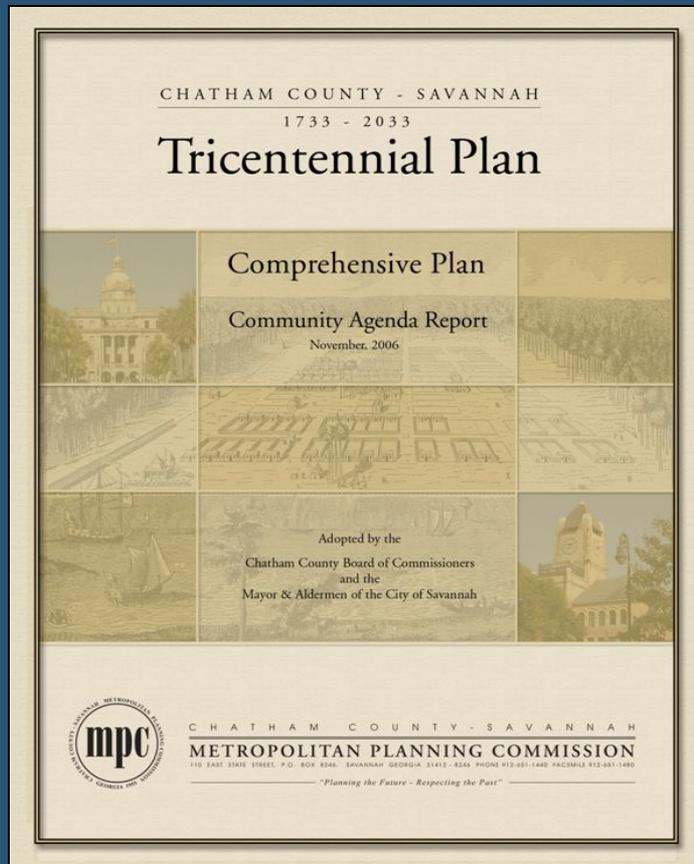
- Administration
- Zoning Districts
- Development Standards
- And, any other related concerns

Tricentennial Plan Initiated

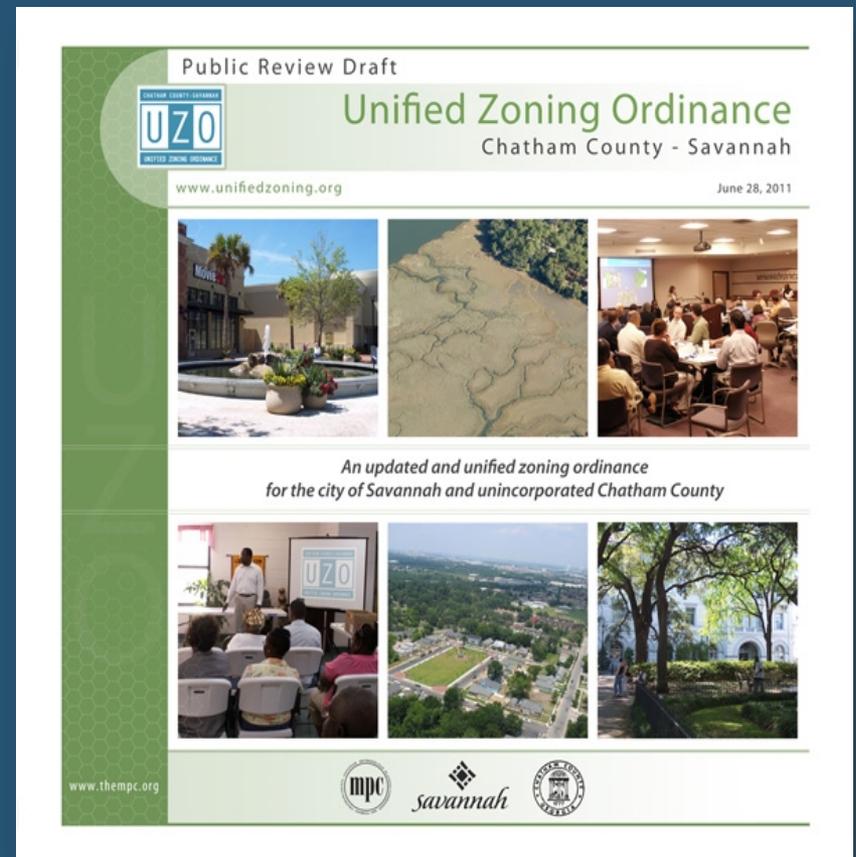


Initial Discussion (2001)

- Three (3) meetings were held with the Planning Commission and some elected officials to discuss issues and procedures related to an update of the Comprehensive Plan and zoning ordinances for unincorporated Chatham County and the City of Savannah.
(January 30, April 18, June 27)
- **July 10, 2001:** Planning Commission recommends funding of the Tri Plan to City Council and the County Commission



Comprehensive Plan = Adopted long-range Vision Plan



Unified Zoning Ordinance = Land use laws and procedures that also implement the Comprehensive Plan , and other plans and policies

2002: Tricentennial Plan Underway

Key Events:

Program Manual Completed

Funding Provided

Consultants Selected by Selection Committee

Steering and Advisory Committees Begin Meeting

Public Kick-off Meeting

Public Opinion Survey Completed



Source: Savannah Morning News, 2002

Program Manual Developed (2002)

Manual Included Information on the following:

Strategic Plan

Comprehensive Plan Update

Zoning Ordinance Update

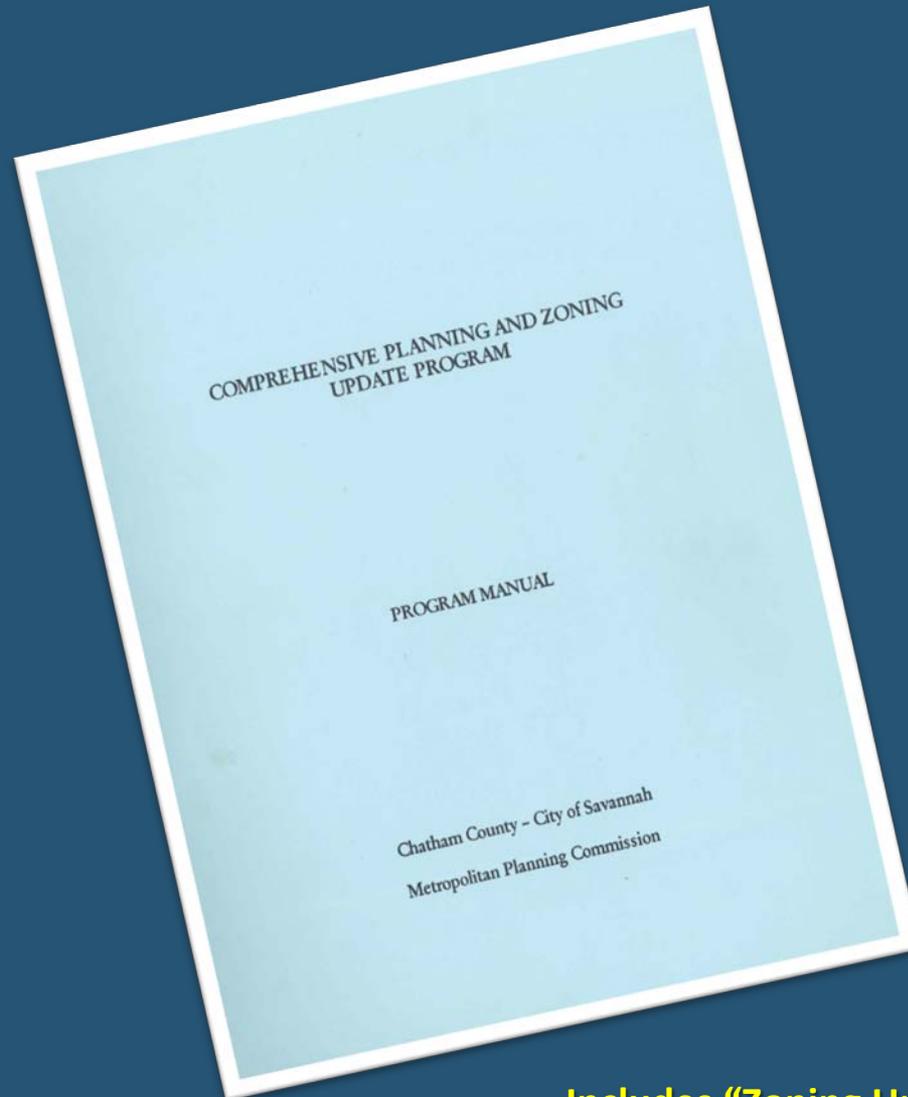
Tasks, Scheduling & Phasing

Kick-off Activities

Work Program

Public Participation Plan

Consultant Selection Process



Includes "Zoning Update Priorities"

Update Goals and Zoning Priorities

Basic Goals of the Comprehensive Plan and Zoning Ordinance Update

Establish sound land use policy as the basis for zoning

Make zoning ordinances easier to use

Replace accumulation of short-term fixes with long-term strategies

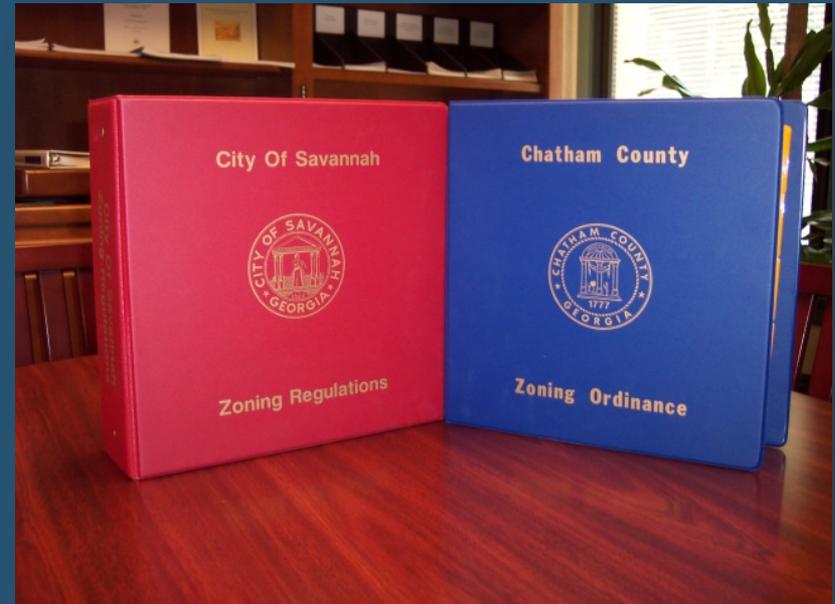
Increase flexibility while reducing uncertainty

TABLE 4.1 ZONING UPDATE PRIORITIES

- A. Identification of Goals and Objectives**
 1. Conduct a community survey
 2. Conduct a leadership survey
 3. Hold community "kick-off" events
 4. Ensure community participation through advisory committees
 5. Establish linkage of comprehensive plans to zoning ordinances (see H, below)
- B. Establishment of Structure, Format and Style**
 1. Develop a standardized format
 2. Identify general content parameters
 3. Assess unified land development code option
 4. Rename zoning districts to be consistent and intuitively clear
 5. Cross-reference related material
 6. Create electronic version with hypertext and key word search
 7. Simplify format and text where possible
- B. Inconsistencies and Redundancies**
 1. Extract all text from current ordinance that is to be retained in updated ordinance
 2. Consolidate retained material, eliminating inconsistencies and redundancies
 3. Place retained material in new format
- C. Graphics**
 1. Modernize tables of uses and development standards
 2. Reconstruct other material into tabular format where appropriate
 3. Provide graphics where appropriate to describe application of standards
- D. Definitions**
 1. Identify and retain useful definitions
 2. Update definitions to current professional standards
 3. Add definitions for undefined, commonly used terms
- E. Development Standards**
 1. Consolidate standards into one section of ordinance
 2. Form technical review committee of local professionals to evaluate standards
 3. Provide more flexibility in standards when possible
 4. Identify "best practices" and "best science" in technical manual
 5. Add new standards based on comprehensive plan objectives using best practices
 6. Reduce and simplify requirements where possible
- F. Permitted Uses**
 1. Base table of uses on American Planning Association and/or North American Industrial Classification System standard
 2. Add "special" and "limited" uses
 3. Provide flexibility for more uses in many districts, subject to standards that protect neighboring properties
- G. Zoning Districts**
 1. Establish zoning district review committee
 2. Reduce number of districts when possible
 3. Redirect developer focus from rezonings to meeting standards
- H. Comprehensive Plan Consistency**
 1. Use comprehensive plan as framework
 2. Ensure consistency of zoning ordinance with comprehensive plan
- I. Legal Review**
 1. Ensure legal viability of all adopted documents, and minimize likelihood of legal challenge

Existing Zoning Ordinances

- **Year Initially Adopted**
City: 1960 / County: 1961
- **Last Major Revision**
City: Never / County: Never
(Numerous amendments over decades)
- **Number of Zoning Districts**
City: 70 / County: 56
(Total: 126 districts)
- **Current Number of Pages**
(as of October 13, 2011)
City: 570/ County: 337
(Total: 907 pages)



Related Land Use and Zoning Plans Since 2001

Islands Land Use Plan (2001)

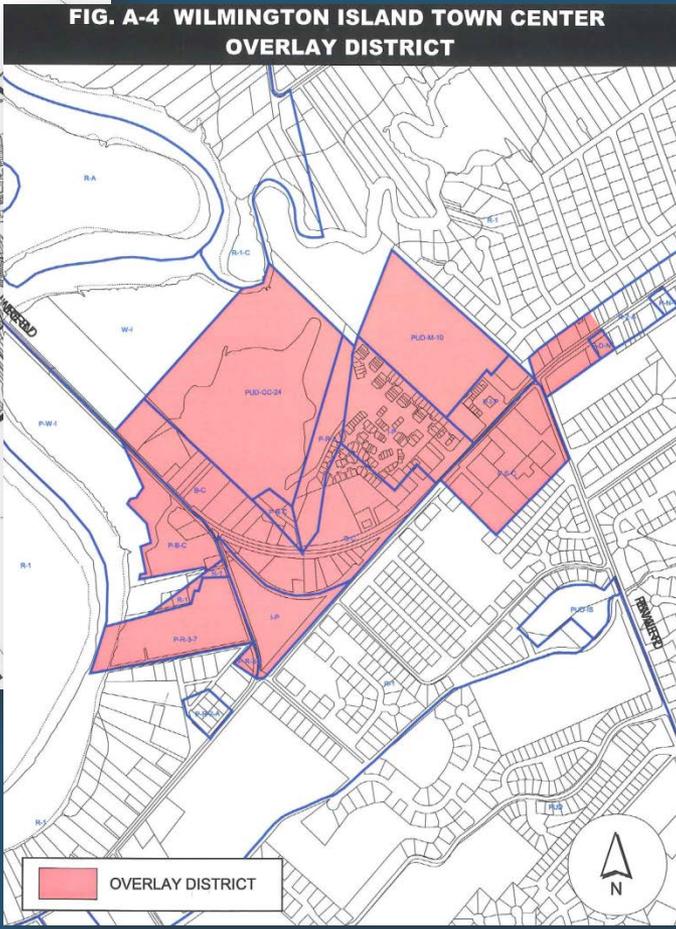
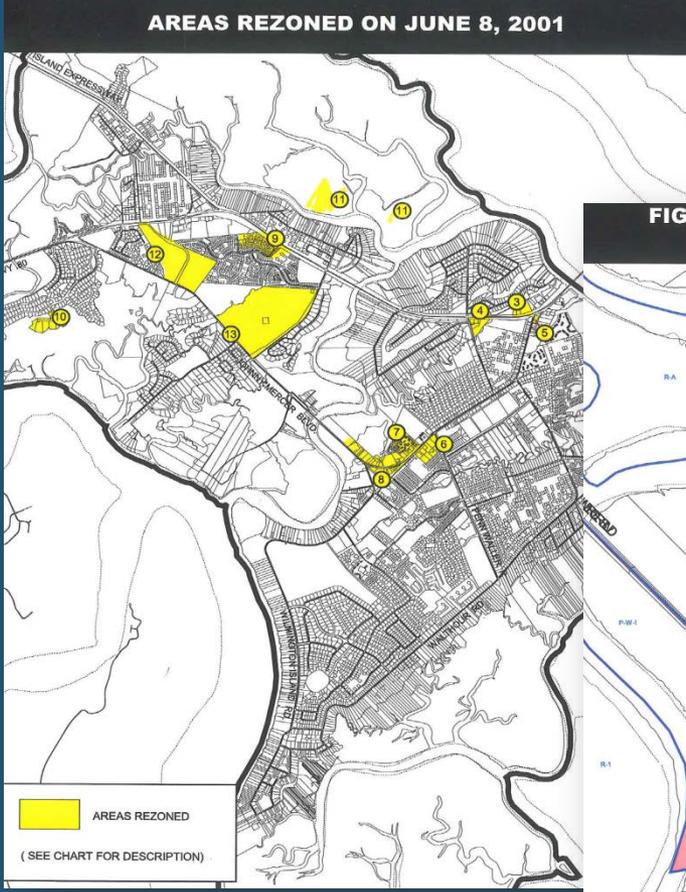
Background

Adopted by County Commission on June 8, 2001

Environmental Overlay district created

Town Center Overlay Districts created for Wilmington Island
Whitemarsh Island

Thirteen (13) areas rezoned





Comprehensive Plan (2002-2006)

**Comprehensive Plan
Consists of:**

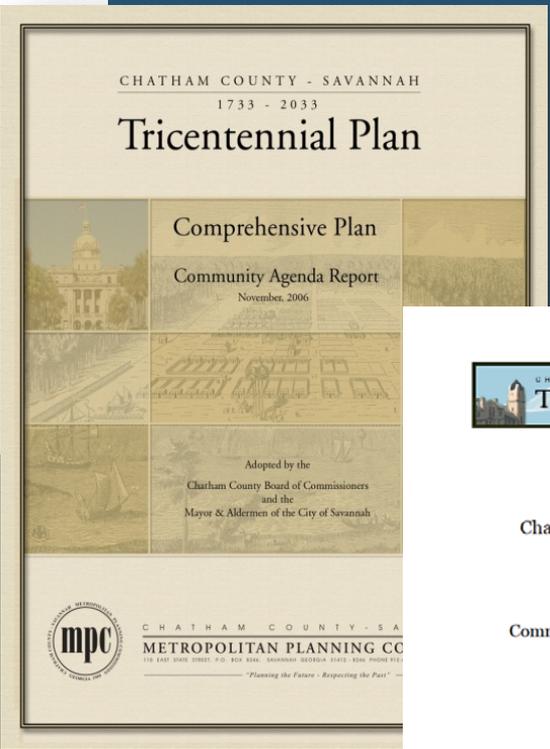
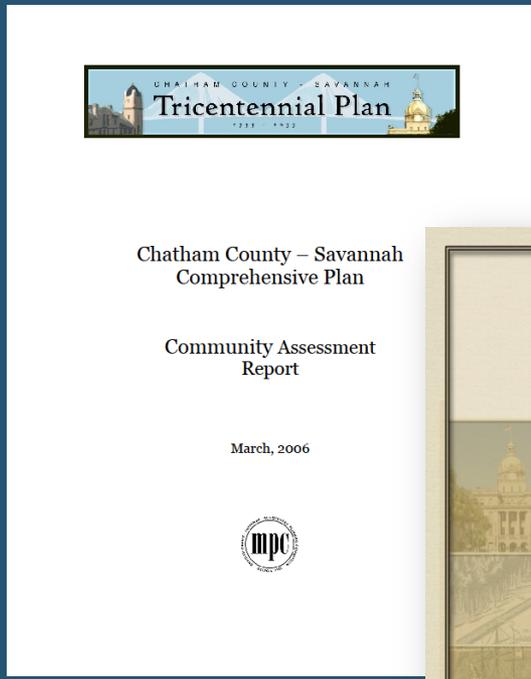
**Community Assessment
Report**
(Data Gathering)

**Community Agenda
Plan**
(Strategic Plan)

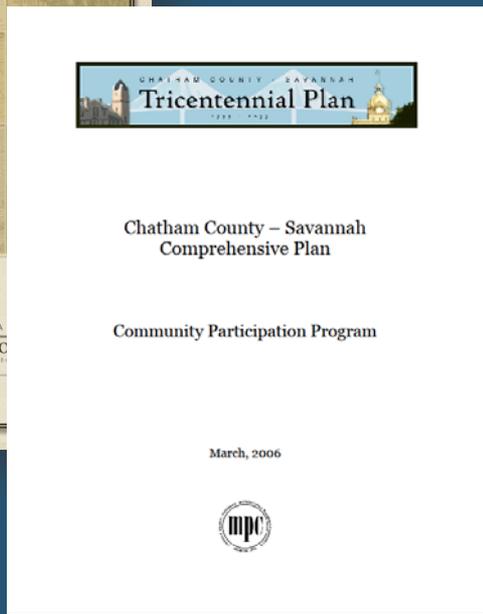
**Community Participation
Plan**
(Required by State prior to
adoption)



Left: Community Assessment Report



*Right:
Community Agenda Report*



*Right:
Community Participation Plan*

Southeast Land Use Plan (2003)

Background

Adopted by County Commission in April, 2003

Included:

Inventory & Assessment

Vision, Goals, Objectives & Strategies

Land Use Plan

Implementation Strategy

Rezoning

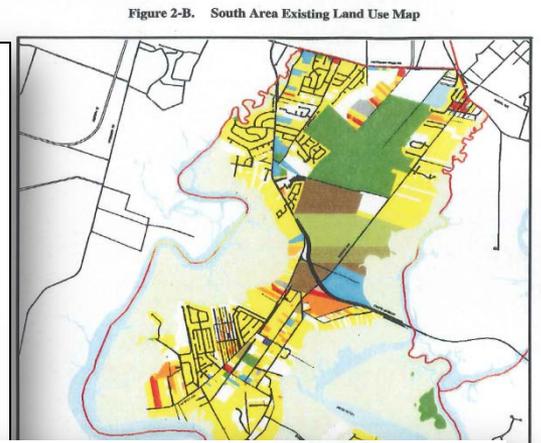
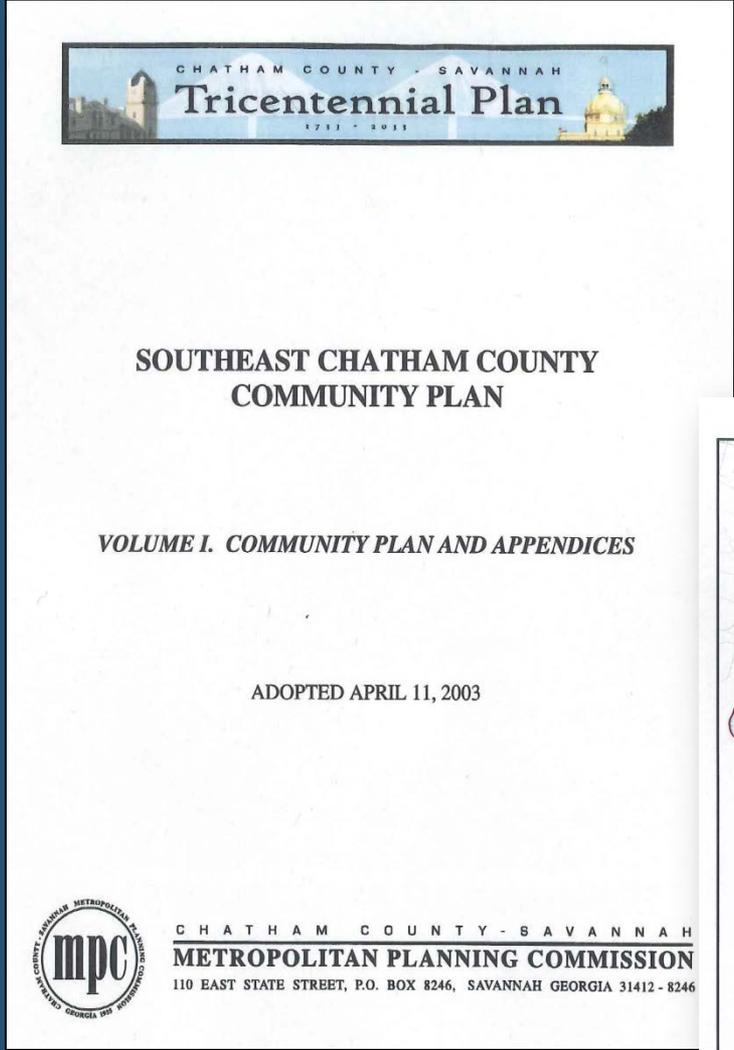


Figure 2-B. South Area Existing Land Use Map

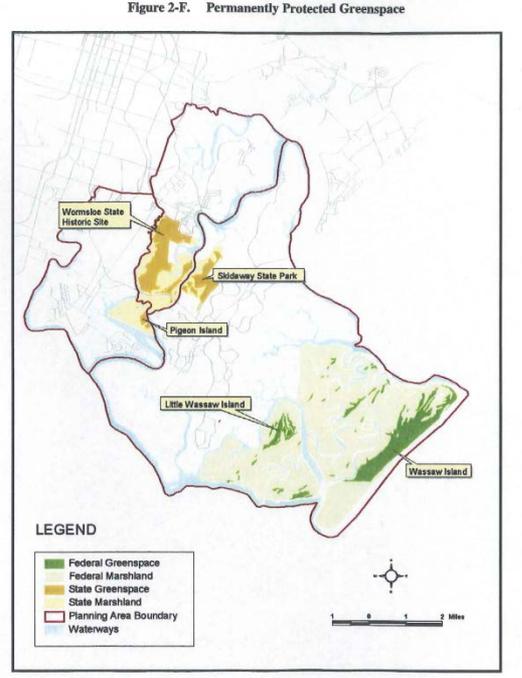


Figure 2-F. Permanently Protected Greenspace



Westside Land Use and Rezoning Plan (2004-2007)

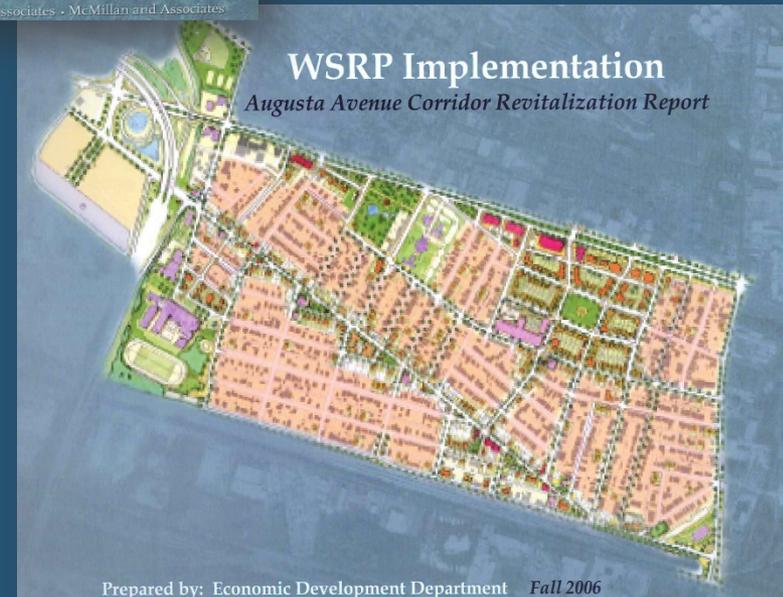
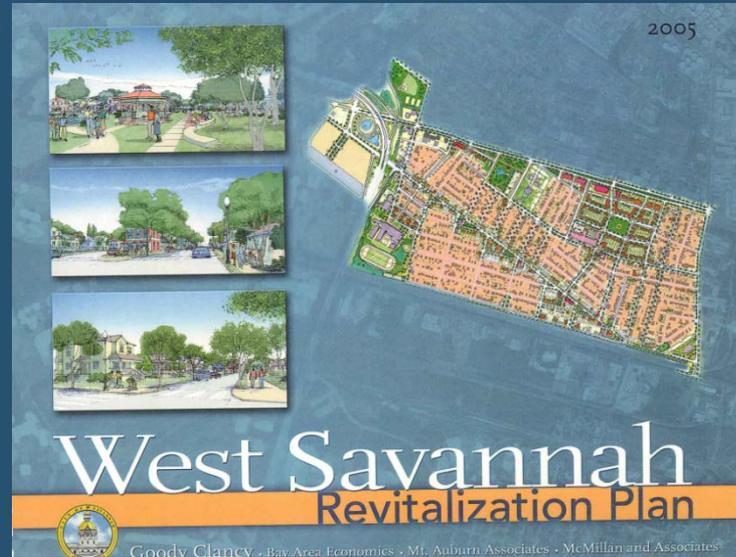
Background

2004: MPC begins land use and zoning study

2005: City hires consultant to prepare revitalization plan for West Savannah neighborhood

2006: Urban designer hired to develop design standards for Augusta Avenue Corridor & Bay Street Revitalization

2007: West Savannah neighborhood rezoning approved; other areas not rezoned (e.g., Hudson Hill)



Mid-City Land Use & Rezoning Plan (2003-2005)

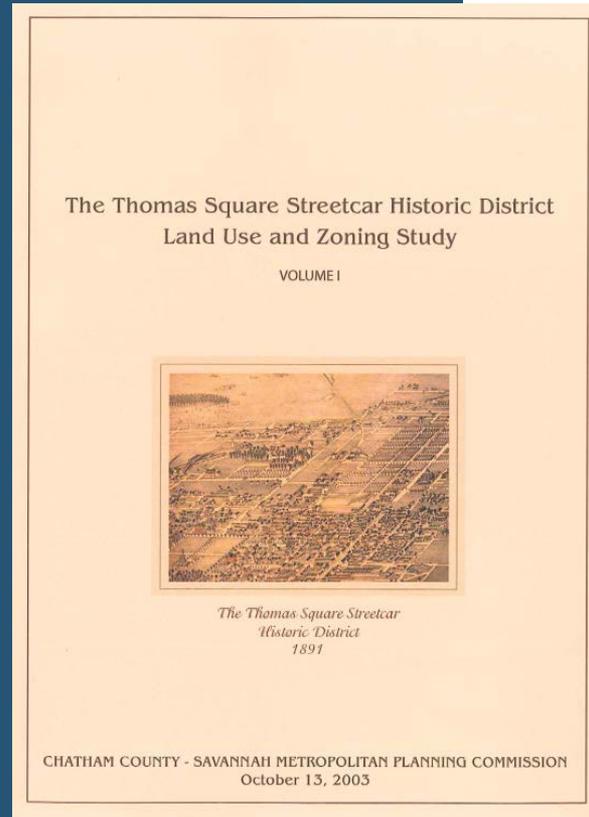
Background

Study began in 2001
 (included advisory
 committee & design
 standards committee)

Volume I: Extensive Study
 of Neighborhood
 Conditions (2003)

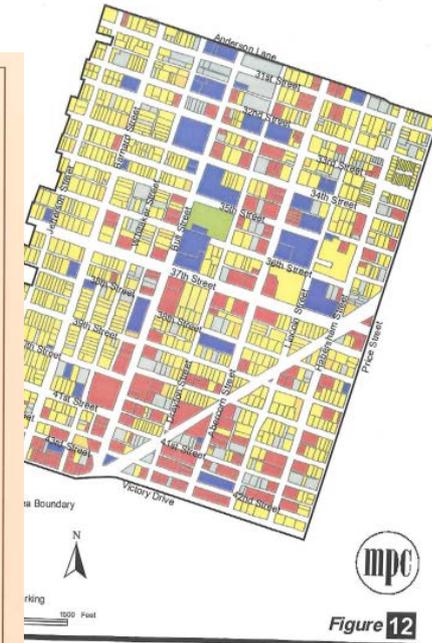
Mid-City Rezoning (2005)

Served as format for the
 Unified Zoning Ordinance



12 Existing Land Use

The graphic below illustrates current land uses within the study area. Land use information was compiled from field surveys conducted during June 2003 and from tax parcel information provided by the County Tax Assessor. Note the wide variety of uses present in the study area.



Savannah River Landing (2004)

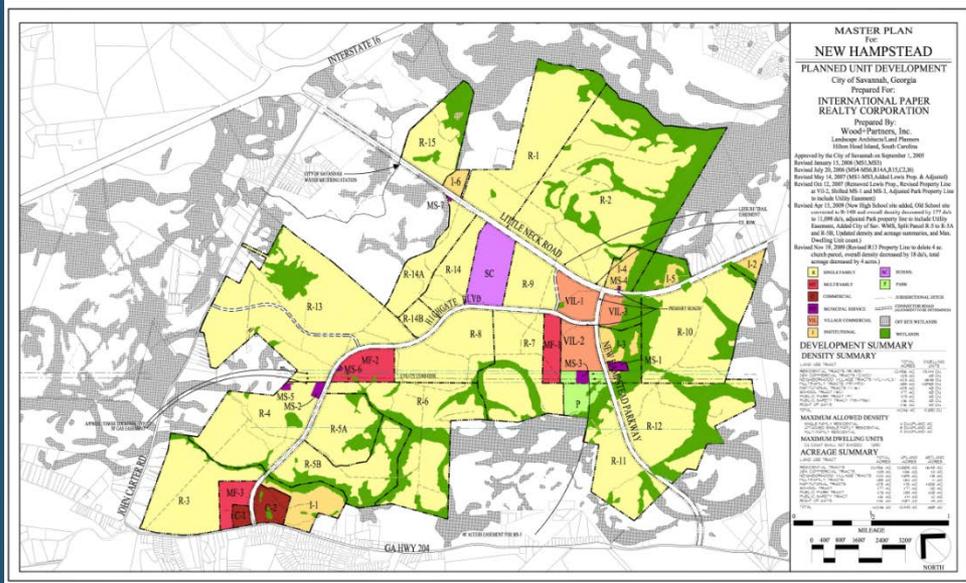


Amendments to PUD-MXU district required in addition to working with City infrastructure departments.

A master plan with an emphasis on mixed-use, walkable blocks and public space...a modern version of the Oglethorpe Plan.



New Hampstead PUD (2005)



Total Acres = 4045
Commercial Acres = 178
Dwelling Units = 11,275

**PLANNED UNIT DEVELOPMENT
 for NEW HAMPSTEAD
 TABLE OF CONTENTS**
 Adopted by City of Savannah Mayor & Aldermen on October 27, 2005

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Exhibit A New Hampstead PUD Land Use Plan

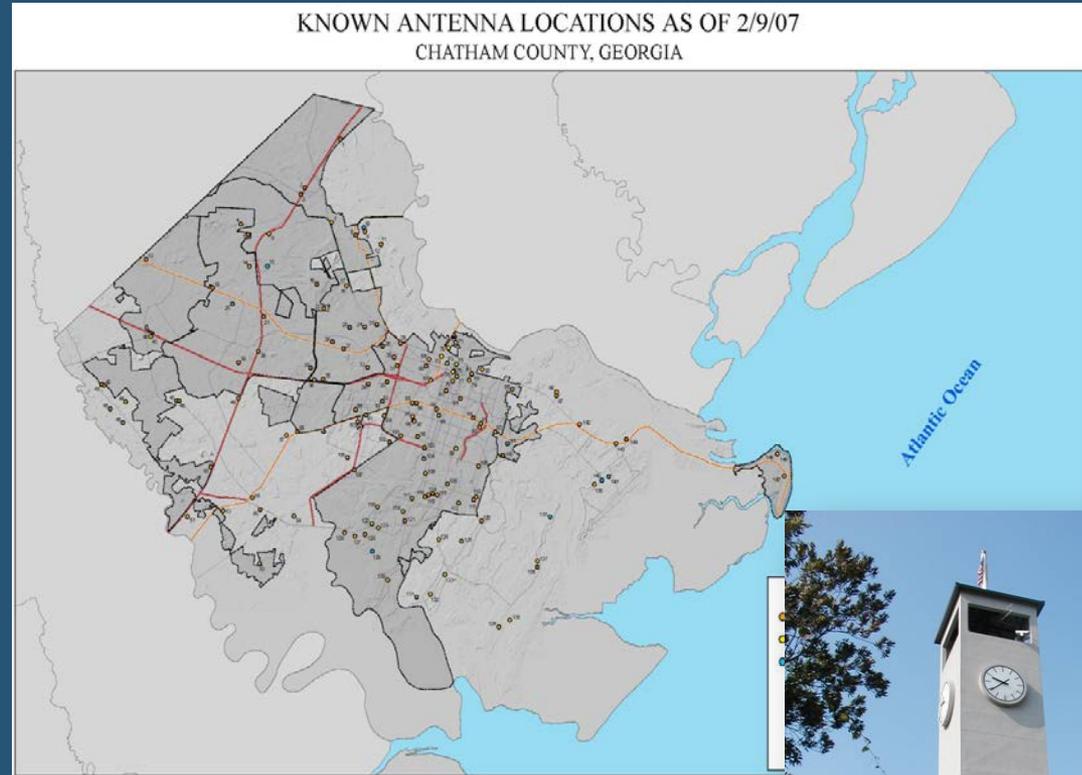
Wireless Telecommunications Ordinance (2007)

Background

Streamlined an often
contentious review
process

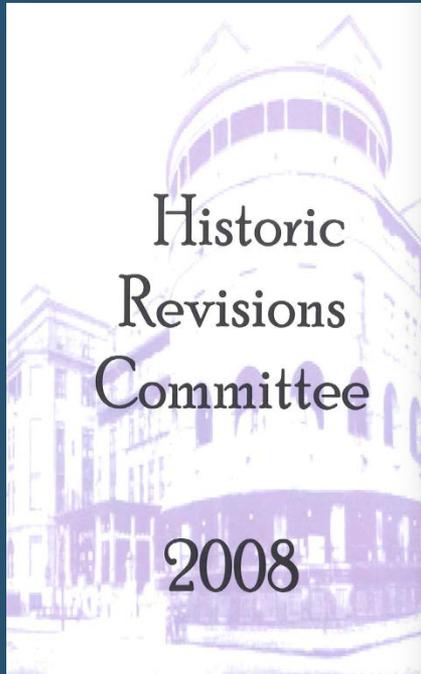
Created a hierarchy of
antenna types
(stealth preferred)

Worked with wireless
providers and tower
builders—no objections
at Planning Commission
meeting



Historic District Revisions (2008-09)

- Historic District Design Standards Revised
- Design / Site Plan Review Policy Implemented



DESIGN PRINCIPLE I STREETS & LANES

Streets and Lanes should be maintained, reclaimed or reconstructed for public use wherever historically present. Similar connected street patterns shall be added in areas of new development.

Why This Matters
 The character of Savannah is a direct result of its extraordinarily unique urban plan. The form and scale of its small blocks has been the primary influence on its built form.

Oglethorpe Plan
 Development shall preserve or reconstruct the original ward pattern of streets and lanes in the Oglethorpe Plan area between Gaston Street, Bay Street, Martin Luther King Boulevard and East Broad Street. Historic Rights-of-Way shall remain open or have cause to be re-opened and shall not be used for private purposes when practical and feasible.

Adjacent Grid Pattern
 Development shall preserve or reconstruct the original grid pattern of streets and lanes adjacent to the Oglethorpe Plan. Rights-of-Way shall remain open or have cause to be re-opened and shall not be used for private purposes.

Downtown Expansion Areas
 Development in adjacent Downtown Expansion Areas shall create patterns of streets and lanes consistent in dimensions, and connected to the ward pattern and grid pattern of streets and lanes in adjacent neighborhoods. New Rights-of-Way shall be made public, remain open at all times, and shall not be used for private purposes.

Restore Streets & Lanes
 Restore streets and lanes. Diagrams show how to reconstruct streets and lanes, and how to avoid reconstruction.

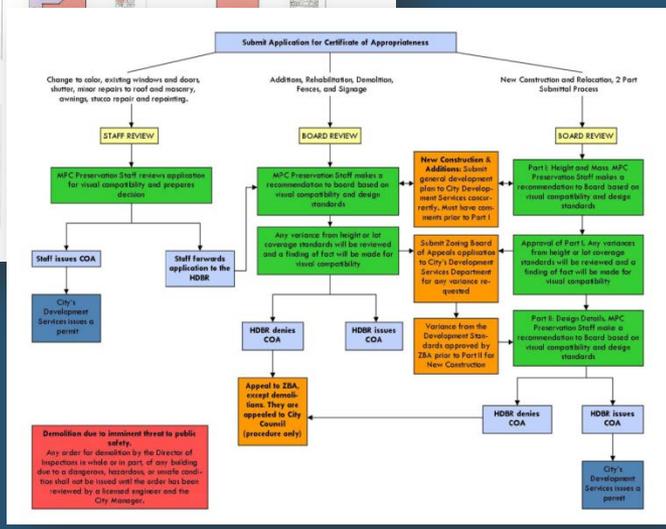
Remember fence opportunities to re-open closed streets and lanes.

New developments should primarily restore the street pattern.

Re-establish the Oglethorpe Plan rights-of-way in areas consolidated by previous developments.

DESIGN PRINCIPLE 2 BUILDING FOOTPRINT & BLOCK FRONTAGE

Building Footprint & Block Frontage diagrams showing various building configurations and their impact on street frontage. Includes diagrams for 'Building Footprint & Block Frontage' and 'Building Footprint & Block Frontage' with various building footprints and block frontages.



Work Prior to Draft Release



Preparing to Draft the UZO (2006)

Researched multiple documents to find zoning relationships and to identify zoning issues

City/County zoning ordinances

City/County Codes

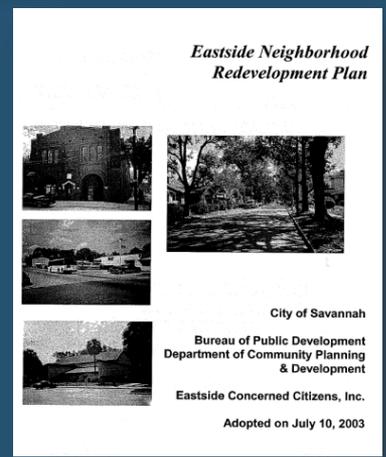
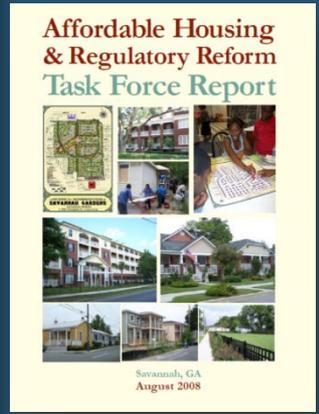
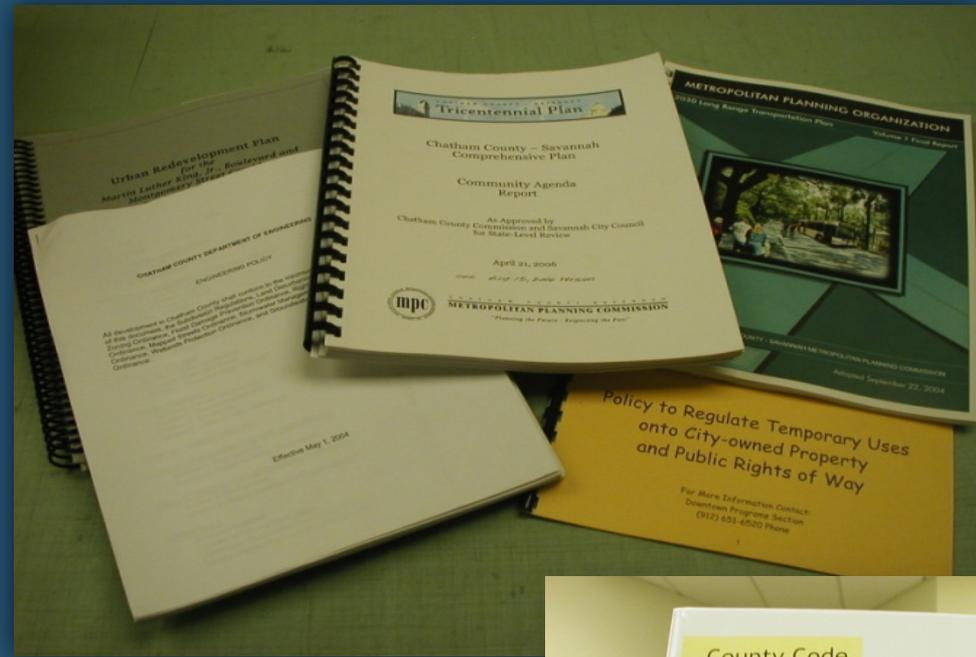
Engineering Policies

Urban Redevelopment Plans

Comprehensive Plan

Application Forms

Sought assistance from County Engineering & BSRS; City Development Services



Zoning Assessment Report (2007)

Zoning Assessment Report

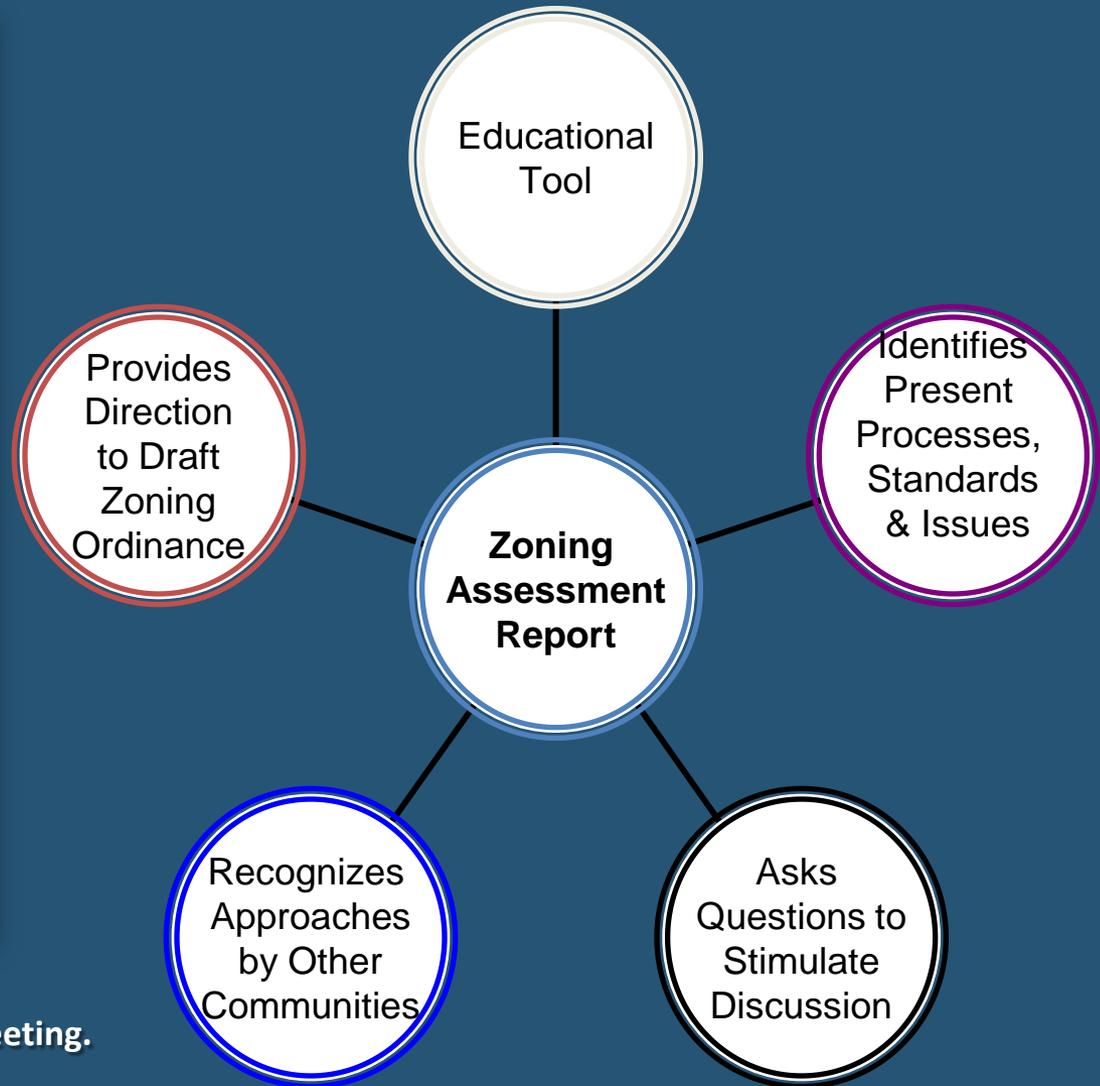
Assessing Existing Zoning in Preparation of the Unified Zoning Ordinance for Unincorporated Chatham County and the City of Savannah



Tricentennial Plan
 1733 -2033

Chatham County - Savannah
 Metropolitan Planning Commission

June 2007



Overview presented at April 3, 2007 Special Meeting.
 Report provided



Relationship to City and County Code (2007)

Background

City and Codes have been reviewed to identify sections that have a relationship to zoning.

Some amendments will likely be necessary.

Staff is identifying how Code sections will be affected by UZO. Info will be shared with City and County attorneys for a recommendation

TABLE 1-1
County Codes and Policies Related to Zoning and Development [1]

County Code Chapter	County Code Article
Chapter 2: General Provisions	Article I: (no title provided-relates to amendment of County Code by board appointees) Article II: Code of Ethics
Chapter 3: Land Uses	Article I: Land Uses (i.e., Subdivision of Land) Article II: Zoning of Land Article III: Mapped Streets Ordinance
Chapter 4: Administration	Article III: Emergency Management
Chapter 7: Taxation and Revenues	Article X: Enterprise Zone Program
Chapter 8: Special Service Districts	§8-101 Skidaway and Green Islands §8-107 Isle of Hope and Area West of Herb Creel
Chapter 9: Manufactured Mobile Home Parks and Units;	Article I: Manufactured Mobile Home Park Stand Article III: Factory Built Housing Ordinance
Chapter 10: Police Services	Article VI: Wrecker Service
Chapter 12: Motor Vehicles, Roads, Streets, and Highways	Article I: Racing on Private Property Article VI: Uniform Traffic Control Devices Article XI: Rights-of-way Encroachments Article XI: Street-lighting Ordinance
Chapter 16: Business Regulations and Licensing	Article I: Business, General Provisions Article V: Fortune Tellers Article VI: Child Day Care Agencies Article VII: Foster Homes Article VIII: Massage Parlors Article IX: Miscellaneous Business Regulations Article XI: Chatham County Pawnbrokers Ordinance Article XII: Landfills
Chapter 17: Alcoholic Beverage Code	Article I: General Standards Article II: County Restrictions Article III: Nude Dancing
Chapter 18: Licensing and Regulation	Article II: Chatham County Airspace Zoning Ord Article III: Helicopter Landing Facilities
Chapter 20: Building (Construction) Regulations	Article II: Adoption of Amendments to Technical approval of Site for Wells and Septic Tanks)
Chapter 21: Health, Safety, and Sanitation	Article II: Section 21-205 (Shooting Matches—i.e., Article III: Sanitation Article V: Property Maintenance Article VII: Nuisance Abatement Code
Chapter 22: Animal Control	
Chapter 24: Environmental Regulations	Article I: Flood Prevention Article II: Land Disturbing Activities Ordinance Article VII: Storm Water Management Ordinance Article VIII: Soil Erosion and Sedimentation Cont
Policies, Plans, and Manuals	
Comprehensive Plan	Many goals and objectives have relationship to zc
Engineering Policy (May, 2004 edition)	Policies established by the Department of Engineering

[1] Information available on the County's website as of October, 2006.

TABLE 1-2
City Code and Policies Related to Zoning and Development

City Code	
Division 1: The Charter and Related Laws:	
Article 6: Streets and Sidewalks	Includes information regarding use of rights-of-way by businesses and encroachments of gas tanks.
Article 8: Boards and Commissions	Chapter 1: Planning and Zoning Chapter 6: Savannah-Chatham Co. Historic Site & Monument Commission
Article 9: General Provisions	Chapter 1: Chatham County Industrial Areas Chapter 3: Party Walls
Article 10: Related State Laws	Chapter 4: Historic Zones
Division 2: Code of General Ordinances	
Part 1: Introduction; Chapter 5: Boards, Commissions, and Councils	Article A: Municipal County Planning Commission Article E: Advisory Council on Downtown Economic Development
Part 4: Public Services; Chapter 1: Streets and Sidewalks	Article B: Sidewalks Generally Article E: Street Renaming Article F: Mapped Streets
Part 4: Public Services; Chapter 2: Refuse Collection and Disposal	Article A: In General Article D: Commercial Waste, etc.
Part 4: Public Services; Chapter 8: Housing Rehabilitation and Construction	Article A: Assistance Program
Part 4: Public Services; Chapter 10: Land Clearing and Tree Protection	"Tree Protection and Land Clearing Ordinance"
Part 6: Licensing and Regulation	Firearms, fortune-telling, junk and secondhand goods; public amusements; alcoholic beverages; advertising; foster homes; pawnbrokers; ambulances; child day care centers; transient merchants; bus stop benches (advertising); helicopter landing facilities; festivals; and general traffic regulations.
Part 8: Planning and Regulation of Development; Chapter 1: Building Regulations	Article B: Administration and Enforcement of Technical Codes Article D: Homestead Housing Program
Part 8: Planning and Regulation of Development	Chapter 3: Zoning Chapter 4: Airspace Zoning Chapter 5: Airfield Zoning Chapter 6: Soil Erosion and Sedimentation Control Chapter 7: Flood Damage Protection Chapter 8: Underground Tanks Chapter 9: Mobile Home Parks
Part 9: Offenses; Chapter 2: Nuisances	Article B: Noise Control Article C: Nuisance Abatement Code
Part 9: Offenses; Chapter 3: Animals	Article A: In General Article B: Dogs, Generally
Part 9: Offenses; Chapter 6: Property Maintenance	§9-6004: Fences
Policies, Plans, and Manuals	
"Policy to Regulate Temporary Uses onto City-owned Property and Public Rights-of-way" (i.e., Café Policy)	Provides guidelines with regard to use of city rights-of-way, including placement of tables and chairs for restaurant table service
Traffic Engineering Manual	References some zoning requirements; traffic impact study criteria
Urban Redevelopment Plans	Includes 14 separate neighborhoods
Comprehensive Plan	Many goals and objectives have relationship to zoning

[2] Information available on the City's website as of October, 2006.

Staff Develops UZO Framework and Draft

Tasks Included:

- Evaluation and research
- Meeting with MPC/City/County staffs
- Drafting
- Review drafts with applicable staffs
- Revisions / more research, where needed
- Review again with applicable staffs
- “Final” Staff Draft for Technical Committee





Technical Committee Develops UZO Framework



30 members,
public and private
sector accept invitation

Met monthly
(April 2007- March
2010)

Reviewed drafts
prepared by MPC staff
(in conjunction with
County and City staff)

A typical meeting of the Technical Committee. Minutes of all meetings were posted on www.UnifiedZoning.org before the release of the UZO first draft.

Advisory Committee Refines Draft

**Reviewed UZO draft
prepared by Technical
Committee**

**Approximately 80 agreed
to participate
(30-40 avg. attendance)**

**13 County neighborhoods
represented
(76 contacted)**

**20 City neighborhoods
represented
(95 contacted)**

**12 meetings held in 2010
2 meetings held in 2011
(Total meeting time: 24
hours)**



First Meeting of Advisory Committee, April 8, 2010



Advisory Committee Meetings

Advisory Committee Questions and Comments Document

Comments and questions from each meeting placed into a document and answered by staff

Staff responded to 405 questions or comments in 2010 alone

Questions and answers divided by UZO chapters for ease of use

UZO Advisory Committee: Questions, Comments & Responses
As of 4-20-10



UZO Advisory Committee
Questions, Comments and Responses
As of April 20, 2010

This document includes all questions asked and comments made during the Advisory Committee phase of the Unified Zoning Ordinance process. Included with each question/comment is staff's response. This document will be updated after each Advisory Committee meeting.

Article 1.0: General Provisions

Question/Comment	Response
1. Section 1.3.1. Will the scale of the zoning map be specified in the UZO? The maps currently available online do not allow zooming in to a small enough area? 4/15	4/16: -It will not be necessary to reference the scale of the zoning map in the ordinance. This was true in the past when official zoning maps only existed on paper. The official zoning map is proposed to be an attested digital copy on file at the MPC. The digital version will viewable at the desired scale of the person who uses the map. -There are limits as to how far one can zoom in on the maps available at www.sagis.org and still legibly view the aerial photography layer due to the resolution of the imagery. However, there is virtually no limit as to how far you can zoom in on the map.
2. Eventually someone will argue that the word "person" includes animals, pets, cats, dogs. Section 1.2.10 (g) should specifically exclude animals, plants and other forms of life, but specifically include human beings. 4/15	4/16: Staff believes that the use of the word "persons" will not be construed to mean other life forms, animal or otherwise. The American Heritage College Dictionary, third edition (1997) defines "person" as "[a] living human being."
3. The word "except" should be inserted after the word "effect" in section 1.1.10(d) 4/15	Staff will make this change.
4. In section 1.1.4 - "t" is incomplete or does "u" complete it? 4/15	Section 1.1.4 provides for the purposes of the ordinances. While "t" and "u" are similar, they are distinct purposes.
5. Is there a section that will set density for zoning districts? 4/15	4/16: Density is a reference to the number of residential units per acre. Many zoning districts set a density limit by identifying the minimum lot size for a particular housing type (e.g., single family detached, townhouse, etc.). In some instances (for certain residential uses like upper story residential in certain zoning districts) a maximum density may not be proposed so as to encourage a denser residential environment that is supported neighborhood-serving uses. See Article 5.0, Base Zoning Districts for individual districts and uses.

Available for view at: www.UnifiedZoning.org

Community-wide Meetings

During drafting process, community meetings (in addition to neighborhood meetings) were held to provide awareness of the MPC and its programs, the UZO and to educate the public about zoning

Opportunity for residents to share zoning concerns

21 Community meetings

- 2007: 5
- 2009: 5
- 2010: 11



*Left:
Hesse Elementary School
(April 28, 2009)*



*Right:
Frank Murray Community Center
(April 23, 2009)*

Neighborhood Meetings

Purpose

Provide awareness of the UZO and to educate the public about zoning

Opportunity for residents to share zoning concerns and to discuss issues specific to each neighborhood



MPC staff makes a presentation to the Liberty City Neighborhood Association.



How Were Neighborhoods Contacted?

Approximately **177** neighborhood and property owner's associations have been contacted about a possible neighborhood meeting to discuss the Unified Zoning Ordinance.

As of November 30, 2011, **14** associations have responded and have had such a meeting.

Neighborhood associations were identified by the following methods:

- 1) Neighborhood list available from Bureau of Public Development (City only);
- 2) Neighborhoods that were registered with the Ga. Secretary of State (as of May 2011);
- 3) Neighborhood watch list (County only)
- 4) Neighborhoods found through White Pages.

A list of city and county neighborhood and property owner's associations appears in the next two slides.

Known City Residential Associations

- Abercorn Heights / Lamara Heights/Poplar Heights/ Ridgewood
- Ardsley Park/Chatham Crescent NA, Inc.
- Avondale Neighborhood Watch
- Bacon Park
- Baldwin Park NA
- Beach Historic NA
- Ben Van Clark Park NA
- Ben Van Clark Park NOA
- Bent Oaks HOA, Inc.
- Bradley Pointe South
- Canebrake Community POA, Inc.
- Carver Heights NA
- Carver Village / Heights Mission Improvement District
- Cloverdale NA
- Coffee Bluff Plantation HOA, Inc.
- Coffee Bluff Plantation NA
- Coffee Pointe HOA, Inc.
- Colony Park of Sav UOA, Inc.
- Colonial Village NA
- Cumberland Point HOA, Inc.
- Cuyler-Brownville NA
- Dixon Park NA
- Downtown Historic Preservation
- Downtown Residents Association
- East Savannah Community Assoc.
- Eastside Concerned Citizens
- Edgemore/Sackville
- Edgewater Oaks
- Fairway Oaks NA
- Fairway Oaks Assoc. NA
- Feiler Park NA
- Feiler Terrace Community NA
- Forest Acres Comm. Assoc.
- Gateway Village HOA, Inc.
- Godley Park HOA, Inc.
- Gordonston Neighborhood Orgz.
- Habersham Plantation HOA, Inc.
- Habersham Woods
- Halcyon Bluff Comm. Assoc.
- Highland Falls, OA, Inc.
- Highlands Crossing HOA, Inc.
- Historic District Resident Assoc.
- Historic Victorian NA
- Holland Drive Townhouse Assoc.
- Holly Heights NA
- Hoover Creek Plantation CA, Inc.
- Hudson Hill NA
- Kensington Park Community Assoc.
- Jackson Park NA
- Jackson Woods Court HOA, Inc.
- Kensington Park Assoc., Inc.
- Knollwood Townhomes CA, Inc.
- Leeds Gate Townhome CA, Inc.
- Live Oak NA
- Longview Bluff POA, Inc.
- Magnolia Park
- Mayfair NA
- Metropolitan Community Organiz
- Midtown NA
- New Hampstead POA, Inc.
- Oakland Park NA
- Ogeecheeeton / Dawes Ave. Comm. Organization
- Oglethorpe Place HOA, Inc.
- Olin Heights NA, Inc.
- Paradise Park/Oakhurst NA
- Parkside NA
- Pine Gardens NA
- Poplar Place NA
- Preserving Savannah Neighborhoods
- The Reserve @ Savannah Harbor
- Rivermoor HOA, Inc.
- The Rose Dhu Marsh HOA, Inc.
- Sandfly Comm. Betterment Assoc.
- The Shadows of Plantation Oaks, HOA, Inc.
- Sherwood Homes Assoc., Inc.
- South Oaks Place, HOA, Inc.
- Southern Woods POA, Inc.
- Spring Lake HOA
- Summerside NA
- Sunset Park NA
- Sweetwater Station HOA, Inc.
- Sylvan Terrace
- Tatemville Comm. Improve. Assoc.
- Terrace Heights NA
- Thomas Square NA
- Tremont Park NA
- Twickenham Neighborhood Orgz.
- New Thomas Square NA
- Vernon River HOA, Inc.
- Victorian District NA
- Victory Heights NA
- Waverly HOA, Inc.
- Weslyn Park Townhomes, POA, Inc.
- 9100 White Bluff Rd. COA, Inc.
- Wild Heron Villas HOA, Inc.
- Willow Point at Godley Park HOA, Inc.
- Wilshire Area NA
- Windsor Crossing CA
- Windsor Forest NA
- Woodville Comm. Action Orgz.
- Yorktown Place HOA



Known County Residential Associations

- Beaulieu Farms POA, Inc.
- Berwick Lakes HOA, Inc.
- Berwick Lakes Lakefront HOA, Inc.
- Berwick Plantation
- The Bluff Owners Assoc., Inc.
- Bull River Plantation Assoc., Inc.
- Burnside Island NA, Inc.
- Canebrake Road Neighborhood Watch
- Causton Bluff HOA
- Cedar Walk HOA, Inc.
- Chapel Park @ Berwick HOA, Inc.
- Commodore Point Residents Assoc., Inc.
- Copperfield Plantation HOA, Inc.
- Cottages at Autumn Lakes, HOA
- The Cottages at Turner's Creek COA, Inc.
- Dutch Island HOA, Inc.
- Dutch Island Resident Association, Inc.
- Emerald Plantation HOA
- The Enclave @ Berwick Plantation HOA, Inc.
- Fiddler's Crossing HOA, Inc.
- Forest Cove, POA, Inc.
- Four Star Community Assoc.
- Georgetown Community Services Assoc., Inc.
- Green Island Road Commons HOA, Inc.
- Grimball Estates HOA, Inc.
- The Grove Hill HOA, Inc.
- Half Moon River HOA, Inc.
- Harbour Creek Association, Inc.
- Henderson HOA
- Island Creek HOA, Inc.
- Island Community Neighborhood Watch
- Kingswood NA, Inc.
- Lakeview Association of Savannah, Inc.
- The Landings Association, Inc.
- Lamarville Community Assoc., Inc.
- Legacy Square HOA, Inc
- Lighthouse Point CA
- Little Ogecheton/Cottonvale Rd. Neigh. Watch
- Long Point POA, Inc.
- Long Point Hammock HOA, Inc.
- Marsh Harbor HOA, Inc.
- The Marshes HOA, Inc.
- Mercer Place HOA, Inc.
- Mistwoode HOA, Inc.
- Mosswood HOA, Inc.
- Mulberry Hill NA, Inc.
- Oak Bluff Owners Assoc., Inc.
- Oak Lane Assoc., Inc.
- Oatland Island Neighborhood Watch
- Oemler Point
- Offshore HOA, Inc.
- Olde Towne Place HOA, Inc.
- Olde Towne/ Buccaneer Trace / Wilmington Park Neighborhood Watch
- Orchid Isles HOA, Inc.
- Palmetto Cove HOA, Inc.
- Peter's Quay
- Pin Point Neighborhood Watch
- Pin Point Betterment Assoc., Inc.
- Quacco Road/Larurelwood
- River's Edge HOA, Inc.
- Runaway Point Neighborhood Watch
- Salt Creek Landing HOA, Inc.
- Sandfly Community Betterment Assoc., Inc.
- The Settlement on Wilmington HOA, Inc.
- South Harbor Isles Assoc., Inc.
- South Harbor Protective As soc., Inc.
- Southbridge HOA, Inc.
- Southbridge Neighborhood Watch
- Southeast Chatham County
- Spanish Hammock Community Association
- Steeple Run NA
- Stonebridge @ Berwick Plantation HOA, Inc.
- Stonelake Townhomes POA, Inc.
- Sugar Mill Neighborhood Watch
- Talahi Island HOA, Inc.
- Talahi Island Neighborhood Watch
- Village @ Autumn Lakes HOA, Inc
- Village of Wild Heron POA, Inc.
- The Villages at Berwick HOA, Inc.
- The Village at Georgetown POA, Inc.
- Vista Point NA, Inc.
- Willow Lakes Plantation HOA, Inc.
- Wilmington Island Townhomes HOA, Inc.
- Wilmington Park HOA, Inc.
- Winterberry HOA, Inc.
- Wyly Island HOA, Inc.
- Wymberly Neighborhood Watch



Briefings and Workshops to the Planning Commission

Multiple briefings and workshops have been held and will continue to be held with the Planning Commission.

The Planning Commission serves in an advisory capacity with regard to the UZO, and will make a recommendation to the Mayor and Aldermen and the Board of County Commissioners.





Sampling of Other Meetings Held Before Public Release

Presentation to the Chatham County Historic Preservation Commission, July 2010

Homebuilders Association

Waters Avenue Advisory
Committee

SDRA

Housing Authority

Architects Focus Group

Sign Focus Group

Zoning Boards of Appeal

Commercial Realtors
Association



See handout for a complete listing of stakeholder meetings

Joint Elected Officials Meetings & Workshops

MPC staff has provided joint briefings to the Savannah Mayor and Aldermen and Board of County Commissioners

Individual meetings held with elected officials to review their districts and city or county jurisdiction

Joint elected official and Planning Commission workshop held in May 2011



County Chairman Pete Liakakis and Mayor Otis Johnson were among the participants at the May, 2011 workshop.

General Stakeholders Meeting

Prior to the release of the initial public draft, 38 groups were invited to participate in an information session. Business, environmental, design, building and real estate groups among invitees.

The purpose was to educate leaders about the UZO and to prepare them for possible questions from their members.



An overview of the Unified Zoning Ordinance is presented to representatives of the Savannah Tree Foundation, US Green Building Council, Savannah Riverfront Association and Savannah Development and Renewal Authority (June 23, 2011).



Associations Invited to General Stakeholders Meeting

- American Institute of Architects, Savannah Chapter
- City Market
- Commercial Realtors Alliance
- Creative Coast
- DeRenne Avenue Business Association
- Downtown Business Association
- Ellis Square Merchants Association
- MLK-Montgomery Business Association
- Savannah Apartment Association
- Savannah Area Board of Realtors
- Savannah Area Chamber of Commerce
- Savannah Business League
- Savannah Citizens for a Better Broughton Street
- Savannah Downtown Design District
- Savannah Riverfront Association
- SEDA
- Small Business Chamber of Savannah
- South of DeRenne Association (SODA)
- Southside Business Association
- Tourism Advisory Council
- Tourism Leadership Council
- Visit Savannah
- Wright Square Merchants Association

Residential Leaders Meeting

Known neighborhood and property owner's associations were invited to attend one of two information sessions in prior to the release of the initial public draft.

The purpose was to educate leaders about the UZO and to prepare them for possible questions from residents.

18 neighborhoods were represented.



MPC staff explains how zoning districts were developed for more than 93,000 parcels in Savannah and unincorporated Chatham County. (June 11, 2011)

Public Release Of First UZO Draft
June 28, 2011

UZO Hotline



651-1499

Monday –Friday
8:30 am – 5:00 pm

UZO website - Chatham County-Savannah Unified Zoning Ordinance - Windows Internet Explorer

http://www.unifiedzoning.org/index.php

File Edit View Favorites Tools Help

UZO website - Chatham County-Savannah Unified Zo...

Chatham County-Savannah Unified Zoning Ordinance

A blog for posting comments and questions on the UZO

Search here...

Home About the UZO Blog Mapping Comments

UZO website

June 24, 2011 at 10:50 pm

Purpose

This blog is one method the Metropolitan Planning Commission (MPC) is using to solicit and respond to public comments on the proposed Unified Zoning Ordinance (UZO). The draft ordinance and draft zoning map may be downloaded at www.unifiedzoning.org. The public comment period began on June 28, 2011.

The timeline for reviewing the draft zoning ordinance and zoning map has been extended by the Planning Commission. After extending the deadline to January 31, 2012 from September 30, 2011, the Planning Commission has now extended the date indefinitely to allow more time for additional work, including responding to stakeholder comments. As that process nears completion, a 60-day notice will be given to indicate that the public comment period is ending. After the public comment period, the Planning Commission will continue its review prior to making a recommendation to the City of Savannah Mayor and Aldermen and the Chatham County Board of Commissioners.

How to Leave a Comment

On the right hand side of the page, each Article (or chapter) of the UZO has a page for comments. There is also a page for "general" comments/questions that are not specific to a particular section of the ordinance. Click on the page that relates to your comment/question and your will be taken to the page and provided with follow-up directions.

All comments must be reviewed by staff prior to being posted online. Comments containing profanity or other harsh language as well as derogatory statements about an individual or group will not be posted. Any replies to comments other than those written by staff will not be posted. Please allow at least 24 hours for your comment to appear online. Thank you for your participation.

How to Contact Us

We've provided many help documents at www.unifiedzoning.org where you'll also find an online response tool that can help you find the existing and proposed zoning for a particular

Pages

- About the UZO Blog
- Article 1 Comments
- Article 2 Comments
- Article 3 Comments
- Article 4 Comments
- Article 5 Comments
- Article 6 Comments
- Article 7 Comments
- Article 8 Comments
- Article 9 Comments
- Article 10 Comments
- Article 11 Comments
- Article 12 Comments
- Article 13 Comments
- General Comments
- Mapping Comments
- UZO website

Blogroll

- Documentation
- Support Forum
- WordPress Planet

Links

- Chatham County-Savannah Metropolitan Planning Commission

Done Internet 100%



UZO Drop-in Sessions

From July thru September 2011, MPC staff was available every Monday from 5:00 to 6:30pm to assist the public.

Sessions have been discontinued for the time being due to low participation.



MPC staff assists a citizen with her questions regarding the UZO.

Neighborhood Outreach Continues

Neighborhood Meetings
Held
(as of 11/30/11)

- Carver Village/Carver Hgts
- Ben Van Clark Park
- Cloverdale
- West Savannah
- Legacy Square
- Summerside
- Feiler Terrace
- Ardasley Park
- Downtown
- Hudson Hill
- Liberty City
- Victorian District
- Thomas Square
- Tatemville



*Left:
Cloverdale
Neighborhood
Association
(July 21, 2011)*



*Right:
Carver Village/Carver Heights
Neighborhood Association
(July 7, 2011)*



Meetings with Individual Property and Business Owners Continues

Face-to-face meetings provide an opportunity for staff to hear how the UZO draft addresses real world situations. The draft is an opportunity to test standards that have not yet been adopted, and to address any unintended or unanticipated consequences.

To date, few property owners and business owners have contacted MPC staff. For those who have, refinements have been made where necessary.

Outreach to General Stakeholders Continues

Meetings Held or Planned (as of 11/30/11)

- Savannah Business Forum*
- Project DeRenne Tech Comm.
- Tourism Leadership Council
- SDRA Board
- Inter. Ministerial Alliance
- Homebuilder's Association*
- Chamber of Commerce
- Marina Operators*

* More than one meeting



*Left:
Chamber of
Commerce Small
Business Owner's
Council
(September 15, 2011)*

*Below:
Savannah Business
Forum
(July 14, 2011)*



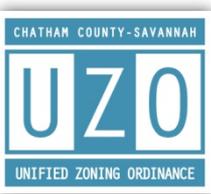


Specific Stakeholders Working with Staff

- Chamber of Commerce/SEDA
- SABOR (Savannah Area Board of Realtors)
- HBA (Homebuilders Association)
- AIA (Local Chapter of American Institute of Architects)
- SCAD
- SADA (Savannah Area Autodealers Association)
- City/County Attorneys

Other

- Internal staff review underway
- Continuing to work with City and County staffs
- Draft 2 release (to show revisions, including how stakeholder comments have been addressed)



What's Happened Since March 2012

- Page-by-page review of draft with Planning Commission
- UZO renamed to NewZO (New Zoning Ordinances)
- Short-term residential rental ordinance adopted by City
- Worked with Chamber of Commerce to address various “sectors” (e.g., lodging, eating/drinking, retail/services)
- 2014 stakeholder meetings: 1
- October 2014: Draft 3 released