



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

## June 30, 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 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [June 30, 2015 Personnel Committee Meeting, 12:00 P.M., West Conference Room, 112 E. State Street](#)

#### Information Item(s) for Board Members

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

Attachment: [Review Log June 30.pdf](#)

**V. PRESENTATIONS**

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

**Amended Master Plan**

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

**Zoning Petition - Map Amendment**

5. [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](#)

**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**

6. [June 9, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [06-09-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.09.15 MEETING MINUTES.pdf](#)

**VIII. OLD BUSINESS**

7. [Petition of Fortitude Design and Urban Purpose Design | 15-002806-COA | 416 East Bolton Street | New Construction, Victorian Historic District](#)

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Staff Images of Contemporary Architecture.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Staff Report.pdf](#)

8. [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-June 30.pdf](#)

Attachment: [Supplemental Info-June 30.pdf](#)

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

Attachment: [Street Class Map for Announcement Signs.pdf](#)  
Attachment: [Street Class Map-I 2.pdf](#)

9. [TEXT AMENDMENT: Amend Mid-City District Sec. 8-3199, District Boundary Description ; Appendix A, Zoning Map; Appendix B, Contributing Structures Map; Sec. 8-3224, Parking | Savannah College of Art and Design, Petitioner | File No. 15-002389-ZA](#)

Attachment: [Staff Report-15-002389-June 30.pdf](#)

10. [REZONING: 315 W. 38th Street | Rezone from R-B \(Residential-Business\) and R-I-P \(Residential-Institutional-Professional\) Districts to Mid-City CIV \(Civic\) District | Savannah College of Art and Design, Petitioner | File No. 15-002388-ZA](#)

Attachment: [Staff Report-15-002388-ZA-June 30.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Mid-City & MLK Redevelopment Map.pdf](#)  
Attachment: [RB District Permitted Use List.pdf](#)  
Attachment: [RIP District Permitted Use List.pdf](#)  
Attachment: [CIV District Permitted Use List.pdf](#)  
Attachment: [Photos-15-002388-ZA-June 9.pdf](#)

## **IX. REGULAR BUSINESS**

11. [REZONING: 305 W. 35th Street | Rezone from TN-2 \(Traditional Neighborhood\) to TC-1 \(Traditional Commercial-Neighborhood\) | Paul W. Harrison, Petitioner | File No. 15-003200-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Mid-City Zoning Map.pdf](#)  
Attachment: [Photo.pdf](#)  
Attachment: [TN-2 & TC-1 Use Comparison.pdf](#)  
Attachment: [Petitioner's Supplemental Information.pdf](#)  
Attachment: [Staff Report-15-003200-ZA-June 30.pdf](#)

12. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 2020 Westlake Avenue | Westlake Development \(Boarding House\) | Lenell DeFour, Applicant | File No. P-150527-00046-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Gen. Dev. Plan.pdf](#)  
Attachment: [Staff Report P-150527-00046-1.pdf](#)  
Attachment: [County Eng. Comments Westlake Development - General Dev - Review 1.pdf](#)

13. [MASTER PLAN AMENDMENT: 45 South Carolan Street | Sustainable Fellwood | Change of Land Use from Retail/Office to Senior Housing | Housing Authority of Savannah, Applicant | File No. 15-003215-PLAN](#)

Attachment: [Maps.pdf](#)  
Attachment: [Conceptual Site Plan.pdf](#)  
Attachment: [Master Plan.pdf](#)  
Attachment: [06-30-15 Staff Report.pdf](#)  
Attachment: [Letter of opposition regarding Requested Master Plan Amendment to](#)

[Fellw .pdf](#)

14. [1871 King George Blvd. | New Wireless Telecommunications Facility | T-150409-00029-1](#)

- Attachment: [CityScape Report King George.pdf](#)
- Attachment: [Evidence of Need Submittal.pdf](#)
- Attachment: [Fall Zone Letter.pdf](#)
- Attachment: [Maps and Images King George.pdf](#)
- Attachment: [Site Panorama King George.pdf](#)
- Attachment: [WTF Application King George.pdf](#)
- Attachment: [WTF Report to MPC T-150409-00029-1 King George.pdf](#)

15. [243 Quacco Road | New Wireless Telecommunications Facility | T-150409-00030-1](#)

- Attachment: [CityScape Report Quacco.pdf](#)
- Attachment: [Evidence of Need Quacco.pdf](#)
- Attachment: [Fall Zone Letter Quacco.pdf](#)
- Attachment: [Maps and Images Quacco.pdf](#)
- Attachment: [WTF Application Quacco.pdf](#)
- Attachment: [Panorama Quacco Road Site I.pdf](#)
- Attachment: [Panorama Quacco Road Site II.pdf](#)
- Attachment: [WTF Report to MPC T-150409-00030-1 Quacco.pdf](#)

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

16. [Adjourn June 30, 2015 Regular MPC Meeting](#)

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

- Attachment: [Review Log June 30.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.*