



Arthur A. Mendonsa Hearing Room  
November 22, 2016 ~ 1:30 P.M.  
TENTATIVE Agenda

November 22, 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 Agenda as Submitted](#)

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

Notice(s)

2. [December 13, 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](#)

**Zoning Petition - Map Amendment**

5. [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](#)

6. [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**

7. [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**

8. [Approve November 1, 2016 Regular Briefing and Meeting Minutes](#)

Attachment: [11.01.16 MINUTES.pdf](#)

Attachment: [11-01-16 MPC BRIEFING MINUTES.pdf](#)

9. [Authorize Interim Executive Director to Sign Contract With AgendaPlus](#)

Attachment: [TPC West AgendaPlus Approval.pdf](#)

10. [Adoption of the 2017 Calendar of Meetings](#)

Attachment: [2017 CALENDAR OF MEETINGS - draft \(002\).pdf](#)

11. [Authorize Interim Executive Director to Sign Contract with EPG for Red Zone Water Plan](#)

Attachment: [Red Zone Water Supply Contract.pdf](#)

**VIII. OLD BUSINESS**

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

Attachment: [Z-19970601-11786-1.pdf](#)  
Attachment: [Z-19980901-12352-2.pdf](#)  
Attachment: [3025b Use 75b Edited.pdf](#)  
Attachment: [Highway Business Access.pdf](#)  
Attachment: [Trips Generated.pdf](#)  
Attachment: [Staff Report 5546 Text Revised.pdf](#)

13. [TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE MAP | 2803 Limerick](#)

Attachment: [16-005585-CPA - 2803 Limerick Street - Staff Report - Comprehensive Plan Amendment.pdf](#)  
Attachment: [FLU MAP.pdf](#)  
Attachment: [AERIAL MAP.pdf](#)  
Attachment: [ZONING MAP.pdf](#)

14. [MAP AMENDMENT | Rezone 2803 Limerick Street from P-B-H \(Planned Highway Business\) to P-B-G \(Planned General Business\) with a Site Development Plan | File No. 16-005546-ZA](#)

Attachment: [AERIAL MAP.pdf](#)  
Attachment: [FLU MAP.pdf](#)  
Attachment: [TAX MAP.pdf](#)  
Attachment: [ZONING MAP.pdf](#)  
Attachment: [VICINITY MAP.pdf](#)  
Attachment: [ZONING MAP.pdf](#)  
Attachment: [3025bUse BH v BG.pdf](#)  
Attachment: [Development Standards BH and BG.pdf](#)  
Attachment: [Section 3031 GDP.pdf](#)  
Attachment: [Section 8-3031.pdf](#)  
Attachment: [Vicinity.pdf](#)  
Attachment: [Staff Report 5546 Map Revised.pdf](#)

**IX. REGULAR BUSINESS**

15. [REZONING | 10 Parcels at 25 W. Gateway Boulevard from P-B-C-CO to R-M-12 | John Gantt, Armada Development | File No. 16-005975-ZA](#)

Attachment: [MAPS.pdf](#)  
Attachment: [Signage.pdf](#)

Attachment: [Gateway West Wetlands.pdf](#)  
Attachment: [Gateway West Concept Plan.pdf](#)  
Attachment: [Staff Report 16-005975-ZA.pdf](#)

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

16. [Adjourn](#)

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Development Review Case Log November 22 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.*