



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
December 11, 2018 ~ 1:30 PM
FINAL Agenda

December 11, 2018 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. January 8, 2019 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

[3. ZONING MAP AND TEXT AMENDMENT | 5715 Skidaway Rd. | Cohen's Retreat PUD | 18-005942-ZA](#)

[4. REZONING MAP AMENDMENT | 3811 and 3813 Bull Street | B-G \(General Business\) to R-I-P \(Residential-Institutional-Professional\) | File No. 18-006285-ZA](#)

[5. REZONING MAP AMENDMENT | 215 Whitaker Street Rezone from RIP-B to BC-1 | 18-006246-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

[6. November 20, 2018 Briefing and Regular Meeting Minutes for Approval](#)

- ☞ [11.20.18 MEETING MINUTES.pdf](#)
- ☞ [11-20-18 MPC BRIEFING MINUTES.pdf](#)

VIII. Old Business

[7. ZONING MAP AND TEXT AMENDMENT | Mid-City District Expansion | 18-005534-ZA](#)

- ☞ [18-005534-ZA Staff Recommendation.pdf](#)
- ☞ [Application 5534.pdf](#)
- ☞ [Mid-City District with MLK Corridor Expansion .pdf](#)
- ☞ [EXHIBIT A - Existing Zoning Map.pdf](#)
- ☞ [EXHIBIT B - Mid-City District Zoning Map 11-27-2018.pdf](#)
- ☞ [EXHIBIT C - FLU Mid-City Expansion.pdf](#)
- ☞ [EXHIBIT D - Ordinance and Contributing Resources_DRAFT_12-11-18.pdf](#)
- ☞ [Mid-City Expansion Presentation 11-8-18.pdf](#)

IX. Regular Business

[8. ZONING TEXT AMENDMENT | Amendments to Sections 8-3021\(22\), 8-3025\(d\) and 8-3090\(a\) to apply the "density exemption" and "parking reduction" for certain properties adjacent to the Savannah Historic District that currently apply only to properties within the district. | File No.18-005939-ZA](#)

- ☞ [Staff Report-5939.pdf](#)
- ☞ [Former Pastoral Center.pdf](#)
- ☞ [Residential Density.pdf](#)

[9. REZONING MAP AMENDMENT | Rezone 19, 23, 25 and 101 East 40th Street from TN-2 \(Traditional Neighborhood\) to TC-1 \(Traditional Commercial\) | File No. 18-005938-ZA](#)

- ☞ [Streetview.pdf](#)
- ☞ [Streetview2.pdf](#)
- ☞ [Maps.pdf](#)
- ☞ [Table 1 - TN-2 and TC-1 Use Table Comparison.pdf](#)
- ☞ [Table 2 - TN-2 Dimensional Standards.pdf](#)
- ☞ [Table 3 - TC-1 Dimensional Standards.pdf](#)
- ☞ [Staff Report-5938.pdf](#)

[10. MAJOR SUBDIVISION | CONCEPT PLAN | Cottonvale Road Subdivision | 224 Cottonvale Road | File Number S-181109-00128-1](#)

- 📎 [Maps.pdf](#)
- 📎 [Cottonvale SD Concept Plan.pdf](#)
- 📎 [Staff Report - S-181109-00128-1.pdf](#)

11. REZONING MAP AMENDMENT | 1932 East Montgomery Crossroads | Rezone from P-RM-25 (Multi family Residential - 25 Units per acre) to B-N (Neighborhood Business) | File No: 18-006339-ZA

- 📎 [Maps.pdf](#)
- 📎 [Permitted Uses in the BN.pdf](#)
- 📎 [RM- List of Uses.pdf](#)
- 📎 [Staff Report - 6339.pdf](#)

12. ZONING MAP AMENDMENT | 1408-1410 Martin Luther King Jr., Blvd | B-G to TC-2 | 18-006343-ZA

- 📎 [Maps.pdf](#)
- 📎 [Exhibit A - BG and TC-2 Use Tables \[AgendaPlus\].pdf](#)
- 📎 [Exhibit B - Contributing Resources.pdf](#)
- 📎 [Exhibit C - Mid-City District Zoning Map.pdf](#)
- 📎 [Staff Report-18-006343-ZA-MAP.pdf](#)

13. MASTER PLAN AMENDMENT | 5670 Ogeechee Road | Berwick Plantation | PUD-C | P-181114-00130-1

- 📎 [Master Plan.pdf](#)
- 📎 [Concept Plan.pdf](#)
- 📎 [Aerial Map.pdf](#)
- 📎 [Staff Report P-181114-00130-1 - Berwick Plantation Master Plan Amendment.pdf](#)
- 📎 [Opposition Letter - Berwick Plantation.pdf](#)

14. RECOMMENDATION TO ZBA | 1512 Bull St. & 17 E. 31st St. | Height Variance | Phillip McCorkle | 18-006319-ZBA

- 📎 [MPC Staff Report-18-0006319-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Application and Rednering.pdf](#)
- 📎 [Article K - Selected Pages.pdf](#)

15. ZONING TEXT AMENDMENT | City of Savannah, Petitioner | Revise the definition of Inn to include owner occupancy requirement or on site management. | File no: 18-002580-ZA

- 📎 [Staff Report-2580.pdf](#)

16. REZONING MAP AMENDMENT | 1220, 1222, 1224 Wheaton Street | I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per acre) to R-M-40(Multi-Family Residential, 40 units per acre) | File No. 18-006341-ZA

- 📎 [ZONING MAP.pdf](#)
- 📎 [VICINITY MAP.pdf](#)
- 📎 [FLU MAP.pdf](#)
- 📎 [AERIAL MAP.pdf](#)
- 📎 [TAX MAP.pdf](#)

☞ [staff-report-18-006341-za-map.pdf](#)

☞ [NOTED OPPOSITION.docx](#)

☞ [MAPS_ZIPPED.pdf](#)

[17. REZONING TEXT AMENDMENT | Philip McCorkle | Section 8-3215\(2\)\(b\) | Commercial uses in the CIV district | File No. 18-005956-ZA](#)

☞ [Staff Report-18-005956-ZA.pdf](#)

X. Presentations

XI. Other Business

XII. Adjournment

[18. Adjourn](#)

XIII. Development Plans Submitted for Review

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

☞ [December 11th MPC Meeting Development Log.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.