



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

November 1, 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

1. [Approve Agenda as Submitted](#)

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [November 22, 2016 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

Tri-Centennial Comprehensive Plan Amendment - Map Amendment

3. [COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial Regional to Light Industrial | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005710-CPA](#)
4. [COMPREHENSIVE PLAN MAP AMENDMENT: NW Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map from Commercial Regional to Light Industrial " ALFA Mutual Insurance Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005458-CPA](#)
5. [TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE MAP | 2803 Limerick Street](#)

Zoning Petition - Map Amendment

6. [REZONING: NE Corner of Jimmy DeLoach Parkway and Highlands Boulevard | Rezoning from a PUD-C District to a P-I-L District | C-17, LLC, Petitioner | Harold B. Yellin, Agent | File No. 16-005591-ZA](#)
7. [REZONING: NW Corner of Jimmy DeLoach Parkway and Highlands Boulevard | Rezoning from a PUD-C District to a P-I-L District | ALFA Mutual Insurance, Co., Petitioner | Harold B. Yellin, Agent | File No. 16-005592-ZA](#)

Zoning Petition - Special Use

8. [SPECIAL USE: Petition to permit a self-serve climate controlled mini warehouse storage facility and an enclosed r/v, boat, and vehicle storage facility located at 1025 & 1031 Bryan Woods Loop within a PUD-IS zoning district](#)

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. [Approve October 18, 2016 Regular Briefing and Meeting Minutes](#)

Attachment: [10-18-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.18.16 MINUTES.pdf](#)

10. [Approval of Resolution for FY 2018 5303 \(Transit Planning\) Grant](#)

Attachment: [FY2018 5303MPC Board Memo Resolution.pdf](#)

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

11. [ZONING MAP AMENDMENT - 5905 Ogeechee Road - PIN 1-1005-07-006 - Request to rezone the subject site from a P-B-C district to a B zoning district](#)

Attachment: [Maps.pdf](#)

Attachment: [Use Comparison.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [11-01-16 - Z-161005-00101-1 - Staff Report - 5903 Ogeechee Road.pdf](#)

12. [COMPREHENSIVE PLAN MAP AMENDMENT | 1475 Chatham Parkway Future Land Use Change From Commercial-Suburban to Residential-General | Staff Study | File No. 16-005740-CPA](#)

Attachment: [Comp Plan Amendment report-1475 Chatham Pkwy.pdf](#)

Attachment: [Maps.pdf](#)

13. [REZONING | 1475 Chatham Parkway Rezoning From PUD-B-R to PUD-M-15 | BMW Developers, LLC | File No. 16-005590-ZA](#)

Attachment: [Maps.pdf](#)

Attachment: [1475 Chatham Parkway Site and Concept Illustrations.pdf](#)

Attachment: [Posted Signage.pdf](#)

Attachment: [Staff Report 16-005590-ZA.pdf](#)

14. [TEXT AMENDMENT | to Remove Street Classification Requirement from Use 75\(b\) Ministorage warehouses | File No. 16005546-ZA](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps 5546.pdf](#)

Attachment: [Z-19970601-11786-1.pdf](#)

Attachment: [Z-19980901-12352-2.pdf](#)

Attachment: [Trips Generated.pdf](#)

Attachment: [3025b Use 75b Edited.pdf](#)

Attachment: [Comments.pdf](#)

X. OTHER BUSINESS

XI. ADJOURNMENT

15. [Adjourn](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

Attachment: [Development Review Case Log November 1 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.