



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

October 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

1. [Approve Agenda as Presented](#)

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Swearing-in of MPC Board Officers

2. [October 13, 2015 Swearing-in of MPC Officers by Judge Timothy Walmsley, Chatham County Superior Court](#)

Notice(s)

3. [October 20, 2015 MPC Planning Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
4. [November 3, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
5. [Reading of Development Plans Submitted for Review](#)

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

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

6. [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](#)
7. [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: [Staff Report.pdf](#)

Attachment: [Zoning District - R-4.pdf](#)

Attachment: [Zoning District - R-B.pdf](#)

Zoning Petition - Text Amendment

8. [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: [staff report.pdf](#)

Attachment: [Cuyler Brownsville Map & Data.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

9. [September 22, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [09-22-15 MPC BRIEFING MINUTES.pdf](#)
Attachment: [09.22.15 MEETING MINUTES.pdf](#)

10. [Approval of Resolution for FY 2017 5303 \(Transit Planning\) Grant](#)

Attachment: [FY2017 5303 MPC Board Memo.pdf](#)
Attachment: [5303BoardResolutionFY2017.pdf](#)

11. [Petition of JSRB Ventures, John Sumner | 15-004900-COA | 545 East Anderson Street | Victorian District New Construction](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Context.pdf](#)
Attachment: [Submittal Packet - Description and Photos.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)

12. [AMENDED GENERAL DEVELOPMENT PLAN | One West Park | File No. 15-005354-PLAN](#)

Attachment: [Staff Report- 15-005354-COA.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Current GDP.pdf](#)
Attachment: [Proposed GDP.pdf](#)

13. [REZONING: 117 Hutchinson Island Road | Rezone from RIP-B \(Medium Density Residential\) to RIP \(Residential-Institutional-Professional\) | Southeast Helicopter, LLC, Petitioner | File No. 15-005155-ZA](#)

Attachment: [Staff Report-15-005155-ZA-Oct 13.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Photos-Oct 13.pdf](#)
Attachment: [Permitted Uses by District.pdf](#)
Attachment: [Exhibit A.pdf](#)

14. [MASTER PLAN AMENDMENT | Morgan Lakes Industrial | Godley Station North Master Plan | SW Quadrant of I-95 and Jimmy DeLoach Parkway | Change Land Use from Commercial/Retail to Light Industrial / Distribution | File No. 15-004782-PLAN](#)

Attachment: [Maps.pdf](#)
Attachment: [Exhibit A.pdf](#)
Attachment: [PUD-C District Requirements.pdf](#)
Attachment: [PUD-IN District Requirements.pdf](#)
Attachment: [I-L District Uses.pdf](#)
Attachment: [Staff Report 15-004782-Oct 13 - Revised.pdf](#)

VIII. OLD BUSINESS

15. [REZONING: 7002 Skidaway Road | Rezone from PUD-IS-B \(Planned Unit Development-Institutional\) and R-6 \(One-family Residential\) Zoning Classifications to a B-N \(Neighborhood Business\) Zoning Classification | Danny Nelson, Petitioner | File No. 15-004033-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Permitted Uses.pdf](#)
- Attachment: [10-13-15 - 15-004033-ZA - Staff Report - 7002 Skidaway Road.pdf](#)
- Attachment: [Concept Plan - 7002 Skidaway Road.pdf](#)

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

IX. REGULAR BUSINESS

17. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 2020 Westlake Avenue | Westlake Development \(Boarding House\) | Lenell DeFour, Applicant | File No. P-150924-00084-1](#)

- Attachment: [Maps.pdf](#)
- Attachment: [County Attorney's Letter - 2020 Westlake.pdf](#)
- Attachment: [Attorney Karen Brown's Letter to MPC.pdf](#)
- Attachment: [Gen. Dev. Plan.pdf](#)
- Attachment: [10-13-15 - Staff Report P-150924-00086-1 Westlake Development - GDP - 2020 Westlake Ave.pdf](#)

18. [SPECIAL USE: 5715 Skidaway Road | Request to Allow Alcohol to be Served with a Meal at a Specialty Restaurant and Banquet Hall | Colleen K. Smith, Petitioner | File No. 15-005142-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report - FLUM.pdf](#)
- Attachment: [Staff Report 15-005142-ZA -5715 Skidaway Road.pdf](#)

19. [COMPREHENSIVE PLAN AMENDMENT: 1651 East Victory Drive | A Future Land Use Map Amendment from Residential-General and Parks/Recreation to Commercial-Suburban | ARS Ventures, LLC | File No. 15-005175-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report - 15-005175-FLUM - Victory Drive - Staff Report - Comprehensive Plan Amendment.pdf](#)

20. [REZONING: 1651 Victory Drive | Rezone from B-H \(Highway Business\), R-6 \(One-family Residential\) and P-D-N \(Planned Development Nonconforming\) to B-C \(Community Business\) | ARS Ventures, LLC, Petitioner | File No. 15-005157-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Staff Report 15-005157-ZA 1651 East Victory Drive.pdf](#)

21. [TEXT AMENDMENT | Reference Animal Control Ordinance in Sections 8-3028 Victorian District and Article K Mid-City District Ordinance | File No. 15-005456-ZA](#)

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

22. [Master Plan Amendment | North Haven Apartments | SW Quadrant Of Spring Lakes Drive and](#)

[Benton BLVD | 15-005201-PLAN](#)

- Attachment: [Maps.pdf](#)
- Attachment: [General Plan-Highlands Tract E Apt Complex.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Highlands Master Plan.pdf](#)

23. [Petition of Christian Sottile, AIA | 15-005133-COA | 1 West Park Avenue | Victorian District New Construction Mixed-Use](#)

- Attachment: [Context.pdf](#)
- Attachment: [Submittal Packet.pdf](#)
- Attachment: [Submittal Packet - Material Samples.pdf](#)
- Attachment: [DECISION- 13-005568-PLAN One West Park Avenue - General Development Plan....pdf](#)
- Attachment: [Staff Report.pdf](#)

24. [Petition of Christian Sottile, AIA | 15-005134-COA | 1111 Bull Street | Victorian District New Construction Residential](#)

- Attachment: [Context.pdf](#)
- Attachment: [DECISION- 13-005568-PLAN One West Park Avenue - General Development Plan....pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Submittal Packet.pdf](#)
- Attachment: [Submittal Packet - Material Samples.pdf](#)

X. OTHER BUSINESS

XI. ADJOURNMENT

25. [Adjourn October 13, 2015 Regular MPC Meeting](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

- Attachment: [Development Review Case Log - October 13, 2015.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.