



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
February 20, 2018 ~ 1:30 PM
FINAL Agenda

February 20, 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. February 27, 2018 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

[3. March 13, 2018 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. D6 - MOBILITIE SMALL CELL PROGRAM | APPEAL OF EXECUTIVE DIRECTOR DECISION | FILE NO. 17-005234-PLAN, -5242, -5244, -5247, -5248, -5250, -5251, -5253, -5255](#)

[5. MAP AMENDMENT: Request to Rezone 2.2 acres from an R-A \(Residential-Agricultural\) Zoning District to a B-N \(Neighborhood Business\) Zoning District | Intersection of S.R. 204/Fort Argyle Road at Old River Road | Teramore Development, LLC, Petitioner | File No. Z-171106-00116-1](#)

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. C1 - January 30, 2018 Briefing and Regular Meeting Minutes.

- ☞ [01.30.18 MEETING MINUTES.pdf](#)
- ☞ [01-30-18 MPC BRIEFING MINUTES.pdf](#)

7. C1 - Authorize Interim Executive Director to Sign Memorandum of Understanding between the City of Savannah and the Metropolitan Planning Commission for 2018 Funding

- ☞ [TPC West 2018 City MOU 02202018.pdf](#)

VIII. Old Business

IX. Regular Business

8. D1 - TEXT AMENDMENT: Victorian Historic Buildings Map Update | Multiple Addresses | Staff Initiated | 18-000419-ZA

- ☞ [Victorian District Historic Buildings Map - 2018 Revision.pdf](#)
- ☞ [Victorian Historic Buildings Map Supplement - 2018 Revision.pdf](#)
- ☞ [Property Survey Cards.pdf](#)
- ☞ [Letter from Bull Street Baptist Church.pdf](#)
- ☞ [18-000419-ZA Staff Recommendation.pdf](#)

9. D2 - MAP AMENDMENT | Request to rezone 6.7 acres located at 0,1210 and 1212 Wheaton Street from an I-L (Light Industrial) to a R-M-40 (Multifamily residential, 40 units per net acre) zoning classification| Robert L. McCorkle, III as Agent for Live Oak Landing, LP | File No. 18-000497-ZA

- ☞ [List of Uses for IL and RM.pdf](#)
- ☞ [Concept Plan 0497.pdf](#)
- ☞ [Maps and Images 0497.pdf](#)
- ☞ [Staff Report-18-000497-ZA-MAP - 2.pdf](#)

10. D3 - Master Plan Amendment | Godley Station South | 1565 Benton Boulevard | Rezone from Office to Multifamily Residential and Retail | File No. 18-000498-ZA

- ☞ [Maps 1565.pdf](#)
- ☞ [conceptual master plan.pdf](#)
- ☞ [Pic 1.pdf](#)
- ☞ [Pic 2.pdf](#)
- ☞ [Pic 3.pdf](#)
- ☞ [Proposed Land Use Amendment.pdf](#)

☞ [Godley Station Master Plan Amendment - Staff Report.pdf](#)

☞ [Declarant Approval for Mulberry tract.pdf](#)

11. D4 - TEXT AMENDMENT | Create Conservation District Overlay Ordinance | Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association, Petitioner | File No. 17-007079-ZA

☞ [Staff Report-17-007079-ZA.pdf](#)

☞ [Proposed Conservation Overlay District Ordinance.pdf](#)

☞ [Maps.pdf](#)

☞ [Conservation District Map.pdf](#)

☞ [Letters of support 2-20-18.pdf](#)

12. D5 - MAP AMENDMENT | Request to Rezone Ardsley Park-Chatham Crescent-Ardmore to Conservation District Overlay | Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association, Petitioner | File No. 18-00225-ZA

☞ [Staff Recommendation.pdf](#)

☞ [Conservation District Map.pdf](#)

☞ [Maps.pdf](#)

☞ [Letters of support 2-20-18.pdf](#)

13. D6 - TEXT AMENDMENT: Amend Article K (Mid-City District), Sec. 8-3216(4) (Traditional Commercial-Corridor Zoning District, Ground Floor and Rear Yard Setback Standards), Sec. 8-3216(6) (Traditional Commercial-Corridor Zoning District, Height Standard) | River East Management, LLC, Petitioner | File No. 18-000495-ZA

☞ [Staff Report-18-000495-ZA-Feb 20.pdf](#)

☞ [Multi-Family Examples in the Mid-City District.pdf](#)

14. D7 - MAP AMENDMENT: Request to Rezone 407-409 W. 31st Street, 1501-1503 Montgomery Street and 410-412 W. 32nd Street from B-G (General Business) and B-C (Community Business) Zoning District to a Mid-City TC-2 (Traditional Commercial-Corridor) Zoning District | River East Management, LLC, Petitioner | Harold B. Yellin and Joshua Yellin (HunterMaclean), Agents | File No. 18-000495-ZA

☞ [Staff Report-18-000496-ZA-Feb 20.pdf](#)

☞ [1-Maps.pdf](#)

☞ [2-Mid-City Dist. & MLK-Montgomery URA Boundaries & Zoning.pdf](#)

☞ [Photos.pdf](#)

☞ [Petitioner's Application.pdf](#)

15. D8 - TEXT AMENDMENT: Request to Establish a New Mid-City TC-3 (Traditional Commercial) Zoning District | Forum Development, LLC, Petitioner | Robert L. McCorkle, III (McCorkle & Johnson, LLP), Agent | File No. 18-000592-ZA

☞ [2-Concept Plan as of Dec 22.pdf](#)

☞ [3-Table 1-Uses by District.pdf](#)

☞ [4-Table 2-Development Standards by District.pdf](#)

☞ [1-Staff Report-18-000592-ZA-Feb 20.pdf](#)

☞ [5-Multi-Family Examples in the Mid-City District.pdf](#)

[16. MAP AMENDMENT: Request to Rezone 2201 Bull Street from a TC-1 Zoning District to a TC-3 \(Traditional Commercial\) District; 2215 Bull Street from a CIV \(Civic\) District to a TC-3 District; and, 19 W. 38th Street from a TN-2 \(Traditional Neighborhood\) District to TC-3 District | Foram Development, LLC, Petitioner | Robert L. McCorkle, III \(McCorkle & Johnson, LLP\), Agent | File No. 18-000590-ZA](#)

- 📎 [1-Staff Report-18-000590-ZA-MAP.pdf](#)
- 📎 [2-MAPS.pdf](#)
- 📎 [3-Table 1-Uses by District.pdf](#)
- 📎 [4-Tables 2-3-Development Standards by District.pdf](#)
- 📎 [6-Photos.pdf](#)
- 📎 [5-Public Comments.pdf](#)

X. Presentations

XI. Other Business

[17. Executive Session](#)

XII. Adjournment

[18. Adjourn](#)

XIII. Development Plans Submitted for Review

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

- 📎 [Development Review Case Log Feb 20 2018.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.