

MEETING NOTES

Unified Zoning Ordinance-Technical Committee Meeting
Metropolitan Planning Commission
Arthur Mendonsa Hearing Room
February 18, 2009
3:00-5:00 PM

Members Present: Gregori Anderson, Suzanne Cooler, Bill Dawers, Alderman Jeff Felser, Lee Grimes, Tiras Petrea (for Randolph Scott), Robert Sebek, Pete Shonka, Commissioner Helen Stone, Jon Todd

Members Absent: Bill Dempsey, Martin Fretty, Harvey Gilbert, Robin Haddock, MarRonde Lotson, Frank McIntosh, Joe Marshall, E. Craig Meyer, John Mitchell, Ryan Thompson, Mike Vaquer, Jack Wardlaw, Jerry Wardlaw, Malik Watkins

Staff Present: Amanda Bunce, Ellen Harris, Charlotte Moore

I. Approval of November 2008 and January 2009 Minutes

No changes were made to the draft minutes.

II. Review of Victorian Historic Overlay District Ordinance

Ellen Harris provided an overview of the proposed ordinance, which was available as a draft. She presented the following information:

Procedural Changes:

- Currently changes in the Victorian District are primarily reviewed by staff with demolitions and new construction going to the MPC.
- The proposed ordinance establishes an Historic Preservation Commission (HPC) to review changes. Some changes will still be reviewed at the staff level.
- The proposed ordinance will bring the district into compliance with the State Historic Preservation Act, make the process more transparent and allow the neighborhood more opportunities to comment on proposed changes.

Design Standards Changes:

- Currently historic buildings are divided into four categories (exceptional, excellent, notable, of value as part of the scene).
- Proposed ordinance has two categories: contributing (historic) and non-contributing (non-historic).
- Currently, there is very little protection from demolition - 12 month waiting period for "exceptional" buildings and three months for buildings of value".

- The proposed ordinance significantly strengthens demolition provisions.
- The proposed ordinance creates standards for rehabilitation whereas none currently exist.
- Proposed ordinance strengthens standards and creates more specific standards for new construction. The current standards are weak and vague.
- The District will be subject to the Prevention of Demolition by Neglect ordinance to prevent buildings from reaching a point where demolition is inevitable.

Bill Dawers asked if there would be one commission for all historic districts. Ms. Harris explained that the Landmark Historic District would continue to have the Historic Review Board and that a joint County-City Historic Preservation Commission is proposed for all other historic districts.

Mr. Dawers also asked if the list of contributing and non-contributing structures has been updated recently. Ms. Harris stated that there is an ongoing process to keep that list up to date.

Tiras Petrea asked for clarification on the variance procedure for the district. Ms. Harris explained.

Mr. Dawers questioned why pervious paving material is encouraged and why it is not required. Pete Shonka explained that the approval of pervious paving materials in order to decrease stormwater detention requirements is up to the Stormwater Management Department. Pervious paving material requires maintenance for it to work properly and that maintenance doesn't always occur.

III. Discussion of Manufactured Home Overlay District

Amanda Bunce provided an overview of the proposed Manufactured Home Overlay District. She explained that the purpose of the district is to permit manufactured homes on fee simple lots in areas where they are mixed in with stick-built (single-family detached) homes. She showed a couple of locations where the overlay district is proposed. Manufactured home parks will not be permitted in this district. The development standards for the district will be the same as the base (underlying) zoning district.

IV. Discussion of Remapping (Rezoning)

- Referencing a PowerPoint slide, Amanda Bunce explained that the parcel lines and zoning lines are not spatially accurate. Aerial imagery is helping staff to draw zoning lines more accurately. SAGIS has determined that the problem can be corrected by “repairing” the parcel layer. SAGIS is currently in the process of obtaining estimates on the cost of this process.
- Amanda Bunce explained that some areas that are currently PUD will be rezoned to an equivalent base district if there are no standards or conditions that are unique to the development. The Old Town neighborhood is such an example. She also indicated that some of the zoning line work with the regard to the marsh line has been corrected.
- Gregori Anderson and Suzanne Cooler indicated that the RSF-E portion of the Hollow Oak subdivision should reflect that it is a manufactured home park subdivision.
- Three maps were reviewed: Map 2 (Whitemarsh Island); Map 17 (Godley North / Airport / Savannah River Area); and Map 11 (West Chatham / New Hampstead)
- Charlotte Moore asked Lee Grimes if the I-H zoning for Crossroads was necessary, or if it could be down-zoned to I-L because of its predominantly warehousing nature. She said that I-H was needed.
- Alderman Felser agreed that the proposed zoning maps should be reviewed with each elected official before the public review period.
- Amanda Bunce and Charlotte Moore explained the complexity of developing zoning districts for many urban neighborhoods that have no clear lot and/or housing type pattern.

V. Timeline of UZO

Alderman Felser asked about the anticipated timeline for completion. Charlotte Moore identified completion of the draft and maps by the end of May, with a two month review by an Advisory Team, followed by at least four months of public comment. This would place it before the Planning Commission in December, with review by elected officials in December 2009 or January 2010.

Next Meeting: Wednesday, March 18 at 3:00 PM