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<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Mr. Joseph Ervin</td>
<td>Chairman</td>
<td>City of Savannah</td>
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<tr>
<td>Mr. Ellison Cook</td>
<td>Vice Chairman</td>
<td>Chatham County</td>
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<tr>
<td>Ms. Karen Jarrett</td>
<td>Secretary</td>
<td>City of Savannah</td>
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<tr>
<td>Mr. Joseph Welch</td>
<td>Treasurer</td>
<td>Chatham County</td>
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<td>Mr. Tommy Branch</td>
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<td>City of Savannah</td>
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<td>Mr. Travis Coles</td>
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<td>Mr. Lacy Manigault</td>
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<td>Ms. Tanya Milton</td>
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<td>Mr. Wayne Noha</td>
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<td>Ms. Eula Parker</td>
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<td>Ms. Linder Suthers</td>
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<td>Mr. Tom Woiwode</td>
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<td>Chatham County</td>
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<tr>
<td>Mr. Lee Smith</td>
<td>County Manager</td>
<td>Ex-Officio</td>
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<td>Mr. Pat Monahan</td>
<td>City Manager</td>
<td>Ex-Officio</td>
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"Planning the Future, Respecting the Past"
"Over the past year I have been able to prioritize and focus on guiding development through a number of initiatives and extensive collaborative partnerships while at the same time striving to share the talent, passion, and drive that characterize the MPC’s staff and many volunteer Boards."

"I am pleased to submit the MPC’s 2019 Annual Report to you and I hope that you too will see the great amount of time, hard work, and dedication that this talented group of individuals have given for our community." - Melanie Wilson

"Planning the Future, Respecting the Past"
The Chatham County-Savannah Metropolitan Planning Commission (the MPC) was jointly created in 1955 by the Board of Commissioners of Chatham County and the Mayor and Alderman of the City of Savannah to develop a Master Plan for the orderly growth of the district, and the residential and industrial development of the City and the unincorporated portions of the County.

During the past year, the MPC has been involved in a variety of planning programs, all of which combine to create the potential for a better community for everyone. The MPC has continued its comprehensive planning program which includes, among other areas, land use planning, public services planning, transportation, and natural resources. The Commission’s ongoing responsibility of reviewing and making recommendations on zoning and subdivision issues has continued. Additionally, the MPC has provided valuable planning assistance to many of the municipalities within Chatham County.

The MPC is committed to the task of protecting the community’s economic stability and channeling its growth.

The Metropolitan Planning Commission is the comprehensive planning agency for the City of Savannah and Unincorporated Chatham County. The Commission and its staff conducts surveys and studies of the past, present, and future conditions within the community for the purpose of determining current community problems, anticipating probable future problems, and for the purpose of developing alternative solutions to these problems.

The MPC’s mission is to provide a professional, accessible planning process, sound professional planning products, and recommendations to ensure a greater quality of life for all to enjoy a community that is historic, sustainable, mobile and prosperous; and promotes long-term sustainable growth.

In keeping with this charge, the MPC acts as an advisory board to the City and County with regard to: 1) preparation and adoption of the comprehensive plan and other plans (such as small area plans, natural resource protection plans, transportation plans, etc.); and 2) implementation of those plans by various mechanisms, especially preparation and application of the Zoning Ordinances.

The Planning Commission’s role with regard to zoning issues and land use is to conduct public hearings on proposed changes to the Official Zoning Maps (i.e. rezoning requests) and proposed amendments to the Zoning Ordinances (i.e. text amendments). In addition to these advisory functions, the Planning Board acts as a final decision-making board in regard to the subdivision of land.
WHAT PLANNERS DO
ALL YOU NEED TO KNOW

According to The APA, Urban Planners work to make cities safe, healthy and enjoyable places to live. Planning and Planners consider the big picture. While architects often focus on a single building, a Planner’s job is to work with residents and elected officials to guide the layout of an entire community or region. The goal of planning is to maximize the health, safety, and economic well-being of residents in ways that reflect the unique needs, desires, and cultures of those who live and work within the community. (APA, 2020, para. 1).

Planners take a broad viewpoint and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle. Planners also work to imagine what can and should happen to a community: how it should grow and change, and what it should offer residents 10, 15, or even 20 years into the future.

What is Planning? Take a moment to wonder about your community. Why are homes located in a specific area? Why are businesses or factories located in another? How did someone decide where the roads would go — and how many lanes each road would have? How much park or open space is available to play in? Can you easily walk to a bus or train to get to your destination?

These questions are what Planners think about and are at the heart of planning as a profession. (APA, 2020, para. 1).

SERVICES
SERVICES WE PROVIDE

Metropolitan Planning Commission | A Year in Review 2019

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In 1973 the City of Savannah created the Historic District Board of Review to examine development, redevelopment, rehabilitation and/or preservation activities that affect the visual quality of the Historic District. The Board of Review is charged with determining whether proposed exterior treatments to existing structures and design of new construction is appropriate to the historic character of the District.

The MPC, City of Savannah, and Chatham County participate in a partnership to establish a regional Geographic Information System (GIS), used for economic development, infrastructure management, and community planning. This partnership is known as the Savannah Area Geographic Information System (SAGIS). SAGIS uses a common base map and aerial photography to map information such as property, zoning, land use, addresses, census, and various elements.

The Comprehensive Planning Program consists of continually studying the community and its many elements. Some of the various physical elements which make up the community are water and sewer systems, community facilities, parks and open space, land use patterns and storm drainage systems. Population and economic characteristics are also vital to the comprehensive planning process. Each year, the MPC evaluates its planning program in relation to these elements.

Development Services is charged with the primary responsibility of review and analysis of all rezoning requests for both the City of Savannah and Chatham County. The analysis includes an examination of not only the relationship of the proposed changes to the overall community needs, but to the resultant impact on the immediate neighborhood. Site Plan Review is another important function of the department. In that role, staff ensures that new commercial and multifamily development, adhere to the standards of the applicable ordinances.

Core MPO is the Metropolitan Planning Organization for Chatham County, including all of its municipalities and portions of Effingham and Bryan Counties including Richmond Hill. CORE was initiated in 1963, and is housed at the MPC. The CORE planning process focuses on identifying deficiencies in the transportation system, proposing projects that address the deficiencies and then securing funding for those projects. The 1962 Federal-Aid Highway Act mandated that all urbanized areas with a population of more than 50,000 establish a continuing, cooperative and comprehensive (3C) planning process in order to be eligible to receive U.S. Department of Transportation funding. The 1974 Federal-Aid Highway Act further formalized the process by mandating the creation of a Metropolitan Planning Organization (MPO) for all urbanized areas with a population greater than 50,000. The MPC serves as staff to CORE and it responsible for compliance with all federal planning requirements as well as hosting all CORE meetings.

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**BY THE NUMBERS**
WHAT’S GOING ON IN CHATHAM COUNTY

### POPULATION
- **Total Population**: 289,195
- **Total Housing Units**: 125,687
- **Median Age**: 36
- **% Foreign Born**: 6.6%
- **Percent Poverty**: 14.4%

### HOUSING
- **Home Ownership**:
  - **Owner**: 57%
  - **Renter**: 43%
- **Housing Occupancy**:
  - **Vacant**: 14%
  - **Occupied**: 86%

### EDUCATION, EMPLOYMENT, INCOME
- **Median Household Income**: $54,911
- **% Unemployment**: 8%
- **% With College Degree or Advanced**: 32.9%
- **% With No Degree**: 19%

### PLAN REVIEWS
- **657 New Buildings**
- **$590,833,090**

In 2019, MPC staff was instrumental in plan review for many of the 657 new buildings valued at over 590 million dollars in the City of Savannah and Unincorporated Chatham County.

ACS 2014-2018 5 - Year Unless Noted

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**Top Industries**
- Educational Services: 31,100
- Arts Entertainment Recreation: 17,610
- Retail Trade: 16,054
- Professional Scientific Management: 13,204
- Manufacturing: 11,780
- Transportation Warehousing Utilities: 9,651

**People per SQ Miles**: 667
**SQ Miles**: 433
HIGHLIGHTS
WHAT HAVE WE BEEN UP TO

- Savannah New Zoning Ordinance (NewZO) adopted and implemented
- CORE MPO’s Mobility 2045 Metropolitan Transportation Plan Update
- SAGIS Property Map Viewer Update
- I-16 Interchange Traffic Study
- 2020 Transportation Unified Planning Work
- Agency Rebranding Efforts
- Isle of Hope Missionary Baptist Church added to Chatham County Register of Historic Places
- Parkside within the City of Savannah added as a Conservation District
- Completed County-wide Census 2020 Residential Address Appeals and Local Update of Census Address (LUCA)
- Training with Realtors and Assessors
- Created the Savannah Historic Preservation Commission to oversee all Neighborhood Historic Districts and Conservation Districts.
- Chatham County SMART Sea Level Sensor Project
- Municipal Stormwater Programs
- Chatham County-Savannah Comprehensive Plan Update Process Begins
- I-95 / Airways Avenue Interchange Study
- Began update of the Historic Site and Monument Commission Master Plan and Guidelines
- County-wide service Delivery Strategy Update Begins
- Update of Cuyler-Brownville Historic Resources Survey (2018-2020)
NEWZO

The New Zoning Ordinance became effective September 2019 and is now the official zoning document of the City of Savannah. Development Services staff has provided a detailed summary of the document that provides background information on the existing ordinance, as well as a number of comparisons between the current and proposed ordinances. These comparisons include zoning districts, development standards, public notice procedures and more. www.online.encodeplus.com/regs/savannah-ga/

CORE MPO’S MOBILITY 2045 PLAN UPDATE

Mobility 2045 Plan is an investment plan for the Savannah Urbanized Area within Bryan and Effingham Counties and all of Chatham County (the coastal region’s planning area). The Plan allocates available Federal, State and local funds to maintain and improve our transportation system over the next 26 years. The Plan also identifies existing and anticipated transportation issues and proposes solutions and opportunities that are both financially feasible and supportive of the community priorities. www.thempc.org/Core/Mtp

SAGIS PROPERTY MAP VIEWER

The SAGIS Property Map Viewer has been updated with additional property analysis tools. You can now watch the tutorials to learn how to use these advanced analysis options. Users can now also search for property by sale price, sale date, zoning, and other details or even combine criteria to search all of these conditions at once. Google Earth and new measurement tools have been added, as well as charts and graphs of property sale price and value and zoning distribution. www.sagis.org/map

PROJECTIONS

MAJOR HIGHLIGHTS FOR MPC

BENCHMARKS

HOW WE ARE DOING

OUTREACH

- 14,000+ Website Visits
- 1,295 Total Applications Processed
- 336 Total Project Announcement Signs Posted
- 950+ MPC Visitors
- 9,765 Mail-outs
- 285,000+ SAGIS Property Viewer Hits

APPLICATIONS

- 265,000+ SAGIS Property Viewer Hits
- 356 Total Project Announcement Signs Posted
- 1,295 Total Applications Processed
- 14,000+ Website Visits
- 950+ MPC Visitors
- 1,295 Total Applications Processed

GROWTH

- 1,200+ Total Maps Produced
- 3,578 Addresses Created & Updated Assigned
- $155,960,036 Transportation Projects Programmed
- 400+ GIS DAF Students
- 110+ Public Board Meetings Held
- 526 Development Reviews
- 526 Development Reviews
- 526 Development Reviews

NEW ZONE

“Planning the Future, Respecting the Past”
- Continue Building Partnerships with other Municipalities and Agencies
- Continue to be a Resource to the Community on Planning Issues
- Continue Providing Customer Oriented Service
- Continue Providing Efficiency with Development Reviews
- Participate in Affordable Housing Projects and Strategies
- Assist with the County’s 2020 Census
- Update the Chatham County - Savannah Comprehensive Plan
- Relaunch MPC Academy
- Partner with Georgia Tech on Resiliency & Sea-Level Rise Projects
- Continue to Increase focus on Marketing MPC’s Strengths
- Update Chatham County Service Delivery Strategy
- Update the CORE MPO Congestion Management Process
- Hold MPC Planning Commission Board Retreat
- Update MPC Continuity of Operations Plan (COOP)
- Continue MPC Staff Training
- Provide Programs, Resources and Services that Empower the Community.

“Planning the Future, Respecting the Past”
MPC STAFF

Melanie Wilson  
Executive Director

Pamela Everett  
Assistant Executive  
Director of  
Compliance &  
Operations

Christy Adams  
Director of  
Administrative  
Services

Marcus Lotson  
Director of  
Development Services

Lara Hall  
Director of SAGIS

Leah G. Michalak  
Director of Historic  
Preservation

Jackie Jackson  
Director of Advance  
Planning &  
Special Projects

Mark Wilkes  
Director of  
Transportation  
CORE MPO

Roger Beall  
Debbie Burke  
Nicholas Fazio  
Sabrina Finau  
Jessica Hagan  
Sally Helm  
Ryan Jarles  
John Kidd  
Kevin MacLeod  
Sandy Michel

Mary Mitchell  
Kait Morano  
David Ramsey  
Stephanie Rossi  
Alyson Smith  
Mandy Terkhorn  
Wykoda Wang  
Julie Yawn

“Planning the Future, Respecting the Past”