



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
October 31, 2017 ~ 1:30 PM
FINAL Agenda

October 31, 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. 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. Resolution of Appreciation for George Woods - Tanya Milton, former MPC Chairman](#)

[3. Chairman's Initiatives - James Overton](#)

Notice(s)

[4. November 14, 2017 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

[5. November 21, 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

[6. NEW CONSTRUCTION: VICTORIAN DISTRICT | 203 East Gwinnett Street | Petitioner: Wubbena Architects | File No. 17-002148-COA](#)

[7. Zoning Text Amendment | Article O West Bay Street Overlay District | 17-004360-ZA](#)

- 📎 [Ogeechee Corridor.pdf](#)
- 📎 [West Bay Street Corridor.pdf](#)
- 📎 [Montgomery Street Corridor.pdf](#)
- 📎 [Alcohol Density Ogeechee.pdf](#)
- 📎 [Alcohol Density Montgomery.pdf](#)
- 📎 [Alcohol Density West Bay.pdf](#)
- 📎 [Exhibit 1.pdf](#)
- 📎 [Staff Report-17-004360-ZA - TEMP.pdf](#)

[8. Zoning Map Amendment - West Bay Street Corridor Overlay - 17-005887-ZA](#)

[9. Zoning Text Amendment | Article P Montgomery Street Overlay District | 17-005889-ZA](#)

[10. Zoning Map Amendment - Montgomery Street Corridor Overlay - 17-005884-ZA](#)

[11. Zoning Text Amendment | Article R Ogeechee Road Overlay District | 17-005890-ZA](#)

[12. Zoning Map Amendment - Ogeechee Road Corridor Overlay - 17-005885-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

[13. C1 - October 10, 2017 Briefing and Regular Meeting Minutes](#)

- 📎 [10.10.17 MEETING MINUTES.pdf](#)
- 📎 [10-10-17 MPC BRIEFING MINUTES.pdf](#)

[14. C2 - VICTORIAN DISTRICT NEW CONSTRUCTION | 215 East Gwinnett Street | Sawyer Design | File No. 17-005669-COA](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Drawings.pdf](#)

VIII. Old Business

IX. Regular Business

[15. D1 - Zoning Map Amendment | 2415 East DeRenne Avenue | St. Johns Baptist Church, Owner | File Number 17-005892-ZA](#)

- 📎 [Maps.pdf](#)
- 📎 [Misc. Information.pdf](#)

[☞ Staff Report-17-005892-ZA.pdf](#)

[16. D2 - MAP AMENDMENT: Request to Rezone 311-313 W. Anderson Street from a Victorian District 3-R District to a 3-B District and 312 W. 31st Street from a Mid-City TN-2 \(Traditional Neighborhood\) District to a TC-1 \(Traditional Commercial\) District | Midtown Redevelopment, LLC, Petitioner | Harold B. Yellin, Agent | File No. 17-004805-ZA](#)

[☞ Staff Report-17-004805-ZA-Oct 31.pdf](#)

[☞ 1-Neighborhood-Historic District-Zoning Map.pdf](#)

[☞ 3- Concept Plan.pdf](#)

[☞ 4-Table 1 3-B and 3-R District Uses.pdf](#)

[☞ 5-Table 2 Mid-City TN-2, TC-1 & TC-2 Uses.pdf](#)

[☞ 6-Table 3 3-R & 3-B Development Standards.pdf](#)

[☞ 7-Table 4 Mid-City Development Standards.pdf](#)

[☞ 2-Maps and Aerial.pdf](#)

[17. D3 - TEXT AMENDMENT: Request to Amendments to the Victorian 3-B District and the B-C District \(as provided in the description section below\) | Midtown Redevelopment, LLC, Petitioner | Harold Yellin, Agent | File No. 17-004803-ZA](#)

[☞ Staff Report-17-004803-ZA-Oct 31.pdf](#)

[☞ 1-Concept Plan.pdf](#)

[☞ 2-Neighborhood-Historic-Zoning Map.pdf](#)

[☞ 3-Victorian District Contributing Bldgs Map.pdf](#)

[☞ application-text-revised-sept-29_1.pdf](#)

X. Presentations

XI. Other Business

[18. Executive Session](#)

XII. Adjournment

[19. Adjourn](#)

XIII. Development Plans Submitted for Review

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

[☞ Development Review Case Log October 31 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.