



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
June 27, 2017 ~ 1:30 PM  
FINAL Agenda

### June 27, 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. Approval of Agenda](#)

#### IV. Notices, Proclamations and Acknowledgements

##### [2. July 11, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

##### [3. July 18, 2017 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

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

##### [4. D3 - ZONING MAP AMENDMENT | N/E Corner of E. Broad Street and East Duffy Street - P-R-4 to RIP-B applying the "extraordinary and unusual" provision of Sec. 8-3031\(D\)\(1\)\(a\) of the Zoning Ordinance | File Number 17-002223-ZA](#)

##### [5. D4 - GENERAL DEVELOPMENT PLAN | 1114 and 1116 East Broad Street and 604 & 608 East Duffy Street | RIP-B \(Residential - Medium Density\) Zoning District \(Proposed\) | File Number 17-002304-PLAN](#)

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

[7. D6 - ZONING TEXT AMENDMENT | Request to create use #95 Landscape Architectural Design and Installation Office | 17-002255-ZA](#)

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

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

[10. D4 - ZONING TEXT AMENDMENT | To eliminate residential density restrictions for certain zoning districts located within the Savannah Historic District | City of Savannah, Petitioner | File No. 17-002807-ZA](#)

## **VI. Items Requested to be Withdrawn**

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**

[11. C2 - June 6, 2017 Briefing and Meeting Minutes.](#)

📎 [06.06.17 MEETING MINUTES.pdf](#)

📎 [06-16-17 MPC BRIEFING MINUTES.pdf](#)

[12. C1 - MINOR SUBDIVISION - FINAL PLAT | Mark Hornkohl Subdivision | 5798 Ogeechee Road | File No. S-170608-00069-1](#)

📎 [Maps.pdf](#)

📎 [Subivision Plat.pdf](#)

📎 [06-27-17 - S-170608-00069-1 Mark Hornkohl Subdivision - 5798 Ogee....pdf](#)

## **VIII. Old Business**

## **IX. Regular Business**

[13. D1 - DEMOLITION OF A CONTRIBUTING BUILDING: Cuyler-Brownville Historic District | 832 West 39th Street | City of Savannah, Petitioner | File No. 17-003117-COA](#)

📎 [17-003117-COA Staff Recommendation.pdf](#)

📎 [Sanborn Maps.pdf](#)

📎 [Historic Resources Survey Card.pdf](#)

📎 [Submittal Packet.pdf](#)

[14. D2 - 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](#)

📎 [MAPS.pdf](#)

📎 [Master Plans & Elevations.pdf](#)

- 🔗 [06-27-17 - P-170124-00006-1 Staff Report.pdf](#)
- 🔗 [Greenberg letter re Henderson Lakes and agreement -scan.pdf](#)
- 🔗 [06-27-17 Staff Report Z-170124-00007-1 - 649 & 653 Little Neck Road.pdf](#)
- 🔗 [02-14-17 - County Eng. Recommendation.pdf](#)

15. D3 - AMENDED MASTER PLAN-GENERAL DEVELOPMENT PLAN | Little Neck Road Development | 649 and 653 Little Neck Road | Petitioner: Konter Development | File Number P-170124-00006-1

- 🔗 [MAPS.pdf](#)
- 🔗 [Master Plans & Elevations.pdf](#)
- 🔗 [Greenberg letter re Henderson Lakes and agreement -scan.pdf](#)
- 🔗 [06-27-17 P-170124-00006-1 Little Neck Road Development - Amended Master Plan-Gen. Dev. Plan.pdf](#)
- 🔗 [02-14-17 Co. Eng. Comments - Retreat at Henderson Lakes Ph. 2.pdf](#)

16. D4 - ZONING MAP AMENDMENT | Rezoning two parcels from P-R-4 (Planned four-family residential) to RIP-B (Residential, medium density) applying the "extraordinary and unusual provision" as referenced by Sec. 8-3031(D)(1)(a) | 1204 and 1206 East Broad Street | Roy Ogletree, Petitioner | File No. 17-002666-ZA

- 🔗 [Maps 2666.pdf](#)
- 🔗 [Staff Report\\_17-002666-ZA.pdf](#)
- 🔗 [Submittal #1\\_East Broad At Duffy\\_2017-06-20\\_Plans\\_GDP\(ogletreedesign@gmail.com\).pdf](#)
- 🔗 [Site Photos 2666.pdf](#)

17. D5 - GENERAL DEVELOPMENT PLAN | 1204 East Broad Street and 1206 East Broad Street | RIP-B (Residential, medium density) Zoning District (Proposed) | File Number 17-003709-PLAN

- 🔗 [Maps 2666.pdf](#)
- 🔗 [Staff Report-17-003709-PLAN.pdf](#)
- 🔗 [Submittal #1\\_East Broad At Duffy\\_2017-06-20\\_Plans\\_GDP\(ogletreedesign@gmail.com\).pdf](#)
- 🔗 [Site Photos 3709.pdf](#)

18. D6 - TEXT AMENDMENT: Request to Establish a Victorian Planned Neighborhood Conservation 4-R District and to Establish an Upper-Story Residential Use in the 1-R, 2-R, 3-R, 1-B, 2-B and 3-B Zoning Districts | Delray Ventures, Petitioner | Harold Yellin, Agent | File No. 17-0027-39-ZA

- 🔗 [Staff Report-17-002739-ZA-June 27.pdf](#)
- 🔗 [2-Victorian Dist Zoning Map.pdf](#)
- 🔗 [3-Victorian District Contributing Bldgs Map.pdf](#)
- 🔗 [4-Table 1-Use Table.pdf](#)
- 🔗 [5-Table 2\\_4-R & 2-R District Dev Stds Comparison.pdf](#)
- 🔗 [6-Petitioner's Proposed Text.pdf](#)
- 🔗 [7-Victorian District Ordinance.pdf](#)

19. D7 - MAP AMENDMENT: Request to rezone property at 906 Drayton Street and 905 Abercorn Street from a Victorian Neighborhood Conservation 2-R District to a Proposed Victorian Neighborhood Conservation 4-R District | Delray Ventures, Petitioner | Harold B. Yellin, Agent | File No. 17-002741-ZA

- 🔗 [1-Maps.pdf](#)
- 🔗 [2-Photos.pdf](#)

[☞ Staff Report-17-002741-ZA-June 27.pdf](#)

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

[20. Adjourn](#)

**XIII. Development Plans Submitted for Review**

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

[☞ Development Review Case Log June 27, 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.***