



Arthur A. Mendonsa Hearing Room  
January 7, 2014 1:30 P.M.  
FINAL Agenda

## January 7, 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](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

#### Swearing-in of MPC Commissioners

1. [January 7, 2014 Swearing-in of MPC Commissioners by Judge James F. Bass, Jr. Chatham County Superior Court](#)

#### Notice(s)

2. [January 28, 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 January 7.pdf](#)

**V. PRESENTATIONS**

4. [SAGIS Presentation](#)

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

**General Development Plan**

5. [Sail Harbor Marina Expansion | 604 Wilmington Island Road | File No. P-131211-00116-1](#)

**Zoning Petition - Map Amendment**

6. [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](#)

7. [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](#)

Attachment: [Staff Report-Jan 7.pdf](#)

Attachment: [Maps.pdf](#)

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

Attachment: [O-I District Permitted Uses.pdf](#)

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

Attachment: [Photos.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**

8. [December 10, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [12.10.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.10.13 MEETING MINUTES.pdf](#)

**Authorization(s)**

9. [Authorization for the Executive Director to execute a contract between the MPC and the Airport Commission](#)

**Victorian District - New Construction**

10. [Petition of Mark Cadman, Cadman Designs | 13-006184-COA | 103 East Park Lane | New Construction: Residence](#)

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

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Photographs.pdf](#)

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

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

11. [Victory Crossing Shopping Center - 1800 E. Victory Drive - Amended General Development Plan/Group Development](#)

Attachment: [Maps.pdf](#)

Attachment: [Fence and Vegetation along Victory Manor Place.pdf](#)

Attachment: [Contact Information.pdf](#)

Attachment: [Photos.pdf](#)

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

Attachment: [12-23-13 Sav. Traffic Eng. - Weiner - Recommendation.pdf](#)

Attachment: [Staff Report.pdf](#)

**X. REGULAR BUSINESS**

**Zoning Petition - Text Amendment**

12. [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](#)

Attachment: [Staff Report\\_13-005882-ZA-Jan 7.pdf](#)

**Zoning Petition - Map Amendment**

13. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community Business\)](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report Jan 7.pdf](#)

14. [1716 Habersham Street and 410 E. 34th Street | TN-2 \(Traditional Neighborhood-2\) to TC-1 \(Traditional Commercial-1\) | File No. 13-005875-ZA](#)

- Attachment: [Maps and Concept Plan.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Context - Sanborn Maps.pdf](#)
- Attachment: [Submittal Packet- Exhibit B.pdf](#)
- Attachment: [Submittal Packet- Exhibit C Lot density analysis.pdf](#)
- Attachment: [Staff Report-13-005875-ZA-Jan 7.pdf](#)

**Zoning Petition - Staff Map Amendment**

15. [3320 Ogeechee Road & 1930, 1934, 1940 and 1944 Mills B. Lane Blvd. I-L \(Light Industrial\) to B-C \(Community Business\)](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report Jan 7.pdf](#)

**Appeal of MPC Staff decision**

16. [Washington Ward Minor Subdivision - 36, 38, and 40 Price Street and 510 East Congress Lane](#)

- Attachment: [Historic Preservation Officer Comments 11-18-13.pdf](#)
- Attachment: [Final Plat.pdf](#)
- Attachment: [Context - Historic Maps.pdf](#)
- Attachment: [Photographs.pdf](#)
- Attachment: [Staff Denial.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Maps.pdf](#)

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

17. [Adjournment of January 7, 2014 Regular MPC Meeting](#)

**XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

- Attachment: [Development Review Case Log January 7.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.*

