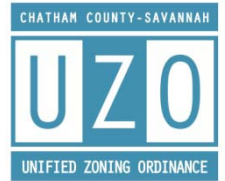




Planning Commission Workshop  
Arthur Mendonsa Hearing Room  
112 E. State Street



August 5, 2010 ~ 8:30 a.m. – 4:00 p.m.

## AGENDA

**1. Light Breakfast (8:30am - 9:00am)**

Light breakfast available to Planning Commissioners.

**2. Welcome and Overview (9:00am – 9:20am)**

- a. Welcome
- b. UZO Background
- c. Zoning Basics
- d. Meeting Process

**3. Article 1.0, General Provisions (9:20am – 9:30am)**

**4. Proposed Zoning Districts, Use Conditions and Definitions (9:30am – 9:45am)**

**5. Article 5.0, Base Zoning Districts (9:45am – 10:05am)**

- a. Conservation Districts
- b. Agricultural Districts
- c. Single-family Residential Districts
- d. Two-family Residential Districts

~~15 minute break~~

**6. Continue Article 5.0, Base Zoning Districts (10:20am - Noon)**

- a. Multi-family Residential Districts
- b. Residential Manufactured Home Park Residential Districts
- c. Traditional Residential Districts

- d. Mixed Use Districts
  - a. Traditional Neighborhood
  - b. Traditional Commercial
  - c. Downtown
- e. Office & Institutional Districts
  - a. Office and Institutional-Transition
  - b. Office and Institutional

**7. Lunch (Noon – 12:30pm)**

Lunch to be provided to Planning Commissioners.

**8. Continue Review of Article 5.0, Base Zoning Districts (12:30pm -12:50pm)**

- a. Business Districts
  - a. Limited Business
  - b. Neighborhood Business
  - c. Community Business
  - d. Maritime Business
- b. Industrial Districts
  - a. Light Industrial-Restricted
  - b. Light Industrial-Transition
  - c. Light Industrial
  - d. Heavy Industrial

**9. Article 6.0, Special Purpose Zoning Districts (12:50pm – 1:00pm)**

- a. Planned Development District
- b. Military Installation District

**10. Article 7.0, Overlay Zoning Districts (1:00pm – 1:20pm)**

- a. Airport, Airfield Overlay District
- b. Manufactured Home Overlay District
- c. Islands and Southeast Chatham Community Overlay District
- d. Historic Property Overlay District
- e. Savannah Downtown Historic Overlay District
- f. Victorian District Overlay District
- g. Cuyler-Brownville Overlay District
- h. Streetcar Historic Overlay District
- i. Pin Point Historic Overlay District

~~10 minute break~~

**11. Article 8.0, Use Standards (1:30pm – 2:00pm)**

- a. Standards by Type of Use (Agriculture, Residential, etc.)
- b. Accessory Structures and Uses
- c. Temporary Uses
- d. Wireless Telecommunications Facilities
- e. Cluster Development Standards

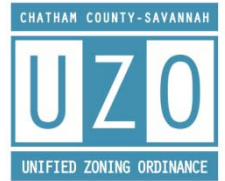
**12. Article 3.0, Development Application Review Procedures (2:00pm – 3:50pm)**

- a. Application Requirements
- b. Public Notice
- c. Neighborhood Meetings
- d. Development of Regional Impact
- e. Comprehensive Plan Amendment
- f. Rezoning (Map Amendment)
- g. Rezoning, Planned Development
- h. Zoning Text Amendment
- i. Site Development Plan
- j. Traffic Impact Analysis
- k. Special Use Permit
- l. Temporary Use Permit
- m. Home Occupation Permit
- n. Wireless Telecommunications Facilities
- o. Sign Permit
- p. Local Historic District Designation
- q. Local Historic Property Designation
- r. Certificate of Appropriateness for Local Historic Districts and Local Historic Properties
- s. Certificate of Appropriateness for the Savannah Downtown Historic District
- t. Prevention of Demolition by Neglect
- u. Administrative Adjustment
- v. Variances
- w. Written Interpretation
- x. Appeals

**13. Public Questions and Comments (3:50pm – 4:00pm)**



Planning Commission Workshop  
Arthur Mendonsa Hearing Room  
112 E. State Street



August 6, 2010 ~ 8:30 a.m. – 1:00 p.m.

## AGENDA

**1. Light Breakfast (8:30am - 9:00am)**

Light breakfast available for Planning Commissioners.

**2. Welcome**

**3. Article 2.0, Development Review Bodies and Administrators (9:00am – 9:30am)**

- a. Local Governing Bodies
- b. Planning Commission
- c. Zoning Board of Appeals
- d. Historic Preservation Commission
- e. Savannah Downtown Historic District Board of Review
- f. Planning Director
- g. Governing Body Building Official
- h. Governing Body Engineer
- i. Governing Body Site Development Plan Review Team

**4. Article 9.0, General Site Standards (9:30am – 10:30am)**

- a. Access Management and Connectivity
- b. Off-street Parking and Loading
- c. Landscaping, Screening and Buffers
- d. Fences and Walls
- e. Principal Outdoor Storage and Display Areas
- f. Outdoor Site Lighting
- g. Signs
- h. Supplemental Residential Standards
- i. Supplemental Mixed-use and Non-residential Standards

~~10 minute break~~

**5. Article 10.0, Natural, Historic and Cultural Resources Standards (10:40am – 11:15am)**

- a. Open and Recreational Space
- b. Protected Roadways
- c. Protected River Corridor Buffer
- d. Groundwater Recharge Area
- e. Wetlands Assessment
- f. Wetland and Marsh Buffers

**6. Article 11.0, Nonconformities (11:15am – 11:45am)**

**~~15 minute break, obtain lunch / [Note: Lunch will be a working session]**

**7. Article 12.0, Violations, Penalties and Enforcement (Noon – 12:15pm)**

**8. Next Steps to Prepare for Public Release (12:15pm – 12:50pm)**

**9. Public Questions and Comments (12:50pm – 1:00pm)**