



Arthur A. Mendonsa Hearing Room
January 13, 2015 1:30 P.M.
Final Agenda

January 13, 2015 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/2015agenda.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

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [January 27, 2015 MPC Planning Meeting at 1:00 PM in the Arthur A. Mendonsa Room, 112 East State Street](#)
2. [February 3, 2015 Swearing-in of MPC Commissioners by Judge John E. Morse, Jr. Chatham County Superior Court](#)

Information Item(s) for Board Members

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

Attachment: [Review Log Jan 13.pdf](#)

V. PRESENTATIONS

4. [Presentation on the Solarize Tybee Program](#)

Attachment: [Solarize Tybee final RFP 2014-656.pdf](#)

5. [Update on Regional Groundwater Withdrawal Stakeholder Committee Meetings](#)

Attachment: [December 16 PPT DIST Floridan Aquifer Permit Holders MPC Pres 011315.pdf](#)

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

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

6. [December 9, 2014 MPC Meeting and Briefing Minutes](#)

Attachment: [12-09-14 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.09.14 MEETING MINUTES.pdf](#)

Authorization(s)

7. [Authorize the Chairman to Sign the Resolution for Savannah Tree Foundation Parking Lot Grant Submittal](#)

Zoning Petition - Map Amendment

8. [10530 Abercorn Street | Amendment to Master Plan |14-006131-ZA](#)

Attachment: [Staff Report-Jan 13.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Amended Zoning Master Plan.pdf](#)

Attachment: [Exhibit A-Property List & Owner Authorizations.pdf](#)

Amended Master Plan

9. [Godley Park, Phase 1-C | Amendment to Increase the Lot Width for 72 Lots from 55 Feet to 60 Feet | 14-005818-PLAN](#)

Attachment: [Maps.pdf](#)
Attachment: [Existing and Proposed Master Plans.pdf](#)
Attachment: [Staff Report.pdf](#)

Master Plan / General Development Plan

10. [One West Park Avenue | Master Plan Amendment & General Development Plan Amendment | File No. 13-005568-PLAN](#)

Attachment: [Maps.pdf](#)
Attachment: [Gen. Dev. Plans.pdf](#)
Attachment: [01-13-15 - Staff Report.pdf](#)
Attachment: [photos.pdf](#)

Amended Master Plan / General Development Plan

11. [Grocery & Fuel Station at Abercorn Street and Wilshire Boulevard | 10530 Abercorn Street | File No. 14-004184-PLAN](#)

Attachment: [Amended Site Plan-Jan 13.pdf](#)
Attachment: [Amended GDP-Jan 13.pdf](#)

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

Zoning Petition - Map Amendment

12. [2818 and 2820 Bee Road | Rezone from B-H \(Highway Business\) and R-6 \(One-family Residential\) to O-I \(Office Institutional\) | File No. 14-006161-ZA](#)

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

13. [7702 Waters Avenue | Rezone from P-B-N-1 \(Planned Neighborhood Business Limited\) to B-N \(Neighborhood Business\) | File No. 14-005908-ZA](#)

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

14. [646 W. Bay Street | Rezone from B-G \(General Business\) and P-RBC-1 \(Planned Residential-Business-Conservation-Extended\) to R-B-C \(Residential-Business-Conservation\) | File No. 14-006008](#)

Attachment: [Staff Report 14-006008-ZA.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Streetview Warner.pdf](#)
Attachment: [Permitted Use Table.pdf](#)

Zoning Petition - Text Amendment

15. [Establish a Funeral Home / Crematory \(Use 41\) in the I-L \(Light Industrial\) Zoning District | File No. 14-006114-ZA](#)

Attachment: [Staff Report-Jan 13.pdf](#)
Attachment: [I-L List of Uses.pdf](#)
Attachment: [I-L District Map.pdf](#)
Attachment: [Map of Districts that Allow Funeral Homes.pdf](#)

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

16. [Bryan Woods Road - Future Land Use Map Amendment - Residential Suburban Single Family to Residential General](#)

Attachment: [Bryan Woods Road CPA - Staff Report - Comprehensive Plan Amendment.pdf](#)
Attachment: [FLU_MAP.pdf](#)
Attachment: [AERIAL_MAP.pdf](#)

Zoning Petition - Map Amendment

17. [General Vicinity of U.S. Hwy. 80 East and Bryan Woods Road | Rezone from R-1 \(One-family Residential\) to R-3-8 \(Multi-family Residential, up to 8 dwelling units per net acre\) | File No. Z-141223-00105-1](#)

Attachment: [Maps.pdf](#)
Attachment: [R-1 and R-3 Use List.pdf](#)
Attachment: [Site Plan.pdf](#)
Attachment: [Deed - Bryan Woods Road lots.pdf](#)
Attachment: [Photos.pdf](#)
Attachment: [Staff Report.pdf](#)

X. OTHER BUSINESS

XI. ADJOURNMENT

18. [Adjourn January 13, 2015 Regular MPC Meeting](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Jan 13.pdf](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.