



Arthur A. Mendonsa Hearing Room
April 3, 2013 1:30 P.M.
MINUTES

April 3, 2013 Regular MPC Meeting

Members Present: J. Adam Ragsdale, Chairman
W. Shedrick Coleman, Vice-Chairman
Ellis Cook, Secretary
Tanya Milton, Treasurer
Russ Abolt
Stephanie Cutter
Ben Farmer
Stephen Lufburrow
Lacy Manigault
Murray Marshall
Susan Myers
Joseph Welch

Members Not Present: Timothy Mackey

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Acting Development Director
Marcus Lotson, Development Services Planner
Amanda Bunce, Development Services Planner
Leah Michalak, Preservation Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Shanale Booker, IT Assistant

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Geoff Goins, City Zoning Administrator

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [April 23, 2013 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [May 7, 2013 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 110 East State Street](#)
3. [Invitation to Archaeology Site Visit](#)

Information Item(s) for Board Members

4. [Reading of Development Plans Submitted for Review](#)

Attachment: [Development Review Case Log April 3.pdf](#)

V. PRESENTATIONS

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

General Development Plan

5. [Christ Church Anglican General Development Plan](#)

Attachment: [Maps and Exhibits.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Christ Church Staff Report Draft Recommendation 04-01-13.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

6. [March 12, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [03.12.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [03.12.13 MINUTES.pdf](#)

Zoning Petition - Map Amendment

7. [3107 Waters Avenue - Rezoning R-6 \(Single Family Residential\) to BN-1 \(Neighborhood Commercial Limited\)](#)

- Attachment: [IMAGES.pdf](#)
- Attachment: [ZBA Board Decision.pdf](#)
- Attachment: [3107 Waters Avenue staff report.pdf](#)
- Attachment: [Site Photos.pdf](#)

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Victorian District - New Construction

8. [Petition of James F. Reardon with Reardon Design, LLC for the property at 815 Abercorn Street](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Maps and Photos.pdf](#)
- Attachment: [Submittal Packet - Drawings.pdf](#)
- Attachment: [Submittal Packet - Variance Explanation.pdf](#)

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

9. [5792 & 5798 Ogeechee Road - Single Family Residential to General Residential](#)

- Attachment: [ELU_MAP.pdf](#)
- Attachment: [FLU_MAP.pdf](#)
- Attachment: [Staff Report .pdf](#)
- Attachment: [AERIAL_MAP.pdf](#)

Zoning Petition - Map Amendment

10. [5792 & 5798 Ogeechee Road - R-A \(Four Family Residential\) to R-M-H-1 \(Residential/Manufactured Mobile Home Park\)](#)

- Attachment: [Maps.pdf](#)
- Attachment: [STAFF REPORT.pdf](#)

11. [400 & 500 W. River Street Rezoning Request I-L \(Light - Industrial\) to B-B \(Bayfront - Business\)](#)

- Attachment: [I-L and B-B Use Chart.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Maps.pdf](#)

12. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community](#)

Business)

- Attachment: [Maps.pdf](#)
- Attachment: [BC and IL Districts.pdf](#)
- Attachment: [Staff Report.pdf](#)

13. [1108 Anderson Street \(Ramona Riley\) - R-4 \(Four Family Residential\) to RIP-B \(Planned Residential - Medium Density\)](#)

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

General Development Plan / Group Development Plan

14. [1108 Anderson Street - Ramona Riley Lofts](#)

- Attachment: [Maps.pdf](#)
- Attachment: [General Development Plan.pdf](#)
- Attachment: [Staff Report.pdf](#)

15. [Legends at Chatham - 1426 Chatham Parkway](#)

- Attachment: [Legends at Chatham - revised GDP-3-25-13.pdf](#)
- Attachment: [MAPS.pdf](#)
- Attachment: [Legends @ Chatham staff report.pdf](#)

Tri-Centennial Comprehensive Plan and Zoning Petition - Map Amendment

16. [1426 Chatham Pkwy - Commercial Suburban to Residential-General](#)

- Attachment: [FLU_MAP.pdf](#)
- Attachment: [TAX_MAP.pdf](#)
- Attachment: [AERIAL_MAP.pdf](#)
- Attachment: [ELU_MAP.pdf](#)
- Attachment: [Comp Plan Amendment staff report-1426 Chatham Pkwy.pdf](#)

17. [1426 Chatham Pkwy - PUD-B-R \(Planned Unit Development-Regional Business\) to PUD-M-18 \(Planned Unit Development-Multifamily, 18 units per net acre\)](#)

- Attachment: [MAPS.pdf](#)
- Attachment: [1426 Chatham Pkwy rezoning staff report.pdf](#)

XI. UNIFIED ZONING ORDINANCE (UZO)

18. [No Scheduled Presentation](#)

XII. OTHER BUSINESS

19. [Study Zoning](#)

XIII. ADJOURNMENT

20. [Adjournment of April 3, 2013 Regular MPC Meeting](#)

XIV. 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.