



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
April 25, 2017 ~ 1:30 PM
MINUTES

April 25, 2017 Regular MPC Meeting

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

IV. Notices, Proclamations and Acknowledgements

V. Item(s) Requested to be Removed from the Final Agenda

[2. ZONING MAP AMENDMENT | 649 and 653 Little Neck Road | Konter Development, Petitioner | PUD-M-8 to PUD-M-9 | File No. Z-170124-00007-1](#)

[3. AMENDED MASTER PLAN-CONCEPT PLAN | Little Neck Road Development | 649 and 653 Little Neck Road | Petitioner: Konter Development | File Number P-170124-00006-1](#)

[4. ZONING TEXT AMENDMENT - Hopeton Plantation Planned Unit Development - Little Neck Road - Z-170124-00005-1](#)

[5. D10 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006920-COA | 414 West Anderson Street | Michael Brown](#)

[6. D11 - DEMOLITION OF A CONTRIBUTING BUILDING- VICTORIAN DISTRICT | 16-006922-COA | 418 West Anderson Street | Michael Brown](#)

VI. Items Requested to be Withdrawn

[7. ZONING MAP AMENDMENT | 101 Little Neck Road | B-C to R-3-30 | 5.83 Acres | Attorney Harold Yellin, Agent | File Number Z-170313-00027-1](#)

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. C2 - March 14, 2017 Briefing and Meeting Minutes.](#)

[03-14-17 MPC BRIEFING MINUTES.pdf](#)

[3-14-2017 MPC MEETING MINUTES.pdf](#)

[9. C1 - Authorize the Interim Executive Director to sign an Intergovernmental Agreement with Chatham County](#)

[TPC West Intergovernmental Agreement with BOA and CC 04252017.pdf](#)

[10. C2 - Authorize the Interim Executive Director to sign an Intergovernmental Agreement with the Chatham County Board of Assessors](#)

[TPC West Intergovernmental Agreement with BOA and CC 04252017.pdf](#)

[11. C3 - Authorize Interim Executive Director to Sign Contract with Pictometry](#)

[TPC West Pictometry 04252917.pdf](#)

[12. C1 - NEW CONSTRUCTION VICTORIAN DISTRICT | 113 East Duffy Street | Sawyer Design, Petitioner | File No. 17-001791-COA](#)

[Submittal Packet - Photographs.pdf](#)

[Context - Sanborn Maps.pdf](#)

[Submittal Packet - Drawings.pdf](#)

[Staff Recommendation.pdf](#)

[13. C2 - NEW CONSTRUCTION VICTORIAN DISTRICT | 207 East Anderson Street | Sawyer Design, Petitioner | File No. 17-001803-COA](#)

[Submittal Packet - Photographs.pdf](#)

[Context Maps.pdf](#)

[Submittal Packet - Drawings.pdf](#)

[Staff Recommendation.pdf](#)

VIII. Old Business

[14. ZONING MAP AMENDMENT | 1147 East President Street - I-L to B-C | HD Companies as agent for W.J. Bremer Jr. et al, Petitioner | File Number 17-001310-ZA](#)

[Maps.pdf](#)

[21310 Bilbo Canal ROW and Easement Plat - Bremer.pdf](#)

[Conceptual Plan CityAccess.pdf](#)

[IL v BC Permitted Uses.pdf](#)

[Development Standards Table.pdf](#)

[Staff Report-17-001310-ZA-Apr 25.pdf](#)

[15. CONCEPTUAL PLAN | Plan to Develop Five Hotels on Bremer Tract | HD Companies, Developer | D.J. Desai, Agent | File Number 17-001437-PLAN](#)

[BremerProperty_Prelim_City_4-4-16.pdf](#)

[21310 Bilbo Canal ROW and Easement Plat - Bremer.pdf](#)

[Staff Report - 17-001437-PLAN Continued from April 4.pdf](#)

[16. D1 - SAVANNAH GREY CONCEPT PLAN | 2285 Grove Point Road | 66 Lot Single Family Subdivision | R-A Zoning District | File Number 17-001549-PLAN](#)

[Concept Plan.pdf](#)

- 🔗 [Staff Report - 17-00549-SUBP.pdf](#)
- 🔗 [Maps.pdf](#)
- 🔗 [Savannah Grey Illustrative Imagery.pdf](#)

IX. Regular Business

[17. C3 - DEMOLITION OF A CONTRIBUTING BUILDING- MID-CITY DISTRICT | 17-001984-COA | 219 East 38th Street | Noble Boykin](#)

- 🔗 [Photographs.pdf](#)
- 🔗 [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- 🔗 [17-001984-COA Staff Recommendation...pdf](#)
- 🔗 [Sikes Engineering Report.pdf](#)

[18. D1 - ZONING TEXT AMENDMENT | MID-CITY/THOMAS SQUARE DISTRICT | To add use "Microbrewery" | Attorney Joshua Yellin, Agent | File Number 17-001851-ZA](#)

- 🔗 [Application Only.pdf](#)
- 🔗 [SB-85 Pending Signature.pdf](#)
- 🔗 [Street Classification Map.pdf](#)
- 🔗 [TC1 and TC2 and Major Arterials.pdf](#)
- 🔗 [Staff Report 17-001851-ZA - Text Amendment.pdf](#)

[19. D2 - ZONING TEXT AMENDMENT | West River Street District | Multifamily Residential Parking Reduction | Attorney Harold Yellin, Agent | File Number 17-001379-ZA](#)

- 🔗 [Staff Report-17-001379-ZA.pdf](#)
- 🔗 [MAPS.pdf](#)
- 🔗 [Sec. 8-3089 Minimum Space Requirements.pdf](#)
- 🔗 [3025bUseSchedule.pdf](#)

[20. D3 - ZONING MAP AMENDMENT | 9136 Old Montgomery Road | R-1 / EO \(One family residential / Environmental Overlay\) to R-3 / 11 \(Multifamily residential / 11 units per acre\) | Z-170313-00026-1](#)

- 🔗 [Staff Report_ 9136 Old Montgomery.pdf](#)
- 🔗 [Maps.pdf](#)
- 🔗 [Aerial.pdf](#)
- 🔗 [Examples.pdf](#)
- 🔗 [R-1 and R-3 Use List.pdf](#)
- 🔗 [Photos.pdf](#)
- 🔗 [General Development Plan.pdf](#)

[21. D4 - COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT | 9136 Old Montgomery Road | Residential Suburban Single Family to Residential General - Z-170330-00037-1](#)

- 🔗 [9136 Old Montgomery Road CPA - Staff Report - Comprehensive Plan Amendment.pdf](#)
- 🔗 [FLU MAP.pdf](#)

[22. D5 - ZONING MAP AMENDMENT | 333 West Montgomery Cross Road | Rezoning property from P-R-M-12 to B-N | Phillip R. McCorkle, Agent | File No. 17-001825-ZA](#)

- [1825 Sub. Plat.pdf](#)
- [Annexation 1979.jpg](#)
- [Maps 1825.pdf](#)
- [West Montgomery XR.pdf](#)
- [Site Photos 1825.pdf](#)
- [Staff Report_17-001825-ZA.pdf](#)

23. D6 - CHATHAM COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (CPA) | Residential Single Family to Industry/ Light | 265 Pinckney Road | File Number Z-170330-00038-1-CPA

- [Maps.pdf](#)
- [Staff Report Z-170330-00038-CPA - 265 Pinckney Road.pdf](#)

24. D7 - ZONING MAP AMENDMENT | R-A to PD-R-SM | 265 Pinckney Road | PINs 1-1027-01-014 and 015

- [Maps.pdf](#)
- [Staff Report Z-170330-00038-1.pdf](#)

25. D8 - MASTER PLAN AMENDMENT | Superior Landfill | 3001 Little Neck Road | PINs 1-1027-01-014 and 015 | 846.71 Acres

- [Maps.pdf](#)
- [Gen. Dev. Plan-Master Plan Amendment.pdf](#)
- [Staff Report P-170330-00030-1 -.pdf](#)

26. D9 - MASTER PLAN AMENDMENT | The Highlands – Cumberland Point – Tract K-1 and Spring Lakes Tract K-2 | PUD-C Zoning District | File No. 17-000937-PLAN

- [17-000937-PLAN - Staff Report.pdf](#)
- [Maps and Master Plans.pdf](#)

X. Presentations

XI. Other Business

XII. Adjournment

27. Adjourn

XIII. Development Plans Submitted for Review

28. Development Plans Submitted for Review.

- [Development Review Case Log April 25, 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.