



Arthur A. Mendonsa Hearing Room
April 28, 2015 1:30 P.M.
Final Agenda

April 28, 2015 Regular MPC Meeting

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve April 28, 2015 MPC Regular Meeting Agenda](#)

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [April 28, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [May 19, 2015 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

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

Attachment: [Review Log April 28.pdf](#)

V. PRESENTATIONS

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

Amended Master Plan

5. [AMENDED MASTER PLAN: Bradley Pointe South - 1566 Bradley Boulevard](#)

Zoning Petition - Text Amendment

6. [TEXT AMENDMENT: Amendment to Sec. 8-3025\(a\) to allow a bed and breakfast guest unit in the R-6 \(One-family Residential\) zoning district | File No. 14-002253-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

7. [April 7, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [04-07-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [04.07.15 MEETING MINUTES.pdf](#)

8. [Authorize Executive Director to sign Audit Engagement Letter](#)

Attachment: [TPC Thomson Non-Major KRT 20150428.pdf](#)

9. [Authorize the Executive Director to execute the Memorandum of Understanding \(MOU\) for the Coastal Region Metropolitan Planning Organization \(CORE MPO\)](#)

Attachment: [MPC Board Memo MOU Execution.pdf](#)

Attachment: [MOU Reapportionment 040815.pdf](#)

Attachment: [Main Brochure.pdf](#)

Attachment: [Insert.pdf](#)

VIII. OLD BUSINESS

10. [TEXT AMENDMENT: Amend Sec. 8-3112.\(d\)\(3\)c.2. \(Signs Permits-Required, Announcement Signs\) To Allow Electronically Controlled Announcement Signs to Change Message Every 10 Seconds | File No. 14-006238-ZA](#)

Attachment: [Staff Report-14-006238-April 28.pdf](#)

Attachment: [Street Class Map-I & 2.pdf](#)

Attachment: [Street Class Map for Announcement Signs.pdf](#)

Attachment: [Natl Register Districts Map.pdf](#)

Attachment: [Petitioner's Presentation-March 18.pdf](#)

IX. REGULAR BUSINESS

11. [REZONING: 509 E. 37th Street | From an R-4 \(Four-family Residential\) District to an R-B-C \(Residential-Business-Conservation\) District | File No. 15-001684-ZA](#)

Attachment: [Staff Report-15-001684-ZA-April 28.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)

Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)

Attachment: [Photos-15-001684-ZA-April 28.pdf](#)

Attachment: [Letter of Support-Durham & LaRue.pdf](#)

12. [REZONING: 508 E. 37th Street | From an R-4 \(Four-family Residential\) District to an R-B-C \(Residential-Business-Conservation\) District | File No. 15-001685-ZA](#)

- Attachment: [Staff Report-15-001685-ZA-April 28.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)
- Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)
- Attachment: [Photos-15-001685-ZA-April 28.pdf](#)
- Attachment: [Letter of Support-Durham & LaRue.pdf](#)

13. [REZONING: 510 E. 37th Street | From an R-4 \(Four-family Residential\) District to an R-B-C \(Residential-Business-Conservation\) District | File No. 15-001686-ZA](#)

- Attachment: [Staff Report-15-001686-ZA-April 28.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Allowed Uses in the Existing R-4 District.pdf](#)
- Attachment: [Allowed Uses in the Proposed R-B-C District.pdf](#)
- Attachment: [Photos-15-001686-ZA-April 28.pdf](#)
- Attachment: [Letter of Support-Durham & LaRue.pdf](#)

14. [REZONING: 304-308 W. Gwinnett Street, 714 Montgomery Street & 303 W. Hall Lane | R-B-C-1 \(Residential Business Conservation, Extended\) to R-I-P-A \(Residential Medium Density\)| File No. 15-001513-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Proposed District Uses.pdf](#)
- Attachment: [Existing District Uses.pdf](#)
- Attachment: [Staff Report.pdf](#)

15. [Text Amendments to Regulate Craft Distillery Use](#)

- Attachment: [Staff Report April 28 2015.pdf](#)

16. [SIGN PLAN: Grocery and Fuel Station | 10530 Abercorn Street | File No. 15-000551-PLAN](#)

- Attachment: [Sign Plan-15-000551-PLAN-Apr 28.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Photos-15-000551-April 28.pdf](#)
- Attachment: [Monument Sign-April 28.pdf](#)
- Attachment: [Fuel Station Canopy.pdf](#)
- Attachment: [Fuel Station Fascia Sign.pdf](#)

X. OTHER BUSINESS

XI. ADJOURNMENT

17. [Adjourn April 28, 2015 Regular MPC Meeting](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log April 28.pdf](#)