



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
July 24, 2018 ~ 1:00 PM
Minutes

July 24, 2018 Planning Meeting, 1:00 P.M.

Members Present: Joseph B. Ervin, Chairman
Linder S. Suthers, Secretary
Thomas Branch
Travis H. Coles
Ellis Cook
Karen Jarrett
Tanya Milton

Members Not Present: Tom Woiwode, Treasurer
Roberto Hernandez
Lacy Manigault
Lee Smith
Joseph Welch

Staff Present: Melanie Wilson, Executive Director
Marcus Lotson, Director of Development Services
Matt Lonnerstater, Development Services Planner
Jessica Hagan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bridget Lidy, Director of Planning and Urban Design
Tiras Petea, Principal Zoning Inspector

I. Call to Order and Welcome

II. Approval of Agenda

[1. Approval of Agenda](#)

III. Notices, Proclamations and Acknowledgements

[2. August 7, 2018 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.

IV. Consent Agenda

V. Regular Business

[3. NewZO Presentation - Marcus Lotson, MPC and Bridget Lidy, Director of Planning and Urban Design](#)

Mr. Marcus Lotson and Mrs. Bridget Lidy gave a process and public participation update for the New Zoning Ordinance. They covered why we need a NewZO, the comments that have been received from the public, staff's comments, the schedule and the next steps.

Mr. Marcus Lotson asked Why do we need a NewZo? To match development standards to development patterns, reduce the number of variances requested and create more predictable processes and outcomes.

Ms. Bridget Lidy reviewed the areas that received the most public comments. Most of the comments included Article 3: Application & Review Procedures, Article 5: Based Zoning Districts, Article 7: Historic and Other Overlay Districts and Article 9: General Site Standards.

Mr. Marcus Lotson and Ms. Bridget Lidy read some of the comments from the power point presentation.

Ms. Ellen Harris explained why MPC needs a new Historic Commission. She stated that under the Georgia Historic Preservation Act if you have local Historic Districts, then you have to establish a Commission. The Victorian, Cuyler-Brownville and Mid City Districts are not in compliance with the Act, so they will be under the New Historic Commission. City Council will appoint the members.

Mr. Branch asked why not have those under the Historic Board of Review?

Mrs. Melanie Wilson stated that yes it could be done and she will get with Ellen to talk details.

Ms. Ellen Harris stated that they have looked at several different options and felt having a new Historic Commission Board was the best option.

Mr. Marcus Lotson stated that the parking requirements they have changed in the NewZO to help accommodate all the new changes happening around the City. A few things they are looking to improve in the NewZo are creating floating districts to provide maximum flexibility, establish a review of revisions process, addressing non-conformities and incorporating the Parking Matters Study.

Mr. Sean Brandon with the City of Savannah, stated that the City has asked the same consultant firm that worked on the Parking Matters Study to take a deep look in the parking requirement amendments. compare them to various standards including ITE Parking Generation, ULI Shared Parking, were we are now and other cities to see were they are in comparison with the NewZO.

The Next steps are:

August 2018: Release for Public

September 2018: Planning Commission Review and Recommendation

October 2018: Mayor and Alderman Public Hearing

January 2018: Anticipated Effective Date

Additional meeting have been scheduled with various stakeholders.

VI. Other Business

VII. Adjournment

[4. Adjourn](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.