

MEETING NOTES

Zoning Update-Technical Committee Meeting
Metropolitan Planning Commission
Arthur A. Mendonsa Hearing Room
April 18, 2007
3:00-5:00 PM

I. Contact Information

Committee members reviewed a list of contact information and corrected any inaccuracies. A copy of the contact information will be e-mailed to all committee members once it has been updated by staff.

II. 2007 Meeting Dates

Committee members received a list of meeting dates for the remainder of 2007. The regular meeting time is the third Wednesday of each month from 3:00-5:00 PM.

III. Assessment Report Presentation and Discussion

Charlotte Moore presented a summary of the Zoning Assessment Report. The presentation focused on summarizing key problems, issues, and opportunities that are identified in the report. Committee members also received a paper copy of the draft report.

Discussion:

The committee discussed the role of zoning in the provision of affordable housing. Affordable housing is commonly defined as costing no more than 30% of one's personal income. Using this definition, members of the committee expressed a belief that there is very little affordable housing in Chatham County. Zoning related strategies for increasing the production of affordable housing include:

- Allowing a wide range of housing types within residential zoning districts
- Allowing for small lot residential subdivisions
- Density bonuses for providing affordable housing

Non-zoning strategies include:

- Government subsidy (such as an affordable housing trust fund)

The committee also discussed the role that zoning could play in encouraging sustainable development. Zoning-related strategies and incentives include:

- Mixed use zoning districts
- Expedited review for green development

Non-zoning strategies include:

- Educating lenders and developers
- Linking green development with enterprise zones

IV. Component 2: Administration (Commissions/Boards and Processes)

At the next meeting on May 16, the committee will begin working on the second component of the Zoning Update: zoning administration. The work will focus on the roles of the Planning Commission, various zoning-related boards, as well as local processes and procedures that are related to zoning.