



Arthur A. Mendonsa Hearing Room  
September 16, 2014 1:30 P.M.  
Final Agenda

## September 16, 2014 Regular MPC Meeting

*This Agenda and supporting material will be available after 5:00 p.m. on the Friday prior to the meeting date at <http://www.thempc.org/administrative/Archive/2014agenda.htm>*

All persons in attendance are requested to sign-in on the "Sign-In Sheet" located on the table outside the entrance of the meeting room. Persons wishing to speak on an agenda item should indicate their intent on a blue speaker card, noting the agenda item by number. Please give speaker cards to a MPC staff member.

It is the intent of the Planning Commission to allow all interested parties to comment on a particular item. To ensure that those present have the opportunity to comment, the Chairman shall reserve the right to set time limits on the debate as per the *MPC Procedure Manual and By-Laws*. Both sides of the issue shall be afforded a total of at least ten [10] minutes but not more than thirty [30] minutes for testimony. Groups are encouraged to designate a spokesperson who should identify him/herself on the speaker card and when coming to the podium. Regardless, the Chairman has the discretion to limit or extend time limits.

The *Georgia Conflict of Interest in Zoning Actions Statute* (OCGA Title 36 Chapter 67A) requires disclosure of certain campaign contributions (totaling \$250.00 or more) made by applicants or opponents for rezoning actions. Failure to comply is a misdemeanor. More information is available on the internet at [www.lexis-nexis.com/hottopics/gacode/default.asp](http://www.lexis-nexis.com/hottopics/gacode/default.asp). Forms are available from MPC staff for individuals subject to this disclosure.

### I. CALL TO ORDER AND WELCOME

### II. INVOCATION and PLEDGE OF ALLEGIANCE

### III. APPROVAL OF AGENDA

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

1. [September 16, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [September 30, 2014 MPC Bylaws Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [September 30, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa](#)

Room, 112 East State Street

4. October 7, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.

**Acknowledgement(s)**

5. Staff Introductions - Thomas Thomson

**Information Item(s) for Board Members**

6. Reading of Development Plans Submitted for Review

Attachment: Review Log September 16.pdf

**V. PRESENTATIONS**

**VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA**

**Amended Master Plan / General Development Plan**

7. Abercorn at Wilshire General Development Plan | Grocery Store & Fuel Station | File No. 14-004184-PLAN

**Zoning Petition - Map Amendment**

8. Amendment to Abercorn at Wilshire Master Plan | Multiple Lots | File No. 14-004130-ZA

Attachment: Staff Report-Sept 16.pdf

Attachment: MAPS.pdf

Attachment: Amended Master Plan.pdf

Attachment: B-N & B-C Use List.pdf

Attachment: City Council Minutes-Sept 6 2001.pdf

Attachment: Exhibit A-Property List & Owner Authorizations.pdf

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.**

**VII. CONSENT AGENDA**

**Approval of MPC Meeting Minutes and Briefing Minutes**

9. August 26, 2014 MPC Meeting and Briefing Minutes

Attachment: [08.26.14 MEETING MINUTES.pdf](#)  
Attachment: [08-26-14 MPC BRIEFING MINUTES.pdf](#)

### **Zoning Petition - Text Amendment**

10. [Amendment to Allow Conforming Billboard Owners the Ability to Erect a Digital Sign Face | Sec. 7-3.C.\(5\)\(c\)\(9\) | File No. Z-140814-00073-1](#)

Attachment: [Staff Report-Sept 16.pdf](#)

### **Zoning Petition - Staff Text Amendment**

11. [Response to City Council Regarding Fences in Tree Lawns](#)

Attachment: [Photograph.pdf](#)  
Attachment: [COA - 554 East Taylor Street13-000388-COA Denied.pdf](#)  
Attachment: [Staff recommendation.pdf](#)  
Attachment: [HSF Comments 09-16-2014.pdf](#)

### **Victorian District - New Construction**

12. [Petition of Wubben Architects | 14-004119-COA | 207 East Anderson Street | New Construction: Duplex](#)

Attachment: [Context Maps.pdf](#)  
Attachment: [Staff Site and Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Application.pdf](#)  
Attachment: [Submittal Packet - Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Specifications and materials.pdf](#)  
Attachment: [Staff Report.pdf](#)

## **VIII. OLD BUSINESS**

### **Master Plan**

13. [644 East Broughton Street - Trustees Garden Proposed Master Plan](#)

Attachment: [Proposed Trustees Garden Master Plan.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Staff Report 0916.pdf](#)  
Attachment: [Email from adjacent property owner.pdf](#)

## **IX. REGULAR BUSINESS**

### **Zoning Petition - Map Amendment**

14. [920 East Victory Drive | Rezoning from R-6 \(One-family Residential\) to R-I-P \(Residential-Institutional-Professional\) | File No. 14-003763](#)

Attachment: [Staff Report-Sept 16.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Use Comparison Table.pdf](#)  
Attachment: [Petitioner's Letter.pdf](#)  
Attachment: [Petition in Support of Rezoning.pdf](#)  
Attachment: [McKellar Email.pdf](#)  
Attachment: [Photos-Sept 16.pdf](#)

15. [314 Whitaker Street | RIP-A to RIP-C | 14-004108-ZA](#)

Attachment: [Maps 4108.pdf](#)  
Attachment: [Images 4108.pdf](#)  
Attachment: [Staff Report 4108.pdf](#)

**X. OTHER BUSINESS**

16. [Report from Nominating Committee](#)

**XI. ADJOURNMENT**

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

17. [Development Plans Submitted for Review](#)

Attachment: [Review Log September 16.pdf](#)

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*