



Arthur A. Mendonsa Hearing Room
March 11, 2014 1:30 P.M.
DECISIONS

March 11, 2014 Regular MPC Meeting

Members Present: W. Shedrick Coleman, Chairman
Murray Marshall, Vice-Chairman
James B. Blackburn, Jr., Secretary
Lacy Manigault, Treasurer
Ellis Cook
Timothy Mackey
Tanya Milton
Susan Myers
W. James Overton
J. Adam Ragsdale
Joseph Welch

Members Not Present: Russ Abolt
Stephanie Cutter
Ben Farmer

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
Gary Plumbley, Director, Development Services
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant
Charlotte Moore, Director of Special Projects
Ellen Harris, Director of Historic Preservation
Julie Yawn, Information Services

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [March 11, 2014 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [March 25, 2014 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)
3. [April 1, 2014 MPC Bylaws Committee Meeting at 11:00 AM in the West Conference Room, 110 East State Street.](#)

Information Item(s) for Board Members

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

Attachment: [Development Review Case Log March 11 2014.pdf](#)

V. PRESENTATIONS

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

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

5. [5108 Skidaway Road | Future Land Use Map Amendment from Residential Suburban Single Family to Commercial Neighborhood | File No. 14-000899-CPA](#)

Zoning Petition - Map Amendment

6. [5108 Skidaway Road | R-6 \(One Family Residential\) to O-I \(Office-Institutional\) | File No. 14-000638-ZA](#)
7. [2111 Norwood Avenue Rezoning Request R-1 / TC \(One Family Residential / Towncenter Overlay to P-B-C \(Planned Community Business\)](#)

Zoning Petition - Text Amendment

8. [Amendment to Section 8-3025\(a\), Conservation and Residential Use Schedule, to Allow a Bed and Breakfast Guest Unit, Use 12, in the R-M \(Residential Multi-family District\) | File No. 13-006395-ZA](#)

Attachment: [Planning Commission Staff Continuance Request.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

9. [February 18, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [02.18.14 MEETING MINUTES.pdf](#)

Attachment: [02-18-14 MPC BRIEFING MINUTES.pdf](#)

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

10. [1716 Habersham St and 401 E 34th St | Future Land Use Map Amendment from Traditional Neighborhood to Traditional Commercial | File No. 14-000905-CPA](#)

Attachment: [Maps.pdf](#)

Attachment: [Sanborn Historic Maps.pdf](#)

Attachment: [Comp Plan Policies.pdf](#)

Attachment: [Staff Report-March 11-Updated.pdf](#)

Zoning Petition - Map Amendment

11. [540 Selma Street |B-C \(Community Business\) to RIP-B-1 \(Residential Medium Density\) | File No. 14-000778-ZA](#)

Attachment: [Staff Report-Mar 11.pdf](#)

Attachment: [B-C District List of Uses.pdf](#)

Attachment: [RIP-B-1 List of Uses.pdf](#)

Attachment: [R-B-C-1 List of Uses.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Letter of Opposition.pdf](#)

Attachment: [Maps.pdf](#)

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Amended General Development Plan / Group Development Plan

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

Attachment: [01-07-14 General Development Plan.pdf](#)
Attachment: [03-11-14 Revised Gen Dev Plan.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [03-11-14 - Staff Report - 13-005277-PLAN - Victory Crossing - Amended Gen Dev Plan.pdf](#)

Zoning Petition - Text Amendment

13. [Amendment to Sec. 8-3030\(n\)\(12\), Historic District, Design Standards, Fences, Trellises, and Walls | File No. 14-000641-ZA](#)

Attachment: [Staff recommendation.pdf](#)
Attachment: [Photograph.pdf](#)
Attachment: [Submittal Packet- Application and Supporting Materials.pdf](#)

14. [Amendment to Sec. 8-3030\(n\)\(12\), Historic District, Design Standards, Height to Increase the Maximum Number of Building Stories | File No. 14-000709-ZA](#)

Attachment: [Staff Recommendation.pdf](#)
Attachment: [Submittal Packet- Application and supporting information.pdf](#)
Attachment: [Aerial.pdf](#)
Attachment: [Context- Historic maps.pdf](#)
Attachment: [Submittal Packet- Presentation.pdf](#)

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

15. [2010 East President Street | Future Land Use Map Amendment from Commercial Suburban to Residential General | File No. 14-000900-CPA](#)

Attachment: [14-000900-CPA - Staff Report - Comp Plan Amendment report- 2010 East President Street.pdf](#)
Attachment: [Maps.pdf](#)

Zoning Petition - Map Amendment

16. [2010 East President Street | PUD-BC \(Planned Unit Development Community Business\) to R-M-27 and B-C \(Multi-family Residential, 27 dwelling units per net acre and Community Business\) | File No 14-000710-ZA](#)

Attachment: [14-000710-ZA - Staff Report.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [14-000710-ZA - Staff Report.pdf](#)

17. [6413 Waters Avenue | R-6 \(One-family Residential\) to O-I \(Office-Institutional\) | File No. 13-004852-ZA](#)

Attachment: [Staff Report-Mar 11.pdf](#)
Attachment: [Maps.pdf](#)

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

18. [Map Amendment - 41 Tidewater Road - R-1-A \(One Family Residential 12,000 square foot lot minimum\) to R-1 \(One Family Residential 6,000 square foot lot minimum\) Z-140212-00017-1](#)

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

General Development Plan

19. [Mariner Grove Apartment Complex - 2010 East President Street](#)

Attachment: [General Development Plan.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [03-11-14 - Staff Report 14-000701-PLAN - Mariner Grove - GDP.pdf](#)

Zoning Petition - Staff Text Amendment

20. [Text Amendment - Section 8-3025\(d\) - Development Standards for Residential Density](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Broughton Street Corridor.pdf](#)

XI. OTHER BUSINESS

XII. ADJOURNMENT

21. [Adjournment of March 11, 2014 Regular MPC Meeting](#)

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log March 11 2014.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.