



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
May 16, 2017 ~ 1:30 PM  
FINAL Agenda

### May 16, 2017 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/Meeting/Mpc>.*

**This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.**

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

##### [1. Approval of Agenda](#)

#### IV. Notices, Proclamations and Acknowledgements

##### Notice(s)

##### [2. May 23, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

#### V. Item(s) Requested to be Removed from the Final Agenda

##### [3. D10 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006920-COA | 414 West Anderson Street | Michael Brown](#)

##### [4. D11 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006922-COA | 418 West Anderson Street | Michael Brown](#)

[5. D3 - ZONING MAP AMENDMENT | N/E Corner of E. Broad Street and East Duffy Street - P-R-4 to RIP-B applying the "extraordinary and unusual" provision of Sec. 8-3031\(D\)\(1\)\(a\) of the Zoning Ordinance | File Number 17-002223-ZA](#)

[6. D4 - GENERAL DEVELOPMENT PLAN | 1114 and 1116 East Broad Street and 604 & 608 East Duffy Street | RIP-B \(Residential - Medium Density\) Zoning District \(Proposed\) | File Number 17-002304-PLAN](#)

[7. ZONING MAP AMENDMENT | 649 and 653 Little Neck Road | Konter Development, Petitioner | PUD-M-8 to PUD-M-9 | File No. Z-170124-00007-1](#)

[8. AMENDED MASTER PLAN-CONCEPT PLAN | Little Neck Road Development | 649 and 653 Little Neck Road | Petitioner: Konter Development | File Number P-170124-00006-1](#)

[9. D6 - ZONING TEXT AMENDMENT | Request to create use #95 Landscape Architectural Design and Installation Office | 17-002255-ZA](#)

## **VI. Items Requested to be Withdrawn**

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**

[10. C2 - April 25, 2017 Briefing and Meeting Minutes.](#)

📎 [04-25-17 MPC BRIEFING MINUTES.pdf](#)

📎 [04.25.17 MEETING MINUTES.pdf](#)

[11. C1 - Authorize the Interim Executive Director to sign Memorandum of Understanding with CRC](#)

📎 [TPC West Ortho-Imagery MOA 05162017.pdf](#)

## **VIII. Old Business**

## **IX. Regular Business**

[12. D1 - ZONING TEXT AMENDMENT | Adopt the A-1 \(Agriculture\) zoning district | MPC Staff Study | File No. 17-002466-ZA](#)

📎 [R-A Permitted Uses.pdf](#)

📎 [A-1 Districts.pdf](#)

📎 [Staff Report-17-002466-ZA.pdf](#)

📎 [A-1 District Permitted Uses.pdf](#)

📎 [A-1 District Proposed Amendments.pdf](#)

[13. D2 - ZONING MAP AMENDMENT | 275 Fort Argyle Road | Rezoning 102 acres from R-A-CO to A-1 | Robert McCorkle, Agent | File No. 17-002239-ZA](#)

📎 [Maps 2239.pdf](#)

📎 [R-A Permitted Uses.pdf](#)

📎 [Gen Dev Plan 4398.pdf](#)

- 📎 [Site Photos 2239.pdf](#)
- 📎 [Staff Report\\_17-002239-ZA.pdf](#)
- 📎 [A-1 District Permitted Uses.pdf](#)

[14. D5 - TEXT AMENDMENT | Request to Amend Density and Parking Requirements for the Upper-story Residential Use in the B-C \(Community Business\) Zoning District | Lookin Good Properties, Petitioner | File No. 17-002242-ZA](#)

- 📎 [Staff Report-17-002242-ZA.pdf](#)
- 📎 [B-C Zoning in Historic District Map.pdf](#)
- 📎 [Off Street Reqs Parking Map.pdf](#)
- 📎 [Historic District with B-G & B-C Zoning.pdf](#)
- 📎 [B-C and B-G Use List.pdf](#)

[15. D7 - ZONING TEXT AMENDMENT | Request to amend the ordinance to permit use # 65\(b\) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages, in the RIP-D zoning district | 17-002256-ZA](#)

- 📎 [Staff Report Amend RIP-D to permit use 65\(b\).pdf](#)

[16. D8 - ZONING MAP AMENDMENT | 421 Jefferson Street | B-C to RIP-A | 0.19 acres | Stephen Jackson, Agent | File Number 17-002217-ZA](#)

- 📎 [Maps and Images 2217.pdf](#)
- 📎 [Public Comment Letter.pdf](#)
- 📎 [Staff Report-17-002217-ZA.pdf](#)

## **X. Presentations**

## **XI. Other Business**

## **XII. Adjournment**

[17. Adjourn](#)

## **XIII. Development Plans Submitted for Review**

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

- 📎 [Development Review Case Log May 16, 2017.pdf](#)

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