



C H A T H A M   C O U N T Y - S A V A N N A H  
**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** JUNE 25, 2019  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Text Amendment to the City of Savannah Zoning Ordinance**

**Re: Amendments to Section 8-3030, (16) Large Scale Development**

**Applicant: City of Savannah**

**File No. 19-003042-ZA**

**MPC ACTION:**

**Approval** to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.

**MPC STAFF RECOMMENDATION:**

**Approval** to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.

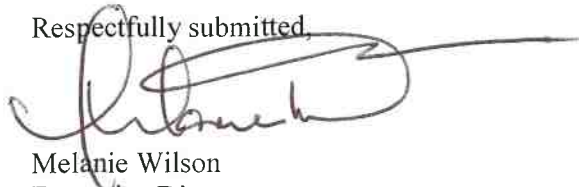
**MEMBERS PRESENT:** 11 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Branch Cook Coles Jarrett Manigault Milton Noha Smith Suthers Woiwode Welch		Hernandez Parker

Respectfully submitted,



Melanie Wilson  
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections





## Chatham County - Savannah Metropolitan Planning Commission

---

### June 25, 2019 REGULAR MPC MEETING

#### **Title**

TEXT AMENDMENT | Petitioner: City of Savannah | Section 8-3030, (16) Large-Scale Development | File No. 19-003042-ZA

#### **Description**

A petition to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.

#### **Recommendation**

Approval to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Staff Report-19-003042-ZA.pdf](#)
- 📎 [APPLICATION 19-003042-ZA - TEXT AMENDMENT.pdf](#)
- 📎 [6-25-19 Proposed Ordinance.pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H  
**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**TO:** Mayor and Aldermen of the City of Savannah

**FROM:** The Planning Commission

**DATE:** June 25, 2019

**SUBJECT:** Text Amendment to the City of Savannah Zoning Ordinance  
Re: Amendments to Section 8-3030, (16) Large Scale  
Development  
Applicant: City of Savannah  
File No. 19-003042-ZA

Leah G. Michalak, MPC Project Planner

**ISSUE:**

A petition to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.

**BACKGROUND:**

In July 2018, City Council adopted several amendments to Section 8-3030 Historic District ordinance. One of the major changes was that new construction within the Factors Walk Character Area would no longer be exempt from the Large Scale Development or Commercial Standards and the following language was removed from Section (18) Character Areas:

*vi. New construction on Factors Walk is exempt from commercial and large scale development standards.*

However, it was inadvertently left in Section (16) Large-Scale Development which still states:

*New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.*

The proposed text amendment is as follows:

*New construction Monumental Buildings shall be exempt from Large-Scale Development standards.*

**FINDINGS:**

1. Large Scale Development is defined in Section 8-3030 as: *Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel, or is four stories or greater in 'R' zoning districts or is five-stories or greater in all other zoning districts.*
2. Section 8-3030 of the ordinance defines the Factors Walk Character Area as: *A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, cobblestone rights-of-way, and pedestrian bridges.*
3. Since, the adoption of the Large Scale Development standards by City Council in 2009, until the 2018 amendments, Large Scale Development within the Factors Walk Character Area had been exempt from Commercial and Large Scale Development Standards.
4. The Large Scale Development standards ensure that greater scale new construction buildings, than are typical historically within the Savannah Historic District, break down their height and mass in order to be visually compatible with historic buildings.

**POLICY ANALYSIS:**

A staff review of the ordinance found this error. Staff then contacted the original stakeholder group that provided input regarding the July 2018 amendments to notify them of the error. A meeting with this group found that the consensus was that this proposed amendment is consistent with the intent of the changes made in 2018.

If this language is not amended, the resulting large-scale new construction is likely to be incompatible with historic buildings within the Factors Walk Character Area.

**ALTERNATIVES:**

1. Recommend approval of the request to amend the Zoning Ordinance as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

**RECOMMENDATION:**

**Approval to amend the City of Savannah Zoning Ordinance, Section 8-3030 Historic District, to correct a Scrivener's error relating to the Factors Walk Character Area as it applies to Large Scale Development.**

*Amendments are struck-through if intended to be removed and shown in boldface type and underlined if intended to be added.*

**ENACT**

**Section 8-3030, (16) Large Scale Development.** Large-Scale Development [see Definitions (a)] shall comply with the following standards. New construction ~~on Factors Walk~~ and **M**onumental **B**uildings shall be exempt from Large-Scale Development standards.