



Arthur A. Mendonsa Hearing Room  
April 3, 2012 1:30 P.M.  
Tentative Agenda

## April 3, 2012 Regular MPC Board 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/2012agenda.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

### III. PLEDGE OF ALLEGIANCE

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

1. [April 10, 2012 Metropolitan Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [April 24, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

### V. PRESENTATIONS

3. [Savannah Under Fire, 1779: Expanding the Boundaries. Archaeology in Savannah by Rita Elliot, The LAMAR Institute](#)

Attachment: [Savannah Under Fire 1779 Expanding the Boundaries.pdf](#)

Attachment: [Thomson Planning Commission Archaeology Presentations 032212.pdf](#)

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

**General Development Plan**

4. [Kroger Foodstore Redevelopment - 318 Mall Blvd-General Development Plan](#)

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**

5. [March 13,2012 MPC Meeting and Briefing Minutes](#)

Attachment: [03.13.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.13.12 MEETING MINUTES.pdf](#)

**Authorization(s)**

6. [SR 204 Corridor Study Supplemental Agreement](#)

Attachment: [Thomson Planning Commission SR 204 Corridor Study Supplemental Agreement for Public Involvement 4-3-2012.pdf](#)

7. [Authorization for Executive Director to execute Supplemental Agreement for US 80 Bridges Replacement Study](#)

Attachment: [Planning Commission TThomson Authorization for US 80 Supplemental #4.pdf](#)

**Victorian District - New Construction**

8. [Petition of Matthew Allen, File No. N-120131-56189-2, New Construction at 505 East Waldburg Street](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet - Photos and Drawings.pdf](#)

Attachment: [AERIAL\\_MAP.pdf](#)

Attachment: [VICINITY\\_MAP.pdf](#)  
Attachment: [ZONING\\_MAP.pdf](#)

9. [Amended Petition of Paul McKeever, File No. N-120131-55786-2, New construction at 306 West Waldburg Street](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Amended Submittal Packet - Drawings.pdf](#)  
Attachment: [Previously Approved Submittal Packet - Drawings.pdf](#)

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**Zoning Petition - Map Amendment**

10. [3311 Martin Luther King Jr. Boulevard Rezoning R-6 to B-N](#)

Attachment: [Use Tables.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [3311 MLK Photos.pdf](#)  
Attachment: [3311 MLK Staff Report.pdf](#)  
Attachment: [Currently Allowed Uses.pdf](#)

**X. REGULAR BUSINESS**

**Tri-Centennial Comprehensive Plan Amendment - Map Amendment**

11. [4524 Ogeechee Road - Commercial-Suburban and Res.-Suburban SF to Industry-Light](#)

Attachment: [Comp Plan Amendment.pdf](#)  
Attachment: [FUTURE LAND USE\\_MAP.pdf](#)

**Zoning Petition - Map Amendment**

12. [Zoning 4524 Ogeechee Road - B-G, C-A, PUD-B-R, P-B-C and P-I-L to P-B-C and P-I-L](#)

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

**General Development Plan**

13. [Berwick Family Dollar Store - 5731 Ogeechee Road - General Development Plan](#)

Attachment: [Family Dollar Site Plan.pdf](#)  
Attachment: [Family Dollar Aerial.pdf](#)  
Attachment: [Staff Report Family Dollar.pdf](#)

**Amended General Development Plan / Group Development Plan**

14. [McAlpin Square - Kroger Fuel Center](#)

- Attachment: [Maps.pdf](#)
- Attachment: [6x1 Split Color Fascia No Roof Painted Columns & Kiosk.pdf](#)
- Attachment: [Traffic Study Summary.pdf](#)
- Attachment: [Staff Report - 04-03-12.pdf](#)

**Amended General Development Plan**

15. [One West Victory Drive](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Approved General Development Plan P-070215-34479-2.pdf](#)
- Attachment: [Amended General Development Plan P-120222-32609-2.pdf](#)
- Attachment: [GDP Staff Report P-120222-32609-2.pdf](#)
- Attachment: [1 West Victory Drive emails \(2\).pdf](#)
- Attachment: [1 West Victory Drive Emails 03-30-12.pdf](#)

**Wireless Telecommunications Facility - New Facility/Nonconcealed Freestanding-Monopole**

16. [Proposed Southbridge Tower](#)

- Attachment: [ATT Need-410-362.pdf](#)
- Attachment: [CityScape Report-Southbridge.pdf](#)
- Attachment: [FAA Southbridge 01-19-11.pdf](#)
- Attachment: [Letter of Support.pdf](#)
- Attachment: [Staff Report 4-3-12.pdf](#)
- Attachment: [Southbridge Coverage.pdf](#)

**XI. OTHER BUSINESS**

17. [Unified Zoning Ordinance Case Studies](#)

**XII. ADJOURNMENT**

**XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

*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.*