



Arthur A. Mendonsa Hearing Room  
January 10, 2017 ~ 1:30 P.M.  
FINAL Agenda

## January 10, 2017 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>*

**This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.**

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 January 10, 2017 Regular MPC Meeting Agenda](#)

### IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

#### Swearing-in of MPC Commissioners

2. [January 10, 2017 Swearing-in of MPC Commissioners by Judge John Morse Chatham County Superior Court.](#)

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**Notice(s)**

3. [January 31, 2017 Finance Committee Meeting, 11:30 A.M., Lee Meyer Conference Room, 112 E. State Street.](#)
4. [January 31, 2017 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

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

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.

**VI. CONSENT AGENDA**

5. [Approve December 13, 2016 Briefing and Meeting Minutes](#)

Attachment: [12-13-16 MPC BRIEFING MINUTES.pdf](#)  
Attachment: [Dec 13, 2016 Meeting Minutes.pdf](#)

6. [TEXT AMENDMENT | Amend the RIP-B Zoning District Minimum Lot Width Development Standard from 10 feet to 20 feet | Staff Study | File No. 16-006908-ZA](#)

Attachment: [Development Standards.pdf](#)  
Attachment: [RIPB\\_Zoning.pdf](#)  
Attachment: [Staff Report-16-006908-ZA.pdf](#)

**VII. OLD BUSINESS**

7. [VICTORIAN DISTRICT NEW CONSTRUCTION AMENDMENT | 16-006322-COA | One West Park Avenue](#)

Attachment: [16-006322-COA Staff Recommendation.pdf](#)  
Attachment: [Revised elevation.pdf](#)  
Attachment: [Revised Site Plan.pdf](#)

8. [AMENDED GENERAL DEVELOPMENT PLAN | 16-006369-PLAN | One West Park Avenue](#)

Attachment: [STAFF RECOMMENDATION- 16-006369-PLAN 1 West Park Avenue - General Development Plan 1-10-17.pdf](#)  
Attachment: [Revised Elevation.pdf](#)  
Attachment: [Revised Site Plan 1-10-17.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Photographs.pdf](#)

**VIII. REGULAR BUSINESS**

9. [REZONING | 1908 Mills B. Lane Boulevard from B-C/R-6 to B-G-2 | James P. Gerard | File No. 16-006727-ZA](#)

Attachment: [Maps 6727.pdf](#)  
Attachment: [Site Location Application 6727.pdf](#)  
Attachment: [Facade Examples.pdf](#)  
Attachment: [Jan. 3 Neighborhood Mtng. SignIn.pdf](#)  
Attachment: [Staff Report 16-006727-ZA.pdf](#)

10. [REZONING | 1920 Mills B. Lane Boulevard from B-C/R-6 to B-G-2 | James P. Gerard | File No. 16-006726-ZA](#)

Attachment: [Maps 6726.pdf](#)  
Attachment: [Site Location Application 6726.pdf](#)  
Attachment: [Facade Examples.pdf](#)  
Attachment: [Jan. 3 Neighborhood Mtng. SignIn.pdf](#)  
Attachment: [Staff Report 16-006726-ZA.pdf](#)

11. [COMP PLAN FUTURE LAND USE MAP AMENDMENT | 2500 Tennessee Avenue | Change Future Land Use Map from Suburban Residential to Agriculture - Forestry | Peggi Noon, Petitioner | Jeanette Harrision and Brian Redmond, Owners | File Number Z-161130-00125-CPA](#)

Attachment: [FLU MAP.pdf](#)  
Attachment: [Staff Report - Z-161227-00140-1.pdf](#)

12. [ZONING MAP AMENDMENT | 2500 Tennessee Avenue | Rezoning from an R-1 District to an R-A District | Peggi Noon, Petitioner | Jeanette Harrision and Brian Redmond, Owners | File Number Z-161130-00125-1](#)

Attachment: [Maps.pdf](#)  
Attachment: [Staff Report - Z-161130-00125-1 - 2500 Tennessee Avenue.pdf](#)

13. [REZONING | 11907 & 11911 Apache Avenue | Rezone from P-R-4 \(Planned Four Family Residential\) to R-M-24 \(Multifamily Residential 24 units per acre | File No. 16-006607-ZA](#)

Attachment: [Maps.pdf](#)  
Attachment: [Concept Plan.pdf](#)  
Attachment: [Staff Report.pdf](#)

14. [MAJOR SUBDIVISION | PRELIMINARY PLAN | Natalie's Place, 10 Clayton Street | Site: 7.33 Acres | 25 Lots | Engineer: Boswell Design Services, Inc. | Agent: Mark Boswell | Owner: Bobby Chu | File Number S-160303-00025-1](#)

Attachment: [County Engineer's Comments - Drainage.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Proposed Subdivision.pdf](#)  
Attachment: [Staff Report S-160303-00025-1 Natalie's Place Subdivision - SDP.pdf](#)  
Attachment: [Natalie's Place - Opposition E-mails.pdf](#)

15. COMPREHENSIVE PLAN MAP AMENDMENT: NW Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map from Commercial-Regional to Industry-Light | ALFA Mutual Insurance Co., Petitioner | Ralph Forbes, Agent | File No. 16-005458-CPA

Attachment: [MAPS.pdf](#)

Attachment: [Staff Report-16-005458-CPA-Jan 10.pdf](#)

16. 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 | Ralph Forbes, Agent | File No. 16-005592-ZA

Attachment: [Staff Report-16-005592-ZA-Jan 10.pdf](#)

Attachment: [1-MAPS-Vicinity-Aerial-Tax-FLUM-Zoning-Notice Area.pdf](#)

Attachment: [3-Public Comments.pdf](#)

Attachment: [4-Original Master Plan.pdf](#)

Attachment: [5-City Public Works Letter.pdf](#)

Attachment: [6-Existing and Proposed Industrial Uses in Godley.pdf](#)

Attachment: [7-Comparison of Permitted Uses by District.pdf](#)

Attachment: [8-Comparison of Development Standards by District.pdf](#)

Attachment: [9-Godley Area Speculative Industrial.pdf](#)

Attachment: [2-Revised Concept Plan.pdf](#)

Attachment: [MAPS.pdf](#)

17. COMPREHENSIVE PLAN MAP AMENDMENT: NE Corner of Jimmy DeLoach Pkwy and Highlands Blvd | Change Future Land Use Map Classification from Commercial-Regional to Industry-Light | C-17, LLC, Petitioner | Ralph Forbes, Agent | File No. 16-005710-CPA

Attachment: [Staff Report-16-005710-CPA-Jan 10.pdf](#)

Attachment: [MAPS.pdf](#)

18. 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 | Ralph Forbes, P.E., Agent | File No. 16-005591-ZA

Attachment: [Staff Report-16-005591-ZA-Jan 10.pdf](#)

Attachment: [1-MAPS-Vicinity-Aerial-Tax-FLUM-Zoning-Notice Area.pdf](#)

Attachment: [2-Concept Plan 2-C-17.pdf](#)

Attachment: [3-Public Comments.pdf](#)

Attachment: [4-Original Master Plan.pdf](#)

Attachment: [5-City Public Works Letter.pdf](#)

Attachment: [6-Existing and Proposed Industrial Uses in Godley.pdf](#)

Attachment: [7-Comparison of Permitted Uses by District.pdf](#)

Attachment: [8-Comparison of Development Standards by District.pdf](#)

Attachment: [9-Godley Area Speculative Industrial.pdf](#)

## **IX. OTHER BUSINESS**

## **X. PRESENTATIONS**

**XI. ADJOURNMENT**

19. [Adjourn](#)

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

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

Attachment: [Development Review Case Log January 10, 2017.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.*