



Arthur A. Mendonsa Hearing Room  
November 3, 2015 1:30 P.M.  
FINAL Agenda

## November 3, 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

1. [Approve Agenda as Submitted](#)

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

2. [November 3, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
3. [November 24, 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 November 3.pdf](#)

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

5. [REZONING: Multiple \(11\) Properties E. Broad Street and E. Broughton Street | Rezone from an RIP-B District to an R-B-C District | Multiple \(4\) Petitioners | File No. 15-005536-ZA](#)

6. [REZONING: 7 Martin Luther King, Jr. Boulevard | Rezone from B-C \(Community Business\) to B-B \(Bayfront-Business\) | RB Red Savannah FS, LLC | File No. 15-005535-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. [October 13, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [10.13.15 MEETING MINUTES.pdf](#)

Attachment: [10-13-15 MPC BRIEFING MINUTES.pdf](#)

8. [Approval to Begin Contract Negotiations with Data Transfer Solutions,LLC](#)

9. [Authorize the Executive Director to execute the FY 2016 Federal Transit Administration 5303 Program with GDOT.](#)

Attachment: [MPC Board memoexecute contract.pdf](#)

10. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 275 Fort Argyle Road | Creekfire Motor Ranch RV Park | Otamot Land LLC, Applicant | 15-004398-PLAN](#)

Attachment: [Annexation Letter from David Maxwell CFO re Annexation 100615.pdf](#)

Attachment: [Otamot RV Park Application.pdf](#)

Attachment: [ZA Policy document 0 Fort Argyle Rd \(PIN 1-1034 -02-011\) ZNRQ15-003649 \(2\).pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Gen Dev Plan.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Proposed Bldg Elevations.pdf](#)

11. [COMPREHENSIVE PLAN AMENDMENT: 1943 Capital Street | Change the Comprehensive Plan Future Land Use Map from Residential Single Family to Neighborhood Commercial | Longbeard, Petitioner | File No. 15-00586-CPA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Staff Report 15-005586-CPA - 1943 Capital Street.pdf](#)

12. [REZONING: 1943 Capital Street | Rezone from R-6 \(One-family Residential\) to O-I \(Office Institutional\) | Longbeard Electric & Integrated Systems, Petitioner | File No. 15-005415-ZA](#)

Attachment: [Photos.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Staff Report - 15-005415-ZA - 1943 Capital Street.pdf](#)

## VIII. OLD BUSINESS

13. [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: [Maps.pdf](#)  
Attachment: [PUD-IS-B DISTRICT.pdf](#)  
Attachment: [north view.pdf](#)  
Attachment: [east view.pdf](#)  
Attachment: [Staff Report-15-003655-ZA-Special Use 110315.pdf](#)

14. [NEW CONSTRUCTION | Victorian District | 1 West Park Avenue | Petition of Christian Sottile, AIA | 15-005133-COA](#)

Attachment: [Staff Recommendation 15-005133-COA.pdf](#)  
Attachment: [Submittal Packet- Drawings.pdf](#)  
Attachment: [Submittal Packet - Material Samples.pdf](#)  
Attachment: [Submittal Packet-Supplemental Memo.pdf](#)  
Attachment: [Context.pdf](#)

## IX. REGULAR BUSINESS

15. [REZONING: 824 & 828 Quacco Road | Rezone from R-A \(Residential Agriculture\) to B-N \(Neighborhood Business\) | Mintu Properties, Petitioner | File No. Z-150814-00070-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Permitted Uses.pdf](#)  
Attachment: [Concept Plan.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Staff Report - Z-150814-00070-1 - 824 & 828 Quacco Road .pdf](#)

16. [REZONING: Martin Luther King Jr. Blvd and West 41st Street | Rezone from R-4 \(Four-family Residential\) to R-B \(Residential Business\) | Joe Wallace, Petitioner | File No. 15-004442-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Zoning District - R-4.pdf](#)  
Attachment: [Zoning District - R-B.pdf](#)  
Attachment: [Staff Report.pdf](#)

17. [TEXT AMENDMENT: Amend Sec. 8-3002 \(Definitions\) to Create a Definition for Townhouse Dwelling and Sec. 8-3029 \(Cuyler-Brownville District\) to Establish Development Standards for a Townhouse Dwelling | Advent Dental, Petitioner | File No. 15-004082-ZA](#)

Attachment: [Cuyler Brownsville Map & Data.pdf](#)  
Attachment: [staff report.pdf](#)  
Attachment: [Comments from Historic Savannah Foundation.pdf](#)

18. [REZONING: 474 Little Neck Road | Rezone from a PUD-M-6 \(Planned Unit Development-Multi-family, 6 dwelling units per net acre\) District to an R-A \(Residential-Agriculture\) District | Holy Church of God, Inc., Petitioner | File No. Z-151014-00090-1](#)

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

19. [TEXT AMENDMENT: Amendments to Article A, Sections 8-3002 \(Definitions\) and Section 8-3025\(b\) \(B&I Use Schedule\), to create and regulate Sales of Consumer Fireworks | 15-005416-ZA](#)

Attachment: [House Bill 110.pdf](#)  
Attachment: [GMA Fireworks Fact Sheet.pdf](#)  
Attachment: [Fire Marshall Report Consumer Fireworks in Georgia.pdf](#)  
Attachment: [Various B-C P-B-C Zonings with Res Buffer with all I-L I-H .pdf](#)  
Attachment: [Potential Permissible Zoning Districts.pdf](#)  
Attachment: [Staff Report November 3.pdf](#)

## **X. OTHER BUSINESS**

## **XI. ADJOURNMENT**

20. [Adjourn November 3, 2015 Regular MPC Meeting](#)

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

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

Attachment: [Review Log November 3.pdf](#)

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are*

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*adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*