



Arthur A. Mendonsa Hearing Room  
June 5, 2012 1:30 P.M.  
Tentative Agenda

## June 5, 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. [June 12, 2012 Regular MPC Meeting and Planning Commission Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [June 26, 2012 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

### V. PRESENTATIONS

3. [Open Meetings Update - Jonathan Hart, County Attorney](#)

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

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**

4. [May 15, 2012 MPC Meeting and Briefing Minutes](#)

Attachment: [05.15.12 MPC BRIEFING MINUTES.pdf](#)

Attachment: [05.15.12 MEETING MINUTES.pdf](#)

**Amended Master Plan**

5. [Godley Park - 280 Highlands Boulevard](#)

Attachment: [Maps.pdf](#)

Attachment: [Master Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**General Development Plan**

6. [Family Dollar 5731 Ogeechee Road General Development Plan](#)

Attachment: [Aerial Photos.pdf](#)

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

Attachment: [Staff Report.pdf](#)

**General Development Plan / Group Development Plan**

7. [Kroger Redevelopment-318 Mall Blvd-General Development Plan / Group Development](#)

Attachment: [Kroger Site.pdf](#)

Attachment: [Kroger Landscape Plan.pdf](#)

Attachment: [11-100 Kroger 697 Parking Demand 05-23-12 REVISED.pdf](#)

Attachment: [Elevation.pdf](#)

Attachment: [Kroger Demo.pdf](#)

Attachment: [Staff Report - Mall Blvd Kroger.pdf](#)

**Tower - New Facility/Nonconcealed Freestanding-Monopole**

8. [Proposed Southbridge Tower](#)

Attachment: [Staff Report 6-5-12.pdf](#)

Attachment: [ATT Need-410-362.pdf](#)

Attachment: [FAA Southbridge 01-19-11.pdf](#)

Attachment: [Southbridge Coverage.pdf](#)

Attachment: [CityScape Report-Southbridge.pdf](#)

Attachment: [Comment Letters.pdf](#)

**X. REGULAR BUSINESS**

**Zoning Petition - Text Amendment**

9. [Text Amendment - City of Savannah Zoning Ordinance - Section 8-3133\(c\)](#)

Attachment: [staff rpt.pdf](#)

**Zoning Petition - Map Amendment**

10. [4219 Bull Street \(B-G-1 to B-G\)](#)

Attachment: [MAPS.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Use Comparison Table.pdf](#)

Attachment: [Public Comment - In Opposition.pdf](#)

**General Development Plan**

11. [Dairy Queen - 7102 Hodgson Memorial Drive](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Miscellaneous.pdf](#)

Attachment: [Staff Report.pdf](#)

**General Development Plan / Group Development Plan**

12. [Savannah Lofts - 120 East 61st Street](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Elevations.pdf](#)

Attachment: [Miscellaneous.pdf](#)

Attachment: [Staff Report.pdf](#)

**Zoning Petition - Text Amendment**

13. [Historic District Height Map, Section 8-3030\(n\)\(2\) of the City Zoning Ordinance, modify height zones in the northeastern section of historic district](#)

Attachment: [Text Amendment Historic District Height Map - Application and Submittal.pdf](#)

Attachment: [Pictometry Aerial View- looking south.pdf](#)

Attachment: [Existing Historic District Height map.pdf](#)

Attachment: [Petitioner Proposed Historic District Height Map.pdf](#)

Attachment: [Staff Recommended Historic District Height Map.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [MPC HDBR Height Map Amendment 060112.pdf](#)

**XI. OTHER BUSINESS**

**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.*