



Arthur A. Mendonsa Hearing Room
February 23, 2016 1:30 P.M.
Final Agenda

February 23, 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. 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. [March 15, 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 Feb23.pdf](#)

V. PRESENTATIONS

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

Zoning Petition - Map Amendment

3. [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](#)

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

Cuyler-Brownsville District - Demolition of a Rated Structure

5. [DEMOLITION CUYLER-BROWNVILLE DISTRICT: 1811 MLK, Jr. Blvd. | Petition of City of Savannah | File No. 15-002096-COA](#)

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. [February 2, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [02-02-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [02.02.16 MINUTES.pdf](#)

7. [Authorize the Executive Director to execute an addendum to the contract with ITOS to complete the parcel project.](#)

Attachment: [Thomson Planning Commission Memo ITOS Addendum ChathamParcelProject Feb23 2016.pdf](#)

8. [Authorize the Executive Director to execute the agreement with Chatham County to provide funding for the parcel project.](#)

Attachment: [Thomson Planning Commission Memo Chatham County I GA ChathamParcelProject Feb23 2016.pdf](#)

9. [REZONING: 402 W. 33rd and 402-403 W. 34th Streets | Rezone from PUD-IS-B \(Planned Unit Development-Institutional-Business\) to RIP-B \(Medium Density Residential\) | City of Savannah, Petitioner | File No. 16-000534-ZA](#)

Attachment: [staff report.pdf](#)
Attachment: [Sign Posting.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [PUD-IS -B.pdf](#)
Attachment: [RIP-B district use table.pdf](#)

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

10. [NEW CONSTRUCTION VICTORIAN DISTRICT: 512 1/2 East Waldburg Street | Petition of Emrich, LLC | File No. 16-000188-COA](#)

Attachment: [Sanborn Maps.pdf](#)
Attachment: [Staff Images of Contemporary Architecture.pdf](#)
Attachment: [Submittal Packet - Photographs.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Specifications.pdf](#)
Attachment: [Staff Report.pdf](#)

11. [TEXT AMENDMENT: Amendment to the Mid-City Traditional Neighborhood-2 Zoning District to Allow Short-term Vacation Rentals with Restrictions | Kevin Klinkenberg, Petitioner | File No. 16-000117-ZA](#)

Attachment: [Staff Report-16-000117-ZA.pdf](#)
Attachment: [Mid-City Zoning Map.pdf](#)

12. [AMENDED GENERAL DEVELOPMENT PLAN: 1101 Bull Street | Petition of Gilbert & Ezelle | 16-000526-PLAN](#)

Attachment: [02-23-16 - STAFF RECOMMENDATION- 16-000526-PLAN 1101 Bull Street - General Development Plan.pdf](#)
Attachment: [Previously approved GDP.pdf](#)
Attachment: [Revised GDP.pdf](#)
Attachment: [LABEL_MAP.pdf](#)
Attachment: [Photographs.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [October 13 2015 GDP.pdf](#)
Attachment: [Submittal packet- color rendering site plan.pdf](#)

13. [NEW CONSTRUCTION VICTORIAN DISTRICT: 1101 Bull Street | Petition of Gilbert & Ezelle | 16-000485-COA](#)

Attachment: [Submittal Packet- Application.pdf](#)
Attachment: [Submittal Packet- Drawings.pdf](#)
Attachment: [Submittal Packet- Project Description.pdf](#)
Attachment: [Context.pdf](#)
Attachment: [16-000485-COA Staff Recommendation.pdf](#)
Attachment: [Submittal packet- color rendering site plan.pdf](#)

14. [REZONING: 5792&5798 Ogeechee Road | Rezone from R-M-H-1 \(Residential Mobile Home Park\) and A-T \(Agriculture-Tourist\) to P-R-3-18 \(Planned Multi-Family - 18 Dwelling Units Per Net Acre\) | Country Life Properties, LLC, Petitioner | File No. Z-160128-00010-1](#)

Attachment: [MAPS.pdf](#)

Attachment: [5792&5798 Ogeechee Rd Application.pdf](#)

Attachment: [STAFF REPORT Z-160128-00011-1 Ogeechee Road.pdf](#)

15. [REZONING: 601 Indian Street | Rezone from B-G \(General Business\) to B-C \(Community Business\) | CFI Indian Street, LLC, Petitioner | 16-000534-ZA](#)

Attachment: [MAPS.pdf](#)

Attachment: [Staff Report-16-000534-ZA.pdf](#)

16. [REZONING | 2038 Capital Street | Rezone from R-4 \(Four family residential\) to I-L \(light Industrial\) | Reuben Smith, Petitioner | File No. 16-000540](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

17. [General Development Plan/Group Development - The Shoppes of Wicklow Farms - 1675 East Victory Drive](#)

Attachment: [Maps.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report - 16-000500-PLAN.pdf](#)

Attachment: [Emails 02-23-16.pdf](#)

X. OTHER BUSINESS

18. [Executive Session](#)

XI. ADJOURNMENT

19. [Adjourn](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Review Log Feb23.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.