



Arthur A. Mendonsa Hearing Room
January 28, 2014 1:30 P.M.
MINUTES

January 28, 2014 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/2014agenda.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

1. MEETING CANCELED

The January 28, 2014 Regular MPC Meeting was canceled due to dangerous weather conditions. No one (petitioner or citizen) was in attendance.

Mr. Coleman announced the rescheduled meeting date as Tuesday, February 4, 2014 at 1:30 p.m.

Mr. Coleman officially announced cancellation at 1:35 p.m.

Board Action:

Meeting canceled due to weather conditions. No one (petitioner or citizen) was in attendance.

Mr. Coleman officially announced cancellation at 1:30 p.m.

Vote Results

Motion:

Second:

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [February 6, 2014 | Chatham County Commission | Confirming Your Budget Goals Session | at 9:30 AM at the Trade Center.](#)

Attachment: [Abolt, Re; Confirming Your Budget Goals Session for Thursday, the 6th of February 012314.pdf](#)

3. [February 11, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)

4. [February 18, 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

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

Attachment: [Development Review Case Log January 28.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

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

7. [January 7, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [01.07.14 MPC MINUTES.pdf](#)

Attachment: [01-07-14 MPC BRIEFING MINUTES.pdf](#)

Authorization(s)

8. [Authorization for the Chairman to sign the authorizing resolution to submit the 2015 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation](#)

Attachment: [TThomson TPC Resolution for FY 2015 5303 Application.pdf](#)

9. [Authorize the Executive Director to execute the FY 2014 Metropolitan Transportation Planning Services Supplemental Agreement with GDOT.](#)

Attachment: [Thomson Planning Commission FY 2014 Metropolitan Transportation Planning Services Supplemental Agreement with GDOT 012714.pdf](#)

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Text Amendment

10. [Amendment to Section 8-3025\(a\), Conservation and Residential Use Schedule, to Allow a Bed and Breakfast Guest Unit, Use 12, in the RM-25 \(Residential Multi-family District, maximum of 25 dwelling units per net acre\) | File No. 13-006395-ZA](#)

Attachment: [Staff Report.pdf](#)

11. [Amendment to Sec. 8-3025\(b\), the Business and Industrial Use Schedule, to Allow Hotels or Apartment Hotels \(Use 7\) and Inns \(Use 9b\) in the B-C \(Community Business\) Zoning District | File No. 14-000202-ZA](#)

Attachment: [Staff Report_Jan 28.pdf](#)

Zoning Petition - Staff Map Amendment

12. [604 Wilmington Island Road | P-R-3/E-O \(Planned Multi-family Residential/Environmental Overlay\) to T-B \(Tourist Business\)/E-O | File No. Z-131211-00115-1](#)

Attachment: [Staff Report-Jan 28.pdf](#)

Attachment: [Maps.pdf](#)

General Development Plan

13. [Sail Harbor Marina Expansion \(Vehicle Parking and Boat Storage\) | 604 Wilmington Island Road | File No. P-131211-00116-1](#)

Attachment: [Staff Report-Jan 28.pdf](#)

Attachment: [Site Plan-Jan 16.pdf](#)

Attachment: [Follow-up Letter to Meeting Attendees-Dec 12.pdf](#)

Attachment: [Site Photos.pdf](#)

Wireless Telecommunications Facility - New Facility/Nonconcealed Freestanding-Monopole

14. [Highlands WTF | 690 Highlands Blvd. | 4828](#)

Attachment: [Maps and Images 4828.pdf](#)

Attachment: [CityScape Report Highlands 4828.pdf](#)

Attachment: [Supporting Documents 4828.pdf](#)

Attachment: [WTF Report to MPC 13-004828-PLAN.pdf](#)

15. [North Godley WTF | 210 Highlands Blvd. | 13-004860-PLAN](#)

Attachment: [CityScape Report North Godley 4860.pdf](#)

Attachment: [Supporting Documents 4860.pdf](#)

Attachment: [Maps and Images 4860 01-24-14.pdf](#)

Attachment: [WTF Report to MPC 13-004860-PLAN 01-24-14.pdf](#)

XI. OTHER BUSINESS

16. [Board Discussion Regarding 249 East Lathrop Avenue](#)

Attachment: [Before and After Photos.pdf](#)

Attachment: [Findings from the Office of the Zoning Administrator.pdf](#)

Attachment: [249 Lathrop Memo to Board.pdf](#)

XII. ADJOURNMENT

17. [Adjournment of January 28, 2014 Regular MPC Meeting](#)

Board Action:

Adjournment

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Vote Results

Motion:

Second:

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log January 28.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.