



Arthur A. Mendonsa Hearing Room  
August 9, 2016 ~ 1:30 P.M.  
FINAL Agenda

## August 9, 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/Meeting/Mpc>*

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 August 9, 2016 Regular MPC Meeting Agenda](#)

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Notice(s)

2. [August 30, 2016 Finance Committee Meeting, 11:30 A.M., West Conference Room, 112 E. State Street.](#)
3. [August 30, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Acknowledgement(s)**

4. [Resolution of Appreciation for James B. Blackburn, Jr.](#)
5. [Recognition of Appreciation for J. Adam Ragsdale](#)

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

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

Attachment: [Development Review Case Log August 9, 2016.pdf](#)

**V. PRESENTATIONS**

7. [Chatham County-Savannah Comprehensive Plan Presentation](#)

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

**Sketch Plan**

8. [MINOR SUBDIVISION | Sketch Plan | Palmetto Row | 143 Lansing Avenue | File No. S-160512-00052-1](#)

**Zoning Petition - Special Use**

9. [REZONING - SPECIAL USE | 302 Stephenson Avenue | Request Use Approval for Compounding Pharmacy | File No. 16-003752-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**

10. [July 19, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [07.19.16 MINUTES.pdf](#)

Attachment: [07-19-16 MPC BRIEFING MINUTES.pdf](#)

11. [NEW CONSTRUCTION VICTORIAN DISTRICT | 1315 Lincoln Street | Petition of Construction Project Specialties, Inc. | 16-004019-COA](#)

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Submittal Packet - Drawings.pdf](#)

Attachment: [Submittal Packet - Material Specifications.pdf](#)

Attachment: [Submittal Packet - Petitioner Photographs.pdf](#)

- Attachment: [Surrounding Contributing Buildings.pdf](#)
- Attachment: [Email from Petitioner.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Site Image.pdf](#)

12. [TEXT AMENDMENT | Historic District Ordinance Sec. 8-3030 - Large Scale Development Standards | File No. 16-004072-ZA](#)

- Attachment: [Staff Report-16-004072-ZA.pdf](#)
- Attachment: [Future Land Use Map - Detail.pdf](#)
- Attachment: [RIP-D - Acting Zoning Administrator Interpretation.pdf](#)
- Attachment: [Savannah Local Historic District Zoning Map.pdf](#)
- Attachment: [West Elm Bonus Story - Zoning Adminstrator Interpretation.pdf](#)

**VIII. OLD BUSINESS**

**IX. REGULAR BUSINESS**

13. [REZONING | 1133 Shannon Avenue | Rezone from R-6 \(Single Family Residential\) to C-A \(Agricultural-Conservation\) | File No. 16-003747-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Photos 1133 Shannon Avenue.pdf](#)
- Attachment: [Zoning District - C-A.pdf](#)
- Attachment: [Zoning District - R-6.pdf](#)
- Attachment: [Staff Report.pdf](#)

14. [ZONING MAP AMENDMENT | 301, 303, 307, & 309 Tattnall Street | R-I-P-B to BC-1 | File Number 16-003734-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [08-09-16 Staff Report-16-003734-ZA.pdf](#)

15. [TEXT AMENDMENT | Various Changes to Victorian District Ordinance | Petition of the Victorian Neighborhood Association | 16-004013-ZA](#)

- Attachment: [Staff Report-16-004013-ZA.pdf](#)
- Attachment: [Proposed Revised Ordinance - 16-004013-ZA.pdf](#)
- Attachment: [Application-4013-ZA.pdf](#)

16. [ZONING TEXT AMENDMENT | Amend RIP-B-1 Development Standards | File No. 16-004149-ZA](#)

- Attachment: [Staff Report-16-004149-ZA.pdf](#)
- Attachment: [RIP B1 District Proceedings by City Council 2-23-78.pdf](#)
- Attachment: [Z-19790901-4920-2.pdf](#)
- Attachment: [RIP-B-1 Development Standards 1979.pdf](#)

**X. OTHER BUSINESS**

17. [Report from Nominating Committee](#)

**XI. ADJOURNMENT**

18. [Adjourn](#)

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Development Review Case Log August 9, 2016.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.*