



Arthur A. Mendonsa Hearing Room
December 10, 2013 1:30 P.M.
Final Agenda

December 10, 2013 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/2013agenda.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. 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. [December 10, 2013 MPC Bylaws Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)
2. [January 7, 2014 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

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

Attachment: [Development Review Case Log December 10.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

4. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community Business\)](#)

5. [1716 Habersham Street and 410 E. 34th Street | TN-2 \(Traditional Neighborhood-2\) to TC-1 \(Traditional Commercial-1\) | File No. 13-005875-ZA](#)

6. [11901 and 11903 Idlewood Drive | R-6 \(Single-family Residential\) to PUD-IS-B \(Planned Unit Development-Institutional\) | File No. 13-005862-ZA](#)

Attachment: [Staff Report-Dec 10.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [R-6 District Permitted Uses.pdf](#)

Attachment: [Petitioner's Proposal.pdf](#)

Attachment: [Photos.pdf](#)

Zoning Petition - Text Amendment

7. [Amendment to Sec. 8-3214\(5\), Traditional Neighborhood-2 \(TN-2\) Residential Density and Sec. 8-3216\(5\) Traditional Commercial-1 \(TC-1\) Residential Density | File No. 13-005882-ZA](#)

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

8. [November 19, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [11.19.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.19.13 MEETING MINUTES.pdf](#)

Acceptance of Work Program

9. [Adoption of 2014 MPC Budget and Work Program](#)

Attachment: [2014 MPC Budget - Part 1.pdf](#)

Attachment: [2014 MPC Budget and WP - Part 2.pdf](#)

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

10. [1491 & 1499 Grove Point Road - Commercial - Regional to Residential - Suburban Single Family](#)

Attachment: [1491-1499 Grove Point Road - Comprehensive Plan Amendment.pdf](#)

Zoning Petition - Map Amendment

11. [Rezoning Map Amendment - 1499 Grove Point Road - P-B-C to R-1](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

12. [Rezoning Map Amendment - 607 Abercorn Street - RIP-D to RIP-B](#)

Attachment: [Maps.pdf](#)

Attachment: [Photo.pdf](#)

Attachment: [staff rpt.pdf](#)

General Development Plan

13. [One West Park Avenue Mixed Use Development](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos1.pdf](#)

Attachment: [Photos2.pdf](#)

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

Attachment: [Miscellaneous.pdf](#)

Attachment: [Staff Report including all variances.pdf](#)

XI. NEW ZONING ORDINANCES (NewZO)

XII. OTHER BUSINESS

XIII. ADJOURNMENT

14. [Adjournment of December 10, 2013 Regular MPC Meeting](#)

XIV. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log December 10.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.