



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:** April 24, 2018  
**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: Amendment to Section 8-3029, Cuyler-Brownville Planned**  
**Neighborhood Conservation District, Demolition and**  
**Relocation Standards**  
**Applicant: Staff-Initiated**

**MPC ACTION:**

**Approval** of the Cuyler-Brownville  
Ordinance as proposed.

**MPC STAFF RECOMMENDATION:**

**Approval** of the Cuyler-Brownville  
Ordinance as proposed.

**MEMBERS PRESENT:** 9 + Chairman

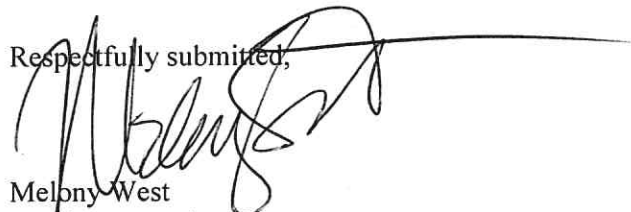
Joseph Ervin, Chairman  
Thomas Branch  
Travis Coles  
Ellis Cook  
Karen Jarrett  
Lacy Manigault  
Tanya Milton

Linder Suthers  
Joseph Welch  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-0)

<b>APPROVAL</b> Votes: 10	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Branch Cook Coles Jarrett Manigault Milton Suthers Woiwode Welch		Smith Hernandez

Respectfully submitted,

  
Melony West  
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council  
Brooks Stillwell, City Attorney  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections





## Chatham County - Savannah Metropolitan Planning Commission

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### April 24, 2018 Regular MPC Meeting

#### **Title**

TEXT AMENDMENT | Amend Cuyler-Brownville Historic District Ordinance | Staff-Initiated Petition | File No. 18-001926-ZA

#### **Description**

A petition to revise the Cuyler-Brownville demolition and relocation standards to remove the “stay of demolition or relocation” requirement from the ordinance.

#### **Recommendation**

Amend the Cuyler-Brownville Ordinance as proposed.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [Staff Recommendation -18-001926-ZA.pdf](#)



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**METROPOLITAN PLANNING COMMISSION**

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M E M O R A N D U M

**TO:** The Mayor and Aldermen

**FROM:** The Planning Commission

**DATE:** April 24, 2018

**SUBJECT:** Text Amendment to the City of Savannah Zoning Ordinance  
Re: Amendment to Section 8-3029, Cuyler-Brownville  
Planned-Neighborhood Conservation District,  
Demolition and Relocation Standards  
Applicant: Staff-Initiated

Leah G. Michalak, Project Planner

**MPC FILE NO:** 18-001926-ZA

**ISSUE:**

A petition to revise the Cuyler-Brownville demolition and relocation standards to remove the "stay of demolition or relocation" requirement from the ordinance.

**BACKGROUND:**

The Cuyler-Brownville Ordinance was adopted in 1998 through a recommendation within the 1997 Cuyler-Brownville Neighborhood Redevelopment Plan "to enhance the livability and quality of life in the neighborhood."

**FINDINGS:**

The current standards for demolition and relocation within the Cuyler-Brownville Ordinance are very weak in comparison to demolition standards in other historic district ordinances. Essentially, if the Visual Compatibility Officer (VCO) or the Metropolitan Planning Commission (MPC) denies a request for demolition or relocation, that decision is only valid for six months. The demolition or relocation can proceed after a six month stay. The proposed ordinance revision removes the "stay of demolition or relocation" provisions.

**POLICY ANALYSIS:**

The revisions to the demolition and relocation standards protect historic buildings from unnecessary demolition and relocation. Taking no action leaves many buildings unprotected especially with regard to demolition.

**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:**

**Amend the Cuyler-Brownville Ordinance as proposed.** *Amendments recommended to be enacted are shown in boldface type and are crossed-out.*

**ENACT**

Sec. 8-3029.

H. ***Demolition and relocation of structures.*** In accordance with the purpose of this district, the VCO and the MPC, where requested, shall review all requests for the demolition of contributing structures or the relocation of structures into, within, and out of Cuyler-Brownville.

3. ***Demolition and relocation review process.***

- a. ***Responsibility for review.*** The VCO and MPC, where applicable, shall be responsible for all demolition and relocation reviews for Cuyler-Brownville. The MPC shall review applications for demolition or relocation of contributing construction only when: 1) the petitioner requests such a review in the application; 2) those agencies and organizations listed in this subsection H.4.a submit a written request to the VCO within ten (10) working days of notification of the application by the VCO; or 3) at the request of the VCO.
- b. ***Review period.*** Within 15 working days of receipt of the application, the VCO shall approve, deny, or recommend it to the MPC for a public hearing.

~~An application denied by the VCO shall automatically trigger a stay of demolition or relocation for six months from the date of denial in order to allow public notice in accordance with subsection H.4.a. The VCO shall notify the application, in writing, stating the reason(s) why it has been denied.~~

Applications to be heard by the MPC shall be accompanied by a recommendation from the VCO in the form of a staff report. Upon notice of a request for the MPC review, the application will be scheduled for a MPC meeting. Any decision by the VCO or MPC shall be provided to the applicant, in writing, within five (5) working days.

~~Upon the expiration of the six month stay of demolition or relocation, a demolition permit shall be granted if the application has not been withdrawn, or other mitigative efforts have not been approved.~~