



Arthur A. Mendonsa Hearing Room  
July 21, 2015 1:30 P.M.  
FINAL Agenda

## July 21, 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](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. [July 21, 2015 Personnel Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street](#)
2. [July 28, 2015 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [July 28, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference](#)

Room, 110 East State Street.

4. August 11, 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**

5. Reading of Development Plans Submitted for Review

Attachment: Review Log July 21.pdf

#### **V. PRESENTATIONS**

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

##### **Amended Master Plan**

6. Amended Master Plan | Trustees Garden 102 Randolph Street | Petitioner: Adam Ragsdale | File No. 15-003703-PLAN

##### **General Development Plan**

7. GENERAL DEVELOPMENT PLAN: 1020 East Broad Street | Multi-family Development | To be Reviewed in Conjunction with a Rezoning Request to RIP-B | GW Investments, LLP, Applicant | File No. 15-003699-PLAN

##### **Zoning Petition - Map Amendment**

8. REZONING: 512 Indian Street | Rezone from B-C (Community Business) Zoning District to a B-B (Bayfront Business) Zoning District | Robert Turner, Petitioner | File No. 15-003199-ZA

9. REZONING: 346, 350 & 352 Martin Luther King, Jr. Blvd. and 400 W. Charlton St. | Rezoning from a B-C (Community Business) District to a BC-1 (Central Business) District | Paul Strickler, Petitioner | File No. 15-003668-ZA

Attachment: Maps.pdf

Attachment: List of Uses.pdf

Attachment: Staff Report.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**

10. June 30, 2015 MPC Meeting and Briefing Minutes

Attachment: [06.30.15 MEETING MINUTES.pdf](#)  
Attachment: [06-30-15 MPC BRIEFING MINUTES.pdf](#)

11. [Petition of Sawyer Design Studio | 15-003644-COA | 406 East Park Avenue | New Construction Victorian District](#)

Attachment: [Staff Recommendation.pdf](#)  
Attachment: [Context - Historic Maps.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Specifications.pdf](#)

12. [General Development Plan - Cottages at Emerald Cove - 100 Shellbark Way](#)

Attachment: [Maps.pdf](#)  
Attachment: [Highlands Business Park Master Plan.pdf](#)  
Attachment: [Gen. Dev. Plan.pdf](#)  
Attachment: [Staff Report 15-003203-PLAN.pdf](#)

13. [Northport Subdivision - Major SD - Final Plat 545 Northport Parkway](#)

Attachment: [Subdivision Plat.pdf](#)  
Attachment: [Subdivision on Aerial.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Staff Report S-150601-00047-1.pdf](#)

## VIII. OLD BUSINESS

14. [AMENDED MASTER PLAN - Mosswood Plantation - Ph. 3 - 197 Sawgrass Drive](#)

Attachment: [Maps.pdf](#)  
Attachment: [Master Plan.pdf](#)  
Attachment: [Misc.pdf](#)  
Attachment: [07-21-15 STAFF REPORT M-150209-00014-1.pdf](#)

## IX. REGULAR BUSINESS

15. [Zoning - Special Use - 531 Stephenson Avenue - Allow the sale of spiritous beverages with or without a meal](#)

Attachment: [Maps.pdf](#)  
Attachment: [Staff Report-15-003670-ZA-Special Use.pdf](#)

16. [REZONING: 607 Drayton Street | Rezoning from an RIP-A \(Medium Density Residential\) District to an RIP-D \(Medium Density Residential\) District | SDP Forsyth, LLC, Petitioner | File No. 15-003662-ZA](#)

Attachment: [Staff Report-15-003662-ZA-July 21.pdf](#)  
Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)  
Attachment: [Petitioner's Supplemental Information.pdf](#)

17. [REZONING: 617 E. Duffy Street | Rezone from a P-R-4 \(Planned Four-family Residential\) District to an RIP-B \(Medium Density Residential\) District | Kelly Lockamy, Petitioner | File No. 15-003654-ZA](#)

Attachment: [Staff Report-15-003654-ZA-July 21.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Petitioner's Supplemental Information.pdf](#)  
Attachment: [R-4 and RIP-B without Use Conditions.pdf](#)

18. [SPECIAL USE: 1650 E. Victory Drive |Allow a Restaurant in a PUD-IS-B \(Planned Unit Development-Institutional\) District as a Special Use| Richard Mopper, Petitioner | File No. 15-003655-ZA](#)

Attachment: [Staff Report-15-003655-ZA-Special Use.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [PUD-IS-B DISTRICT.pdf](#)  
Attachment: [north view.pdf](#)  
Attachment: [east view.pdf](#)

19. [REZONING: 1020 E. Broad Street | Rezone from P-R-4 \(Planned Four-family Residential\) and P-B-G-2 \(Planned General Business Transition-2\) Districts to an RIP-B \(Medium Density Residential\) District | GW Investments, Petitioner | File No. 15-003669-ZA](#)

Attachment: [Staff Report-15-003669-ZA-July 21 - Revised.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [General Plan 2015-07-20.pdf](#)

## **X. OTHER BUSINESS**

20. [Chairman to Appoint Nominating Committee](#)

## **XI. ADJOURNMENT**

21. [Adjourn July 21, 2015 Regular MPC Meeting](#)

## **XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log July 21.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.*

