



Chatham County-Savannah
Metropolitan Planning Commission

MPC

2021 A YEAR IN REVIEW

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OUR BOARD

2020–2021 MPC Board Members

Joseph T. Welch <i>Chairman</i>	Chatham County
Karen Jarrett <i>Vice-Chairman</i>	City of Savannah
Travis Coles <i>Secretary</i>	City of Savannah
Dr. Malik Watkins <i>Treasurer</i>	Chatham County
Lauren Boles	City of Savannah
Elizabeth Epstein	City of Savannah
Joseph Ervin	City of Savannah
Ruel Joyner	Chatham County
Wayne Noha	Chatham County
Eula Parker	Chatham County
Dwayne Stephens	City of Savannah
Tom Woiwode	Chatham County
Lee Smith <i>County Manager</i>	Ex-Officio
Jay Melder <i>City Manager</i>	Ex-Officio

A THANK YOU

I am delighted to submit the MPC's 2021 Annual Report to our community and hope that the information provided herein informs and enlightens.

Once again, I want to thank my staff for their continued commitment, hard work, and dedication to the communities we serve. No one could have foreseen that our country would continue facing the challenges posed by the coronavirus (COVID-19) in 2021.

And so, we learned to quickly pivot thereby allowing the Agency to continue providing the high level of services to our clients, communities, and others. We are now using technology such as Zoom, Go-to-Webinar, and Microsoft Teams to provide virtual and hybrid meetings to ensure these public interaction continue.

What has not changed is our commitment to delivering the best services to our community in a transparent way, and the type of care that our dedicated staff provides daily. Board meetings and community services continued throughout the pandemic.

From completing Plan 2040 to managing the redistricting process, my staff has remained dedicated. And it's our promise to continue to do so until the pandemic's end.

If you are looking for a silver lining in this pandemic, we have found it through the amazing support of our community partners. I am proud of the work our staff and support of our boards and community.



WHO WE ARE

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

The Chatham County–Savannah Metropolitan Planning Commission (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.

We are the bridge between Chatham County, metropolitan Savannah, and our neighboring low-country communities. We are privileged to work with our governmental partners at all level to responsibly balance growth and development while preserving our unique natural and historic treasures. Through collaboration and uniting urban planning, development, transportation, zoning, historic preservation, and natural resource planning, we live our motto:

Planning the Future, Respecting the Past.

OUR PURPOSE

“The MPC is the comprehensive planning agency for the City of Savannah and Unincorporated Chatham County”.

The Commission and its staff conduct surveys and studies of the past, present, and future conditions within the City and unincorporated Chatham for the purpose of determining current community problems, anticipating future issues, and 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.

In keeping with this charge, the MPC acts as an advisory board to the City and County with regards to:

- Preparation and adoption of the Comprehensive Plan and other plans (such as small area plans, natural resource protection plans, transportation plans, etc.); and
- Implementation of those plans by various mechanisms, especially preparation and application of applicable 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 decision-making board in regard to the subdivision of land.

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, historic preservation, and natural resources.

SERVICES

Departments

SAGIS

- Database Development & Administration
- Property Map Viewer
- Spatial Analysis



Advance Planning & Special Projects

- Comprehensive Plans
- Data Collection
- Natural Resource Planning



Transportation Planning & CORE MPO

- Multi-Modal Transportation Planning
- Congestion Management
- Project Selection Traffic Forecasting
- Traffic Impact Review



Historic Preservation

- Review Certificates of Appropriateness (COAs)
- Review Markers, Monuments & Public Art
- Historic Resource Surveys



Development Services

- Subdivision Review
- Zoning | Subdivision Ordinance Development
- Existing Development Review



Administrative Services

- Process Applications
- Provide Administrative support to MPC Boards and Staff



SAGIS

Savannah Area Geographical Information Systems

The MPC, City of Savannah, and Chatham County participate in a partnership that established a regional Geographic Information System (GIS), used for economic development, infrastructure management, and community planning.

Known as SAGIS (Savannah Area Geographic Information System), we maintain standards, manage data, support geospatial education, and coordinate geospatial projects that affect the greater Chatham County-Savannah area.

SAGIS provides access to geospatial data through the SAGIS Map Viewer and the Open Data site. The Map Viewer contains data layers such as parcels, zoning, roads, census data, and more.

[Link to SAGIS Property Map Viewer](#)



LARA HALL

Director of SAGIS



ADVANCE PLANNING

Comprehensive Plans & Special Projects

The Advance Planning and Special Projects Department is continually studying the community, its many elements and those impacts on our region. 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.

An essential document we prepare every 5 years is known as the Chatham County–Savannah Comprehensive Plan. This public document named “Plan 2040”, details specific goals and strategies designed to achieve a shared community vision.

Advance Planning staff also work to educate the public and ultimately ensure that other plans and projects are consistent with the goals and objectives identified in the Comprehensive Plan.



JACKIE JACKSON

Director of Advance Planning & Special Projects



TRANSPORTATION

CORE MPO

The Coastal Regional (CORE) MPO is the transportation 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 an MPO for all urbanized areas with a population greater than 50,000.

The MPC staffs CORE and it is responsible for compliance with all federal planning requirements overseeing many grants and projects, as well as facilitating all CORE meetings.

MARK WILKES

Director of Transportation



HISTORIC PRESERVATION

Preservation & Cultural Resources

The Historic Preservation Department is responsible for the preservation of the City of Savannah and Chatham County's historic resources. It protects the area's architectural integrity and historic character through the use of local zoning ordinances.

This department staffs the City of Savannah's Historic Preservation Office and is responsible for reviewing and approving Certificate of Appropriateness for exterior building changes within Local Historic Districts and other designated Historic Properties through Savannah and Chatham County.

They also staff multiple MPC Commissions and Boards, coordinate historic resource identification, assist in drafting National Register nominations, draft ordinances that affect historic resources, apply for grants, provide training for Boards and the public, and performs Section 106 reviews for the City's Housing Department.



LEAH G. MICHALAK

Director of Historic Preservation



DEVELOPMENT SERVICES

Project Development and Zoning

The Development Services Department is responsible for all aspects of current planning in the City of Savannah and unincorporated Chatham County. The staff works with residents, local officials, and the development community with a focus on helping to shape the built environment. 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 resulting impact on the immediate neighborhood.

In this role, department staff must ensure compliance with applicable ordinances, assist developers and residents on review procedures and serve as a neutral advisor to the governing bodies.

In addition to these responsibilities, members of the department also serve as planning staff for the City and County Zoning Board of Appeals and the Metropolitan Planning Commission, where recommendations are presented for the board's consideration during public hearings.



MARCUS LOTSON

Director of Development Services



NEW BOARD MEMBERS

The MPC would like to introduce our new board members...



Lauren Boles
Founder & President | E4Progress, LLC.



Elizabeth Epstein
Executive Director | SCCPSS



Ruel Joyner
Owner & CEO | 24e Design Co.



Dr. Malik R. Watkins
Public Service Associate | University of Georgia
Carl Vinson Institute of Government



Dwayne Stephens
Program Manager | Parsons

BOARDS



METROPOLITAN
PLANNING COMMISSION



SAVANNAH HISTORIC
DISTRICT BOARD OF
REVIEW



SAVANNAH HISTORIC
PRESERVATION
COMMISSION



SAGIS



HISTORIC SITE
& MONUMENT
COMMISSION



CHATHAM COUNTY
ZONING BOARD OF
APPEALS



CORE MPO

- Technical Coordinating Committee (TCC)
- Citizens Advisory Committee (CAC)
- Advisory Committee on Accessible Transportation (ACAT)
- Economic Development and Freight Advisory Committee (EDFAC)



CITY OF SAVANNAH
ZONING BOARD OF
APPEALS

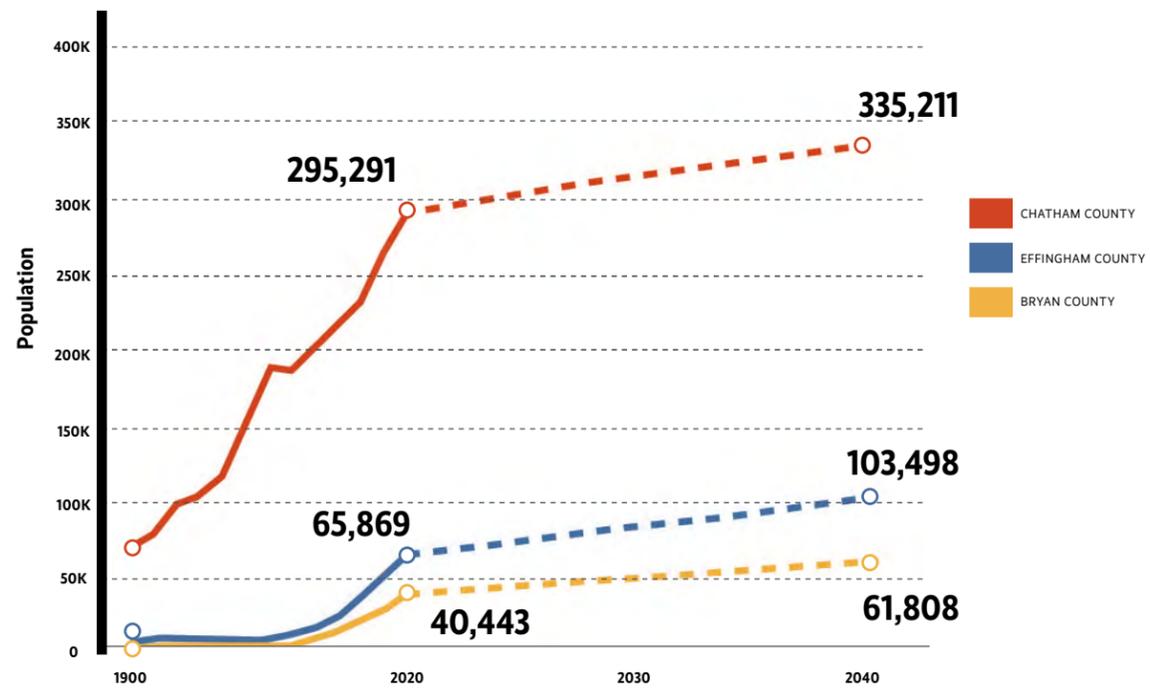
CHATHAM COUNTY GROWTH

By 2040, the population of Chatham County is expected to grow 15.5% to 335,000 residents

While Chatham County is expected to retain its status as the largest population center in the metropolitan area, its neighboring counties of Effingham and Bryan are forecasted to experience a greater rate of growth in the coming years.

By 2040, the population of Chatham County is predicted to be approximately 335,000. This equates to a population increase of approximately 15.5% in Chatham County over the next 20 years.

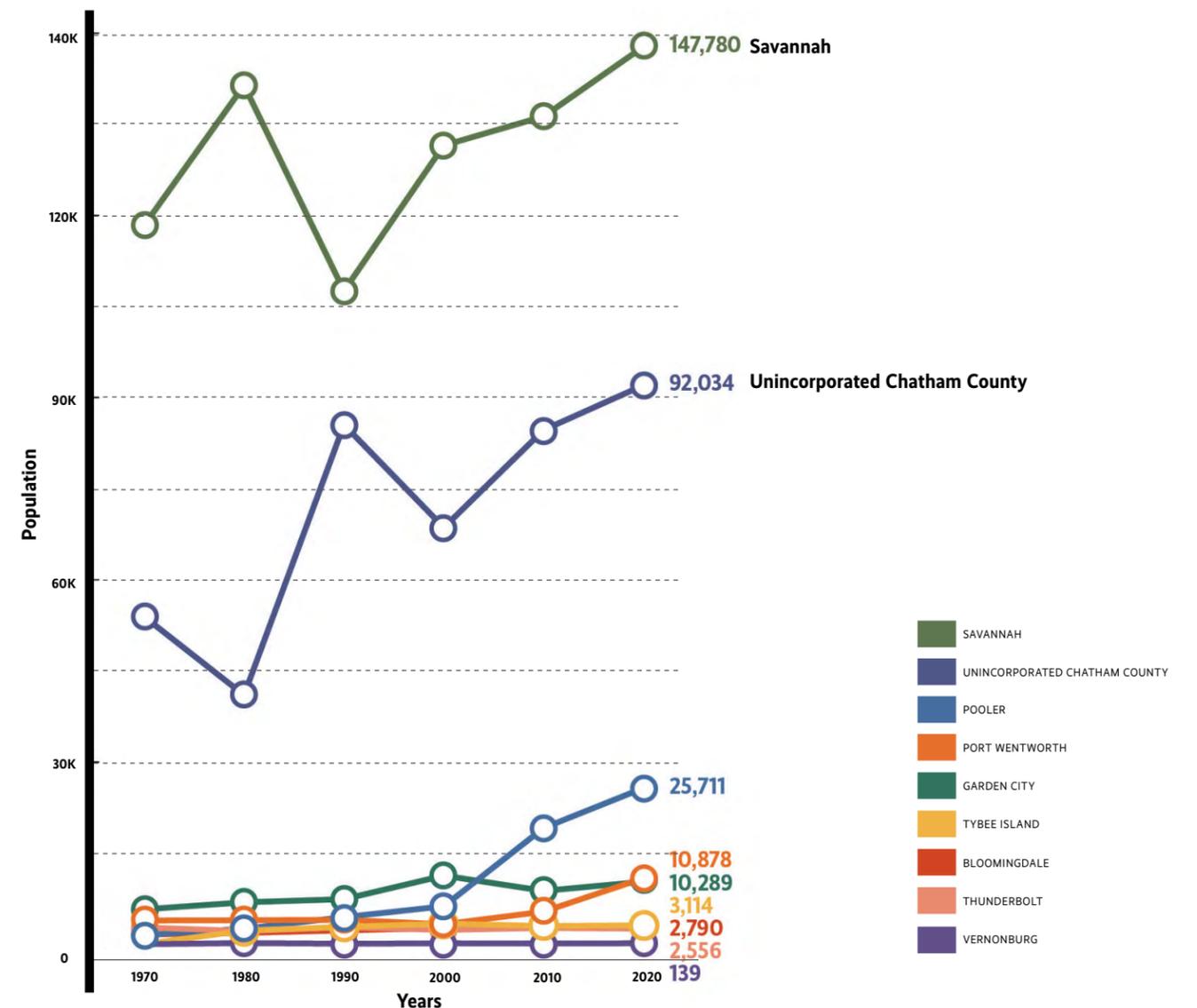
Population Projection, 1900–2040



Population Projections
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

As of 2020, the unincorporated areas and the city of Savannah made up 83.1% of the total population of Chatham County.

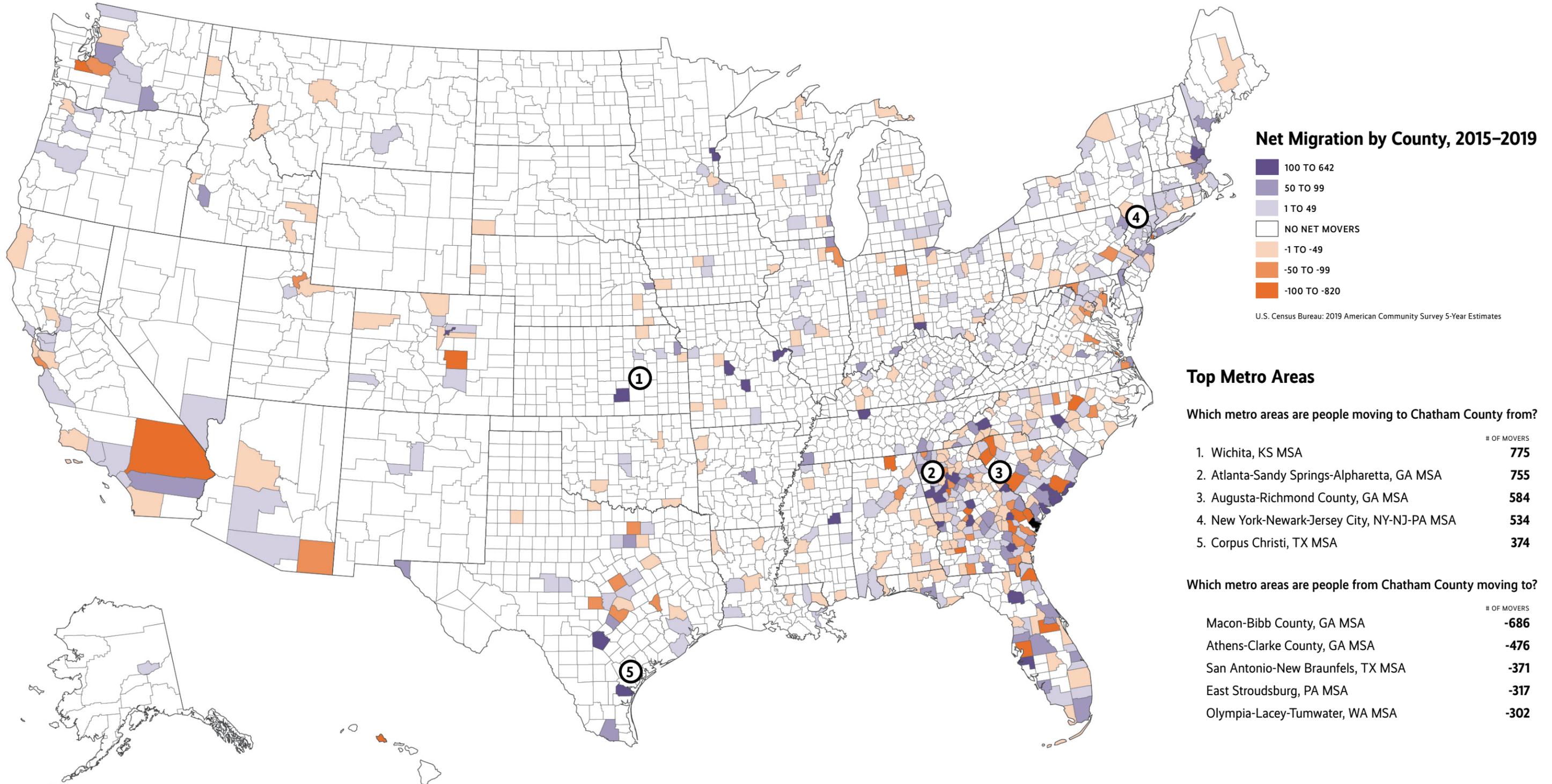
Population Growth Comparison, 1970–2020



Population Comparison, 1970–2020, Jurisdiction Break-outs
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

CHATHAM COUNTY MIGRATION

Who moved to and from the County between 2015–2019?



HIGHLIGHTS

What Have We Been Up To

- Chatham County–Savannah Plan 2040 Comprehensive Plan Adoption
- Savannah Historic Preservation Department Calendar
25th Anniversary of Midnight in the Garden of Good and Evil
- Cuyler-Brownville Historic District Contributing Resources Map Update
(Text Amendment to Zoning Ordinance)
- Streetcar Historic District Contributing Resources Map and District Boundary Update
(Text Amendment to Zoning Ordinance)
- Garden City 2040 Comprehensive Plan Adoption
- Pooler 2040 Comprehensive Plan Adoption
- Historic Preservation Month (Education and Outreach)
- Markers, Monuments, and Public Art Master Plan and Guidelines
- Victorian Historic District Survey (Buildings 40 years old or older)
- State Route 21 Access Management RFP (*Project Initiated*)
- State Route 307 Corridor Study RFP (*Project Initiated*)
- Starland Neighborhood Parking Model Completion
- Waters Avenue Phase I, II, III Parking Model Completion
- Recorder's Court Historic Preservation Overview
- SAGIS's COVID-19 Data Hub & Dashboard
- Non-Motorized Transportation Plan (*Project Initiated*)
- Coastal Empire Resiliency Network Grant (CERN) Development
- Housing Coalition Initiatives
- City of Bloomingdale Stormwater Outreach & Permit Compliance Activities
- CEMA Emergency Operations Center Training
- Webinar Series: Historic Preservation, MPC Policies, Tools & Procedures
- County and City Ordinance Revisions & Updates
- MPC Archive Digitization Project
- Bloomingdale & Garden City Stormwater Program Compliance
- CORE MPO Certification Review
- Chatham County Redistricting Facilitation
- Criminal Coordinating Council Comprehensive Opioid Abuse Program
Behavioral Health Analysis (City of Savannah)

PROJECTS

COVID-19 Hub & Dashboard

SAGIS staff created resources to support the planning and response to the ongoing public health emergency related to COVID-19. The SAGIS team consolidated regional, national, and global data to convey relevant information to the public.

The following resources were developed:

– Coastal Georgia COVID-19 Dashboard

This dashboard is updated multiple times a day and displays COVID-19 case counts for Georgia, Florida, and South Carolina. Daily case counts, two-week counts, seven-day moving averages, and cumulative counts can be shown per county or per state. The data is provided by Johns Hopkins University.

– SAGIS Map and Data Hub for COVID-19

This site hosts multiple resources to keep the public informed on the pandemic – links to official updates, community services, other dashboards, and more.

[Link to SAGIS Map & Data Hub](#)



SAGIS & MPC Staff Support Redistricting

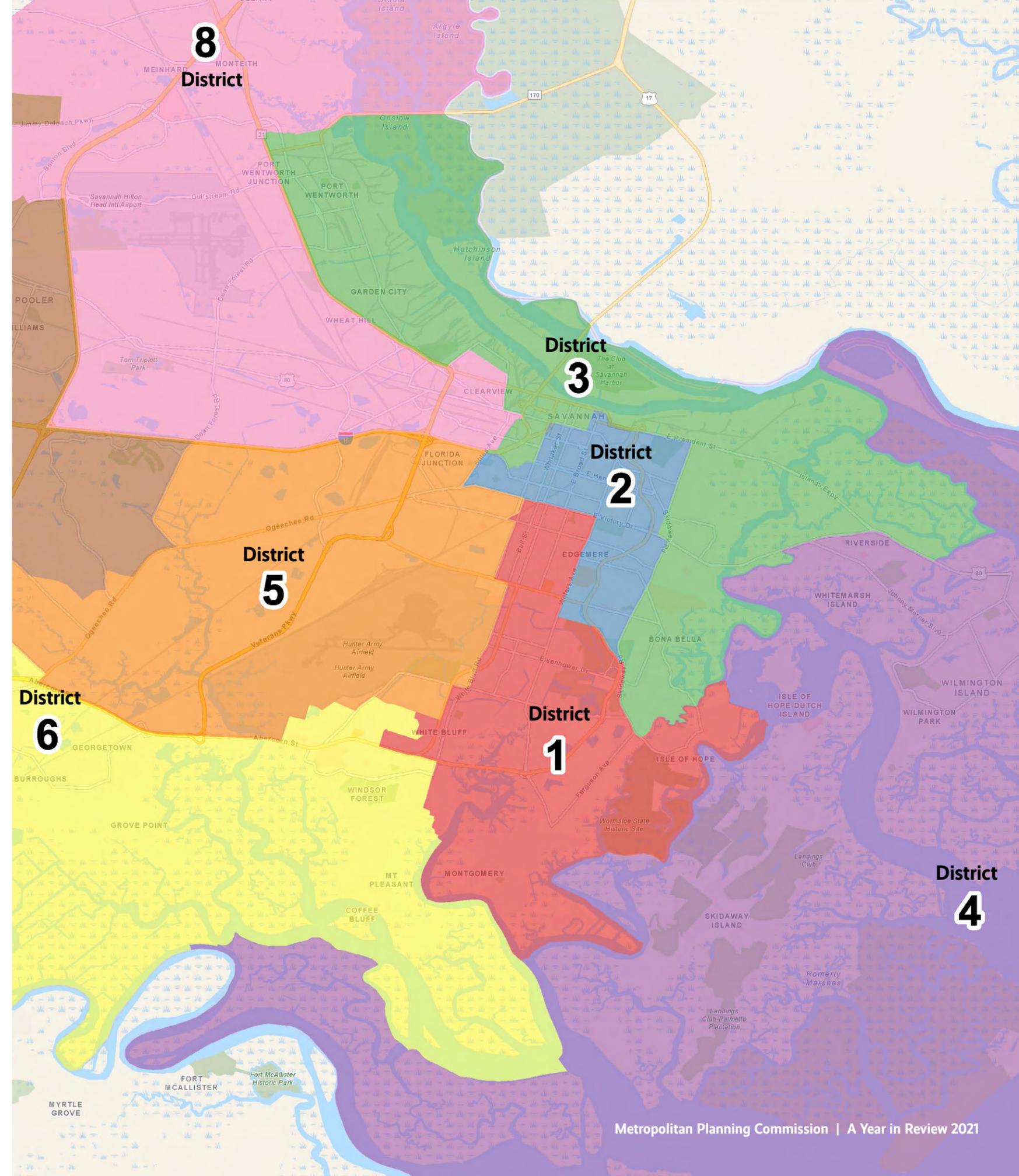
The Chatham County–Savannah Metropolitan Planning Commission is charged with coordinating and providing technical support for the redistricting of the Chatham County Board of Commission, City of Savannah Aldermanic, and the Savannah-Chatham County Public School Board Districts. Redistricting is the process of redrawing district boundaries based on population data. It occurs every ten years after the U.S. Census releases data gathered from the Decennial Census to redistribute the population evenly between voting districts.

The 2020 Census reported that Chatham County grew to 295,291 people, an increase of 11.83% since 2010. The majority of population growth occurred in northwest Chatham County. MPC and SAGIS staff were challenged with distributing residents evenly among eight districts for the County Commission and School Board. Additionally, the COVID-19 pandemic delayed the release of 2020 Census Redistricting Data, which caused the data to be released in August instead of January, creating a short window of time to complete this first round of redistricting.

Despite those challenges, staff met with each County Commissioner and School Board member regarding the needed changes to each district. The elected officials saw firsthand how moving population impacted surrounding districts. With collaboration and commitment to a common goal, the MPC developed a Draft Redistricting Plan that the County Commissioners and School Board members agreed upon.

The next step in the legal process required the Draft Redistricting Plan be sent to the Georgia Reapportionment Office. After making a few adjustments based on their feedback, the Redistricting Plan was certified by the Reapportionment Office.

Once the Legislator is notified of the technical certification, legislation will be drafted to enact the new map. The General Assembly will pass the legislation and the Governor's signature will make the districts official for Chatham County and the school board. SAGIS & MPC staff will then work with the City of Savannah Aldermen in 2022 for the redistricting of the City's districts.



Plan 2040: Comprehensive Planning

Plan 2040 is the community's principal guiding or "vision" document—designed to formulate a coordinated, long-term planning program to maintain and enhance the health and viability of the various jurisdictions.

Plan 2040 is a shared vision of the future of our community. It reflects the community's values and goals, and lays out strategies to achieve them. Since the last Comprehensive Plan was adopted in 2016, the County and City have grown considerably. Continued progress of our community must follow a strategic approach that balances a desirable built environment, economic development, natural resources, transportation options, and a high quality of life for all of our residents.

The two year process involved an in-depth public outreach and engagement process to ensure all residents of Chatham County has a chance to provide feedback on the growth of Chatham County and Savannah.

The final documents with goals and strategies for our future can be found at the MPC's Plan 2040 website.

[Link to PLAN2040 Page](#)



We're Social! Follow us
@plan_2040



Neighborhood Meeting



Pop-up Community Engagement in Forsyth Park



Starland Neighborhood Parking Model

The City of Savannah tasked the MPC with adapting the City of Savannah's Parking Model to the Starland Neighborhood to gauge the current and future parking demands within the neighborhood. To complete this task, MPC staff analyzed the land uses throughout the district, on-street parking data, ordinance required parking counts, and updated the City's current Parking Model to reflect the appropriate parking counts specific to the Starland Neighborhood. MPC Staff conducted the following steps:

- MPC staff conducted a land use survey for the Starland Neighborhood by identifying the current land uses for each parcel within the neighborhood.
- MPC staff evaluated the available parking count data within the Starland Neighborhood.

The Starland Neighborhood Parking Model determined the following:

- "typical approach" determined 833 parking spaces are needed
- "peak real demand" determined that 554 parking spaces are needed
- "peak real demand plus context" determined that 412 parking spaces are needed

By using the model outputs for peak real demand and peak real demand plus context (554 parking spaces and 412 parking spaces respectively), MPC staff assumes that the existing parking needs are being met since there are 641 on-street parking spaces available in the neighborhood, and at peak real demand only 554 spaces are needed.



Example of Parking Lot in Thomas Square



Cuyler-Brownville Historic Resources Survey

The Cuyler-Brownville Local Historic District was enacted in 1999 as part of the Zoning Ordinance update for the City of Savannah. The purpose of the district is to promote rehabilitation of existing historic buildings and ensure the visual compatibility of new construction within the area. The first historic resources survey of the Cuyler-Brownville District was completed in 1999 and identified 671 buildings as contributing, or historic in nature. While the State Historic Preservation Office recommends that surveys be updated a minimum of every 10 years, the Cuyler-Brownville District survey/map was twenty-two years old.

In order to address the buildings that may have been overlooked or left out in the past, an in-depth re-survey of the neighborhood was performed by MPC staff to identify buildings that were built between 1867 and 1937 (the district's period of significance) and that maintain historic integrity. From this survey, 90 buildings were newly identified as contributing to the historic character of the area.

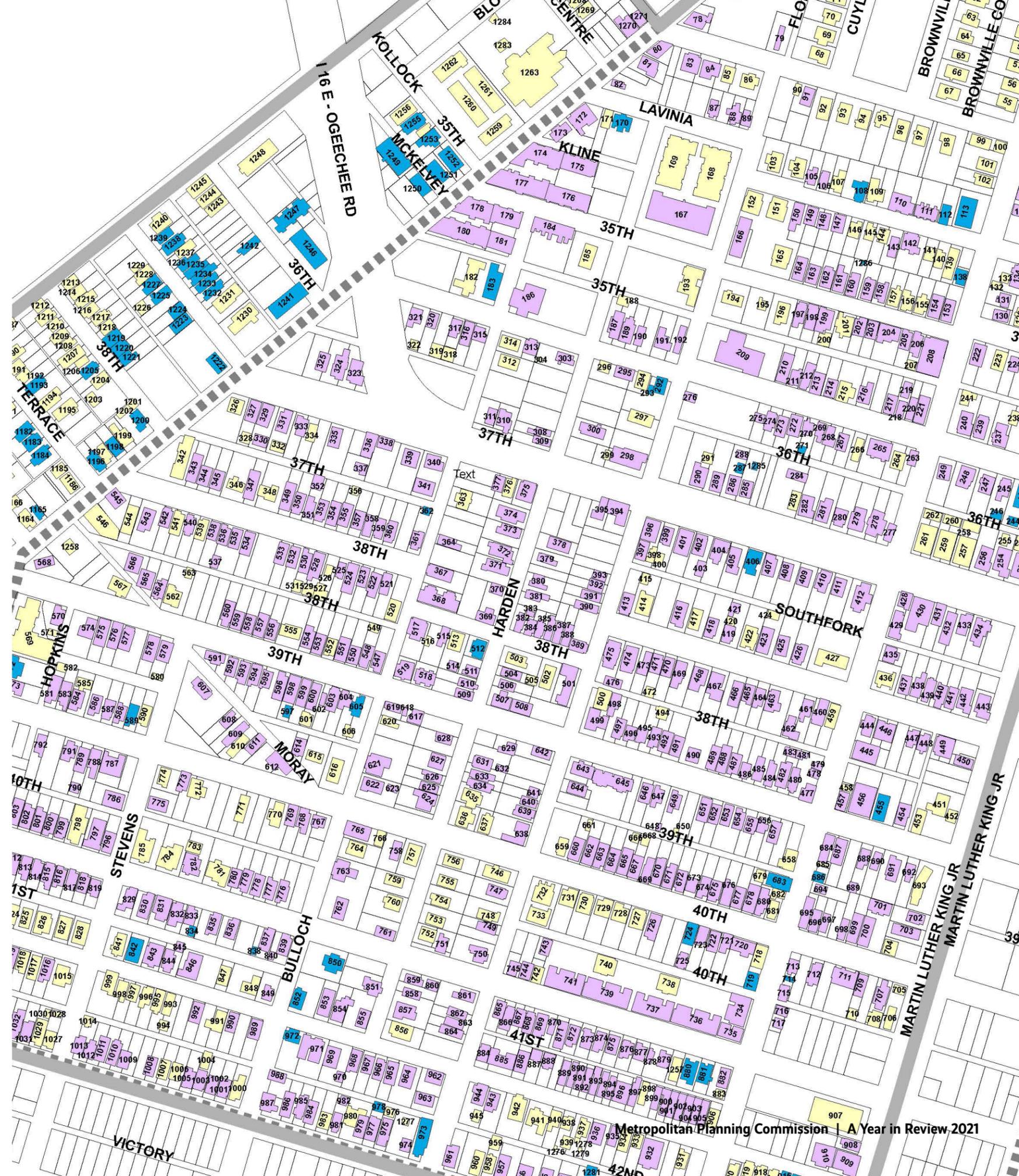
In April 2021, MPC Staff submitted a text amendment to the city which will officially list these buildings as contributing within the Cuyler-Brownville Contributing Buildings Map.



Cuyler-Brownville Contributing Buildings



Cuyler-Brownville Contributing Building



Historic Preservation Month

Preservation Month began as National Preservation Week in 1973, but in 2005, the National Trust extended the celebration to the entire month of May and declared it Preservation Month to provide an even greater opportunity to celebrate Historic Preservation throughout the Country.

During the month of May, the MPC held several virtual activities to engage the community in the world of Historic Preservation including, two webinars, and a historic preservation instagram page.



We're Social! Follow us
@mpchistoricpreservation



In Review: First Year of the Historic Preservation Commission (HPC)

In September 2019, the Savannah City Council adopted a new zoning ordinance, thereby creating the Savannah Historic Preservation Commission (HPC). The HPC, which consists of nine (9) members appointed by the Mayor and Alderman, held their first public meeting (with the permanent Commission) on July 22, 2020.

Since that time and in the midst of a global pandemic, the Commission has reviewed over 325 Certificates of Appropriateness within three (3) local Historic Districts and four (4) local Conservation Districts. The Commission's purview includes the Victorian Historic District, the Cuyler-Brownville Historic District, the Streetcar Historic District as well as the Carver Village, Ardmore, Ardsley Park, and Parkside Conservation Districts.

Nearly all exterior work, visible from the public right-of-way (including streets, lanes, and sidewalks), is reviewed by the Commission for visual compatibility as well as adherences to the ordinance's design standards.

The HPC has big plans to improve the standards within the applicable ordinances, survey additional historic resources to protect those in the future, and to continue to protect those already within their purview.



Ardsley Park-Chatham Crescent Conservation



Gearing Up for the Chatham County Historic Preservation Commission

After nearly 10 years of inactivity, the Chatham County Historic Preservation Commission (CCHPC) will once again convene. After including the reformation of the CCHPC in their budget, the County Commission is ready to take on preservation efforts in unincorporated Chatham County (UCC). Five (5) Commission members have been appointed and are waiting in the wings for the meetings to commence in 2022. Their first order of business will be to complete Historic Preservation Commission training and reinstate their Certified Local Government (CLG) status with the State Historic Preservation Office (SHPO).



Pin Point Historic District

This certification allows UCC to take advantage of federal grants for preservation projects, such as surveys and National Register of Historic Places nominations, as well as other benefits. UCC already has a number of locally designated historic properties and districts that were recognized under the Chatham County Historic Preservation Ordinance. These include: Pin Point Historic District, Pennyworth Island, Maridon (AKA: Eureka Club, Farr's Point), New Ogeechee Missionary Baptist Church, and Isle of Hope Union Missionary Baptist Church.

The CCHPC has a lot of items to tackle once they are up and running but their main efforts will focus on surveying the historic resources throughout UCC. Approximately 250 previously surveyed resources will be resurveyed and approximately 1500 identified historic resources are to be surveyed as well. This survey will help identify areas where the CCHPC can focus their protection and preservation efforts.



Plan 2040 Survey

The MPC's Plan 2040 survey asked in your opinion, "What are the most important historic preservation actions?"

Forty-two percent (42%) of the respondents felt that the most important historic preservation action was the identification, assessment, and designation of historic resources, while only 6% of respondents felt that providing information about energy efficient and alternative energy sources for historic buildings was most important.

A full copy of the survey and the results can be found in the Plan 2040 Appendix at <https://mpc.complan2040.org/>

OUR IMPACT

How We Are Doing

OUTREACH

54K

Website Visits

372K

SAGIS Property Viewer Hits

1,376

MPC Visitors

895

Historic Preservation Instagram Followers

2,436

Phone Calls

APPLICATIONS

1,056

Total Applications Processed

481

Total Project Signs Posted

6,245

Total Notification Mail-outs

13

Transportation Projects Implemented

122

Board Meetings

GROWTH

3,103

Addresses Created, Updated & Assigned

1,200

Total Maps Produced

\$540M

Transportation Projects Programmed

211K

Website Impressions

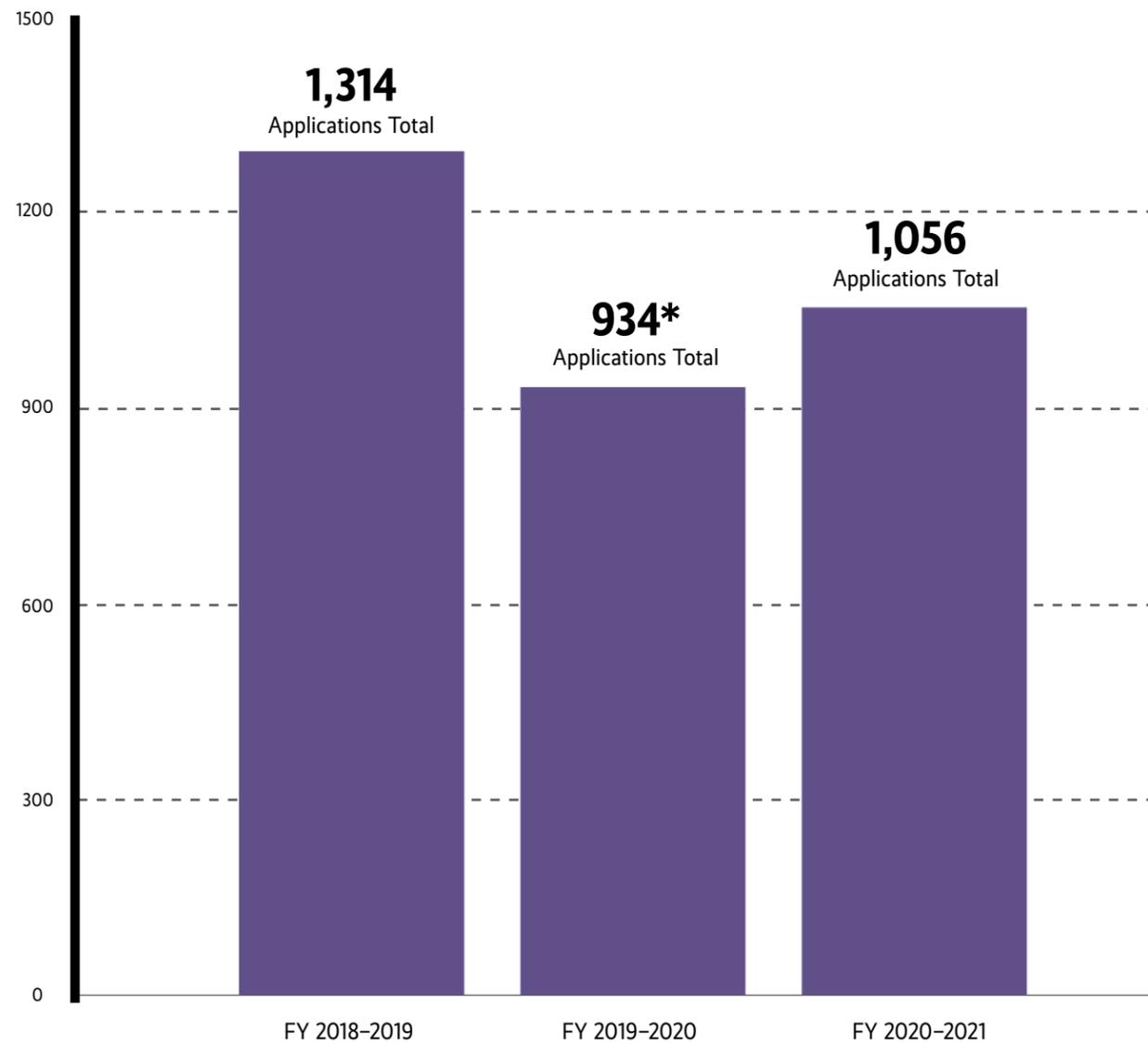
434

Development Reviews

LOCAL INVESTMENTS

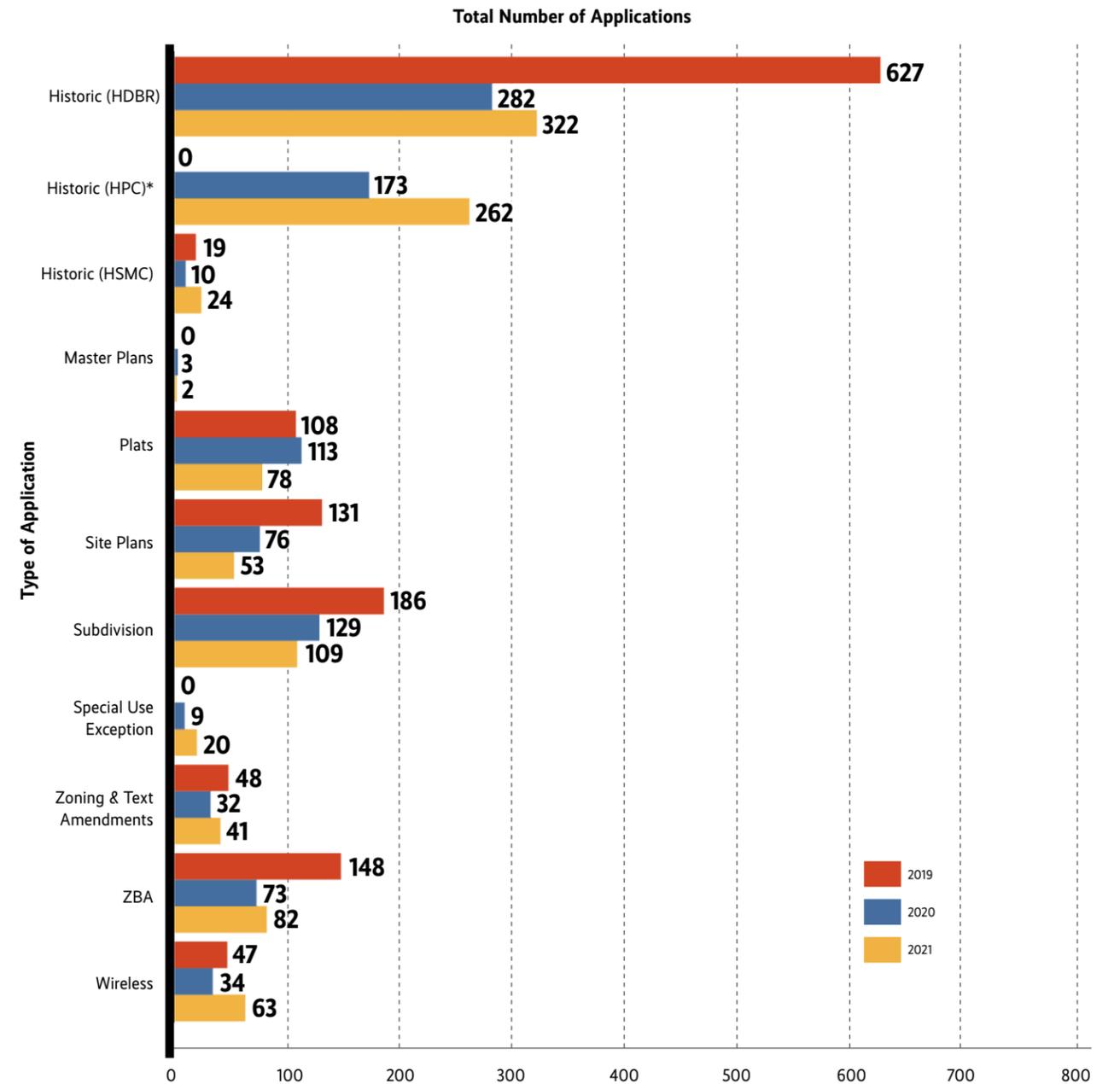
APPLICATIONS

Total Processed Project Applications



*The published calculation in the 2020 Annual Report was reported at 1,174. The final calculation is reflected.

Breakdown of Processed Applications 2019-2021



*The Historic Preservation Commission was created in 2020.

MOVING FORWARD

WHERE WE WANT TO GO IN 2022

- MPC Planning Academy
- Future Land Use Map (FLUM) Update
- City of Savannah Redistricting
- State Route 21 Access Management Plan
- State Route 307 Corridor Study
- Public Safety GIS Current State Assessment (E-911)
- Savannah Police Department Behavioral Health Unit (BHU)
- Continue to Develop Partnerships
- City of Savannah and Chatham County Ongoing Zoning Ordinance Amendments
- MPC/MPO Staff Training
- Virtual Lunch & Learn Meetings
- Update Technology
- Progress on Coastal Empire Resiliency Network (CERN)
- Sea Level Rise Sensor Project (SMART) Expansion
- Coordinate with County and City to Update Processes for Development Submissions
- Countywide Service Delivery Strategy Update
- CORE MPO Urban Flood Modeling Tool
- Transportation Improvement Program FY 2021–2024 TIP Amendments
- Regional Freight Transportation Plan Update RFP
- Congestion Management Process Update
- MPO Reapportionment Boundary and Bylaws
- MTP Plan Update
- Data Gathering
- Judicial Training
- Board Training
- Chatham County Historic Preservation Commission



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Website

www.thempc.org

STAFF

Melanie Wilson, *Executive Director*

Pamela Everett, *Assistant Executive Director*

Christy Adams, *Director of Administrative Services*

Lara Hall, *Director of SAGIS*

Jackie Jackson, *Director of Advance Planning*

Marcus Lotson, *Director of Development Services*

Leah G. Michalak, *Director of Historic Preservation*

Mark Wilkes, *Director of Transportation (CORE MPO)*

Olivia Arfuso, *Historic Preservation Planner*

Roger Beall, *Financial & Systems*

Stacy Bennett, *Administration Services*

Debbie Burke, *Natural Resource Planner*

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Mandy Terkhorn, *SAGIS*

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Julie Yawn, *Financial & Systems*