



Arthur A. Mendonsa Hearing Room  
Tuesday, April 5, 2016 1:30 P.M.  
TENTATIVE Agenda

## April 5, 2016 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/2014agenda.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

### III. PLEDGE OF ALLEGIANCE

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

1. [April 26, 2016 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

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

Attachment: [Review Log April 5.pdf](#)

## V. PRESENTATIONS

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

### Preliminary Major Subdivision

3. [Preliminary Plan - Natalie's Place - Major SD - Clayton Street at Betz Creek Road- 25 Lots - Mark Boswell, Agent - Bobby Chu, Owner - File Number S-160303-00025-1](#)

### Zoning Petition - Map Amendment

4. [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](#)

5. [REZONING: 512 Indian Street | Rezone from B-C \(Community Business\) to B-B \(Bayfront-Business\) | Robert Turner, Petitioner | File No. 15-005935-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

### Approval of MPC Meeting Minutes and Briefing Minutes

6. [March 15, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [03-15-2016 MPC Minutes.pdf](#)

Attachment: [03-15-16 MPC BRIEFING MINUTES.pdf](#)

### Authorization(s)

7. [Memorandum of Understanding between the City of Savannah and the Metropolitan Planning Commission. Authorization for the Executive Director to sign the MOU with the City of Savannah for 2016 funding.](#)

Attachment: [Memorandum of Understanding 2016.pdf](#)

8. [Authorize the Executive Director to sign Audit Engagement Letter](#)

Attachment: [2016 Non-Major Contract KRT.pdf](#)

### Final Minor Subdivision

9. [Grove Hill Minor SD - Lots A and B - 2265 Grove Point Road - File Number S-160310-00029-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Proposed Final Plat.pdf](#)  
Attachment: [Staff Report S-160310-00029-1.pdf](#)

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Zoning Petition - Map Amendment**

10. [REZONING | 400 Fort Argyle Road | Rezone from RA-CO \(Residential - Agriculture\) to B-G \(General - Business\) and I-L \(Light Industrial\) | Nine Line Apparel Inc, Petitioner | File No. 16-001421-ZA](#)

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

**Amended Master Plan**

11. [Berwick Tract K-1A at Southbridge - Single Family Residential - Lamar Smith Signature Development, LLC - Owner File Number M-160310-00030-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Master Plan.pdf](#)  
Attachment: [Staff Report - M-160310-00030-1.pdf](#)

**Amended General Development Plan**

12. [East Broad Lofts | 1020 E. Broad Street | GW Investments, LLC, Applicant | File No. 15-003695-PLAN](#)

Attachment: [Staff Report-15-0003695-April 5.pdf](#)  
Attachment: [Amended GDP.pdf](#)  
Attachment: [Building Elevations.pdf](#)  
Attachment: [Neighborhood & HD Map.pdf](#)  
Attachment: [Victorian District Historic Buildings Map - 2014.pdf](#)

**Zoning Petition - Staff Text Amendment**

13. [Zoning Text Amendment | Sections 8-3082 and 8-3090 | West River Street Area Parking Reduction | File No. 16-001927-ZA](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Map 1.pdf](#)

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

14. [Adjourn](#)

**XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Review Log April 5.pdf](#)

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