



TEXT AMENDMENTS TO THE SUBDIVISION AND ZONING ORDINANCES

Petitioner: Bridget Lidy on Behalf of Mayor and Aldermen for the City of Savannah

Request: To Amend Article G, Design Standards of the Subdivision Regulations and Article 3.0, Application and Review Procedures and Article 7.0, Overlay Districts of the Zoning Ordinance to Require a Certificate of Appropriateness for Subdivisions within the Savannah Downtown Historic Overlay District in Aldermanic District 2 (File No. 23-005697-ZA).

Goals of Amendments:

- Provide a public notification process for subdivision and recombination requests
- Allow the Downtown Historic District Board of Review (HDBR) to review subdivision and recombination petitions occurring within the Savannah Downtown Historic Overlay District
- Provide the public with adequate notice and participate in a hearing

Stakeholders Represented these Organizations:

- Savannah Historic District Board of Review
- Downtown Neighborhood Association
- Historic Savannah Foundation
- Beehive Foundation
- Tourism Leadership Council
- Oglethorpe Plan Coalition
- Forsyth Park Alliance

Staff:

- Historic Preservation, Metropolitan Planning Commission
- Development Services, Metropolitan Planning Commission
- Development Services, City of Savannah
- Planning and Urban Design, City of Savannah

Subdivision Ordinance Revisions:

The proposal is to revise Article G – Design Standards of the Subdivision Ordinance. Specifically, Sec. 8-2030. Preservation of noteworthy features would be amended to require a Certificate of Appropriateness for any subdivision or recombination of property within the Savannah Downtown Historic Overlay District. A reference to Sec. 3.19 Certificate of Appropriateness for the Savannah Downtown Historic District is provided.

Zoning Ordinance Revisions:

The revisions would also impact Article 3.0 – Application and Review Procedures, 3.19.2 Applicability pertaining to the issuance of Certificates of

Appropriateness (COA) for the Savannah Downtown Historic District. The proposal is to add the requirement of a COA for any subdivision or recombination of parcel lot or tract for this district.

Table 3.2-1 Types of Required Public Notices for Applications indicates that a posted notice is required for COAs. This would require the applicant to post a sign on the subject property alerting surrounding residents and businesses of the request to subdivide or recombine property within the Downtown Historic District.

Table 3.2-1: Types of Required Public Notice for Applications

Proposal	Mailed	Posted	Published Public Hearing	Neighborhood Meeting
Development of Regional Impact (DRI)	n/a	n/a	n/a	n/a
Comprehensive Plan Text Amendment	n/a	n/a	✓	n/a
Comprehensive Plan Map Amendment	✓	✓	✓	n/a
Rezoning (Map Amendment)	✓	✓	✓	✓
Rezoning, Planned Development District	✓	✓	✓	✓
Zoning Text Amendment	n/a	n/a	✓	n/a
Planning Commission Development Plan Review (No Variance)	✓	n/a	n/a	n/a
Planning Commission Development Plan Review (Variance requested)[1]	✓	✓	✓	n/a
Traffic Impact Analysis	n/a	n/a	n/a	n/a
Special Use Permit	✓	✓	✓	n/a
Temporary Use Permit	n/a	n/a	n/a	n/a
Special Exceptions	✓	✓	✓	n/a
Home Occupation Permit	n/a	n/a	n/a	n/a
Wireless Communications Facility	See Sec. 8.9, Wireless Communications Facilities			
Sign Permit	n/a	n/a	n/a	n/a
Local Historic District Designation	✓	✓	✓	✓
Local Historic Property Designation	✓	n/a	✓	n/a
Amendment to a Local Historic District Contributing Resources Map or Height Map	✓	n/a	✓	n/a
Certificate of Appropriateness for Local Historic Districts (with or without a Special Exception)	n/a	✓	n/a	n/a
Proactive Preservation	✓	n/a	n/a	n/a
Administrative Adjustment	n/a	n/a	n/a	n/a
Variance (Zoning Board of Appeals)	✓	✓	✓	n/a
Appeals	See Sec. 3.26.6	✓	✓	n/a
Relief for Nonconforming Uses	✓	✓	✓	n/a

[1] Variances from the standards of the City of Savannah Subdivision Regulations, Savannah City Code, Part 8, Chapter 2 shall be reviewed by the Savannah Zoning Board of Appeals.



Portions of Article 7.0 – Overlay Districts would also be revised. Sec. 7.8.7 Criteria for a COA would require the HDBR to review and take final action on a proposed COA by applying standards to a subdivision and recombination.

New language is proposed in Sec. 7.8.12 titled Subdivision and Recombination Standards to provide criteria for the HDBR to use when determining if a COA should be issued. This language includes:

- a. The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context, including, but not limited to, lot size, lot shape, and lot configurations.
- b. Contributing resources on the same parcel shall not be subdivided unless the proposed subdivision or recombination results in the same parcel configuration that existed when one of the contributing resources was constructed.