



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

## October 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 and PLEDGE OF ALLEGIANCE

### III. APPROVAL OF AGENDA

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

1. [October 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

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

Attachment: [Review Log Oct 7.pdf](#)

## V. PRESENTATIONS

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

### Zoning Petition - Map Amendment

3. [413 Whitaker Street | RIP-A to RIP-C | 14-004108-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

4. [September 16, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [09-16-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [09.16.14 MEETING MINUTES.pdf](#)

### None

5. [RESCHEDULE - November 11, 2014 MPC Planning Meeting to November 4, 2014 at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

## VIII. OLD BUSINESS

### Other

6. [Election of Officers for 2014 - 2015](#)

### Zoning Petition - Map Amendment

7. [920 East Victory Drive | Rezoning from R-6 \(One-family Residential\) to R-I-P \(Residential-Institutional-Professional\) | File No. 14-003763](#)

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

Attachment: [Use Comparison Table.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Memo Re Zoning Alternatives-Oct 7.pdf](#)

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

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

Attachment: [Petition in Support of Rezoning.pdf](#)

Attachment: [Email of Concern.pdf](#)  
Attachment: [Photos-Sept 16.pdf](#)

## IX. REGULAR BUSINESS

### Zoning Petition - Map Amendment

8. [8511 Waters Avenue | Rezoning from an R-6 \(One-family Residential\) district to an O-I \(Office-Institutional\) district | File No.14-004580-ZA](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Existing and Proposed Use Tables.pdf](#)

9. [Amendment to Abercorn at Wilshire Master Plan | Multiple Lots | File No. 14-004130-ZA](#)

Attachment: [Staff Report-Oct 7.pdf](#)  
Attachment: [B-N & B-C Use List.pdf](#)  
Attachment: [MAPS.pdf](#)  
Attachment: [Master Plan & GDP-Sept 23 Revision.pdf](#)  
Attachment: [Exhibit A-Property List & Owner Authorizations.pdf](#)  
Attachment: [City Council Minutes-Sept 6 2001.pdf](#)  
Attachment: [Photos-Oct 7.pdf](#)

### Amended Master Plan / General Development Plan

10. [Abercorn at Wilshire General Development Plan | Grocery Store & Fuel Station | File No. 14-004184-PLAN](#)

Attachment: [Site Plan-Oct 7.pdf](#)  
Attachment: [Master Plan & GDP-Sept 23 Revision.pdf](#)  
Attachment: [Petitioner's Parking Letter.pdf](#)

### Committee Report(s)

11. [Report of the Bylaws Committee](#)

## X. OTHER BUSINESS

12. [Floridan Aquifer Groundwater Users Stakeholders Meeting Update](#)

Attachment: [Planning Commission Thomson Floridan Aquifer Groundwater Users Group Update 091014.pdf](#)  
Attachment: [MPC Pres EPD Floridan Aquifer Groundwater Permit Committee 092914.pdf](#)

## XI. ADJOURNMENT

## XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Oct 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.*