



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **APRIL 2, 2019**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

**Zoning Ordinance
NewZO**

MPC ACTION:

Approval to forward the draft Zoning Ordinance (NewZO) including zoning map and adopting resolution to the Mayor and Alderman for approval.

MPC STAFF RECOMMENDATION:

Approval to forward the draft Zoning Ordinance (NewZO) including zoning map and adopting resolution to the Mayor and Alderman for approval.

MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman
Travis Coles
Ellis Cook
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder Suthers
Tom Woiwode

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Cook Coles Jarrett Milton Noha Parker Smith Suthers Woiwode		Branch Hernandez Manigault Welch

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






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 5, 2019
TO: Roberto Hernandez, City Manager
FROM: Melanie Wilson, MPC Executive Director 
SUBJECT: New Zoning Ordinance

By action of the Planning Commission on April 2nd, 2019 at a duly advertised regular meeting, the attached vote was taken and entered into the record. The Planning Commission moved by unanimous consent of members present, to forward the draft version of the new Savannah Zoning Ordinance (NewZo) to include the draft zoning map and adopting resolution authored by Attorney Frank Jenkins, to the City of Savannah.

Pursuant to these actions the MPC turns over the administration of the adoption process to the City of Savannah and looks forward to working with the city to further the goals of the Mayor and Aldermen relative to land use and zoning.

Please contact the MPC if further information is needed or if clarification of any aspects of NewZO can be provided.

cc: Jen Herman, Interim City Attorney
Heath Lloyd, Chief Development Officer
Bridget Lidy, Director of Planning and Urban Design
Marcus Lotson, Director of Development Services

MW/ml

AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SAVANNAH, GEORGIA, SITTING FOR THE PURPOSE OF **ADOPTING A CITY OF SAVANNAH ZONING ORDINANCE; PROVIDING THE STANDARDS FOR THE EXERCISE OF THE ZONING POWER; PROVIDING THE POLICIES AND PROCEDURES FOR CALLING AND CONDUCTING PUBLIC HEARINGS ON ZONING DECISIONS; PROVIDING FOR THE REGULATION OF SIGNS; READOPTING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES** AT THE PUBLIC HEARING OF THE MAYOR AND BOARD OF ALDERMEN HELD ON APRIL 25, 2019, THE FIRST READING OF THE AFORESAID AT ITS MEETING ON MAY 9, 2019 AND THE SECOND READING OF THE AFORESAID AT ITS MEETING ON MAY 23, 2019.

WHEREAS, the City of Savannah, Georgia, has experienced considerable growth and development, and desires to regulate such growth and development in accordance with its police power and the best interests of the citizens, and to preserve the public health, safety and welfare; and

WHEREAS, the Mayor and Board of Aldermen desire to adopt a Zoning Ordinance and Zoning Map that contains certain development regulations of the City of Savannah, Georgia; and

WHEREAS, it is the intent of this amendment to serve the public health, safety and welfare; and

WHEREAS, having conducted duly noticed and published public hearings before the Mayor and Board of Aldermen on April 25, 2019, and the Metropolitan Planning Commission on April 2, 2019;

NOW THEREFORE BE IT ORDAINED, AND IT HEREBY IS ORDAINED, by virtue of the authority vested in the Mayor and Board of Aldermen by law that the Zoning Ordinance of the City of Savannah be adopted, as follows:

SECTION ONE

The Zoning Ordinance of the City of Savannah and any Appendix thereto, which is attached hereto as Exhibit A, and the Official Zoning District Map of the City of Savannah are hereby adopted and shall become effective and enforceable on July 1, 2019.

SECTION TWO

- A. The following Chapters and Articles of the Code of Ordinances of the City of Savannah, Georgia existing immediately prior to the effective date of the Zoning Ordinance of the City of Savannah are hereby repealed as of July 1, 2019, and replaced with the Zoning Ordinance of the City of Savannah attached hereto as Exhibit A:
 - a. Chapter 3, Article A, Generally;

- b. Chapter 33, Article B, Zoning Districts;
 - c. Chapter 3, Article C, Exceptions and Modifications;
 - d. Chapter 3, Article D, Off-Street Parking and Service Requirements;
 - e. Chapter 3, Article E, Signs;
 - f. Chapter 3, Article F, Nonconforming Uses
 - g. Chapter 3, Article G, Administration and Enforcement;
 - h. Chapter 3, Article H, Board of Appeals;
 - i. Chapter 3, Article I, Amendments;
 - j. Chapter 3, Article J, Wireless Communication Facilities;
 - k. Chapter 3, Article K, Mid-City District;
 - l. Chapter 3, Article L, Planned Unit Development for New Hampstead;
 - m. Chapter 3, Article M, Public Notification;
 - n. Chapter 3, Article N, Savannah River Landing Planned Unit Development;
 - o. Chapter 3, Article O, Alcohol Density Overlay District;
 - p. Chapter 3, Article P, Hotel Development Overlay District;
 - q. Chapter 3, Article Q, Conservation Overlay District;
 - r. Chapter 3, Article R, Savannah Gardens Planned Unit Development; and
 - s. Chapter 3, Article S, East Broad Market Lofts Planned Unit Development
- B. Any enforcement action currently pending under any Chapter or Article hereby repealed as of July 1, 2019, shall not be abated by virtue of the repeal and replacement of the Chapters or Articles.

SECTION THREE

- C. Effective Date. The public welfare demanding, this ordinance shall be effective and enforceable beginning on July 1, 2019.

SO ADOPTED this ____ day of May, 2019.