



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: SEPTEMBER 26, 2017
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 Article K (Mid-City District), Section 8-3207
(Certificate of Appropriateness)**

MPC Staff Study

File No: 17-005633-ZA

MPC ACTION:

Approval of the amendments to Article K (Mid-City District), Sec. 8-3207 (Certificate of Appropriateness)

MPC STAFF RECOMMENDATION:

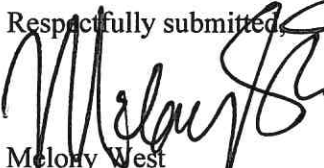
Approval of the amendments to Article K (Mid-City District), Sec. 8-3207 (Certificate of Appropriateness)

MEMBERS PRESENT: 8 + Chairman

Tanya Milton, Chariman
James Overton, Vice Chairman
Joe Welch
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-0)

APPROVAL Votes: 9	DENIAL Votes: 0	ABSENT
Milton Overton Coles Cook Ervin Jarrett Smith Welch Woiwode		Coleman Hernandez Mackey Manigault Suthers

Respectfully submitted,

Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



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: Metropolitan Planning Commission

DATE: September 26, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendments to Article K (Mid-City District), Section 8-3207(1)
(Certificate of Appropriateness Required)
MPC Staff Study
File No: 17-005633-ZA

ISSUE:

To clarify that proposed construction is required to be reviewed for a Certificate of Appropriateness (COA); to revise wording for consistency; and, to indicate that a COA is required for all structures visible from a public right-of-way.

BACKGROUND:

The Mid-City District ordinance was adopted in 2005. This district includes the Thomas Square neighborhood and portions of the Metropolitan and Baldwin Park neighborhoods, which is located in the Thomas Square Streetcar National Register Historic District.

The ordinance established Mid-City as a local historic district that includes a requirement to comply with certain design standards to ensure that the architectural integrity of the neighborhood will be maintained for new and rehabilitated structures. These standards were intended to apply to: 1) Demolition of structures deemed historic (also known as contributing structures); 2) the move of contributing structures into, within and out of the district; 3) new construction of and material changes to existing accessory and principal structures visible from the public right-of-way; 4) new construction of and material changes to existing fences and walls visible from the public right-of-way; and, 5) all signage that is illuminated and/or more than three square feet in sign area.

A recent review of the types of activities and development requiring a Certificate of Appropriateness (COA) review revealed that new construction of principal structures is not identified. This is an oversight that is proposed to be corrected. It is also proposed that some minor amendments be made to Sec. 8-3207 to provide for consistent language within this section.

POLICY ANALYSIS:

The correction will ensure that no new construction will be exempt from the COA review process. Other changes will clarify the COA review is intended for all structures visible from a public right-of-way and that language for the COA criteria is consistent.

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 of the amendments to Article K (Mid-City District), Sec. 8-3207(1) (Certificate of Appropriateness Required) as follows:

Amendments recommended to be enacted are shown in boldface type and are underlined.

Sec. 8-3207. Certificate of Appropriateness.

(1) *Certificate of Appropriateness Required.*

No permit shall be issued to make any of the following **building changes to the exterior of a structure visible from any public right-of-way** within the **TN-2, TC-1, TC-2 or CIV Mid-City Districts** until the plans **for such building changes** have been reviewed and approved as complying with the neighborhood design requirements in the Mid-City Neighborhood Design Standards by the Design Administrator, and the Design Administrator has issued a certificate of appropriateness:

Demolition of a contributing structure (see Section 8-3208 below).

- (a) Moving a structure into or within the ~~listed districts~~ **Mid-City District** or moving a contributing structure out of the ~~listed districts~~ **Mid-City District**.
- (b) **Construction of, or material** change in the appearance of ~~all an~~ existing principal structures ~~by addition, reconstruction or alteration~~. Material change shall specifically include the addition of awnings to any contributing structure.
- (c) Construction of, or material change in the appearance of ~~an existing~~ **accessory building or structure**. **Material change shall specifically include the addition of awnings to any contributing structure.**
- (d) **Construction of, or material change in the appearance of existing walls and fences.** ~~Change in existing walls and fences, or construction of new walls and fences, if such activity is along or visible from any public street or lane.~~

- (e) Erection or placement of any illuminated sign, or of any other sign exceeding three square feet in size.



Chatham County - Savannah Metropolitan Planning Commission

September 26, 2017 Regular MPC Meeting

Title

C4 - TEXT AMENDMENT: Amend Article K (Mid-City District), Sec. 8-3207 (Certificate of Appropriateness) to Require a COA Review for New Construction; Revise Wording in Section for Consistency; and, to Indicate that a COA Review is Required for All Structures Visible from a Public Right-of-way | MPC Staff Study | File No. 17-005633-ZA

Description

A recent review of the types of activities and development requiring a Certificate of Appropriateness (COA) in the Mid-City District revealed that new construction of principal structures is not identified. This is an oversight that is proposed to be corrected. It is also proposed that minor amendments be made for consistent language within this section, and to indicate that a COA review is required for proposed structures and material changes to existing structures that are visible from a public right-of-way.

Recommendation

Approval of the staff recommendation as provided in the attached report.

Contact

Charlotte Moore, AICP
moorec@thempc.org OR 912.651.1440

Financial Impact

n/a

Review Comments

Attachments

📎 [Staff Report-17-005633-ZA-Sept 26.pdf](#)