



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
March 13, 2018 ~ 1:30 PM  
FINAL Agenda

### March 13, 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](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

##### Notice(s)

[2. March 13, 2018 Finance Committee Meeting, 11:30 A.M., Meyers Conference Room, 110 E. State Street.](#)

[3. April 3, 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. 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](#)

[5. TEXT AMENDMENT | Amend Mid-City Ordinance Design Review Process | Staff-Initiated Petition | File No. 18-001150-ZA](#)

## VI. Items Requested to be Withdrawn

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

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

[7. C1 - February 20, 2018 Briefing and Regular Meeting Minutes; and February 27, 2018 Special Called Meeting Minutes.](#)

- 📎 [2.20.18 MEETING MINUTES.pdf](#)
- 📎 [02-20-18 MPC BRIEFING MINUTES.pdf](#)
- 📎 [02.27.18 MPC Minutes.pdf](#)

[8. Approve 2018 Budgets](#)

- 📎 [MPC 2018 Proposed Budget.pdf](#)

[9. Authorize Interim Executive Director to Execute Contract with Consultant for I-95 Airways Avenue Interchange Study](#)

[10. Authorize Interim Executive Director to Execute Contract with Consultant for I-16 Little Neck Road Interchange Study](#)

## VIII. Old Business

## IX. Regular Business

[11. Approval of Executive Director, Chatham County - Savannah Metropolitan Planning Commission.](#)

[12. DEMOLITION: Contributing Building in the Victorian District | 406-408 East Henry Street | Petitioner: 24k Professional Services, LLC | File No. 18-000923-COA](#)

- 📎 [18-000923-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [HSF - Engineering Report.pdf](#)
- 📎 [CollectingPolicy-NonCityArchitecturalCollections\\_2015-06-26.pdf](#)
- 📎 [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)

[13. TEXT AMENDMENT | Amend Historic District Ordinance Section 8-3030\(l\)\(1\) | Petitioner Phillip McCorkle | File No. 18-000956-ZA](#)

- 📎 [Application 0956.pdf](#)
- 📎 [Staff Report-18-000956-ZA.pdf](#)

14. ZONING TEXT AMENDMENT | Sec. 8-3025(b) B & I Use Schedule | Create Use 49(d) Food Truck Court - File No. 18-000928-ZA

- ☞ [Staff Report-18-000928-ZA.pdf](#)
- ☞ [Concept Plan.pdf](#)

15. MAP AMENDMENT | Harold Yellin as Agent for CHSA Development, Inc. | Request to rezone property from P-B-C and P-R-B-1 to Savannah Gardens PUD || 0 and 2021 East Gwinnett Street | 18-000958-ZA

- ☞ [Existing PUD Master Plan 0958.png](#)
- ☞ [List of Uses B-C and R-B-1.pdf](#)
- ☞ [Maps 0958.pdf](#)
- ☞ [Staff Report-18-000958-ZA-MAP.pdf](#)
- ☞ [Existing PUD With Proposed Amendments 0957.pdf](#)
- ☞ [SavannahGardens2018\\_Master Plan.pdf](#)
- ☞ [Savannah Gardens Concept Plan 2018.pdf](#)
- ☞ [Savannah Gardens Photos 0958.pdf](#)

16. TEXT AMENDMENT | Harold Yellin as Agent for CHSA Development Inc. | Request to amend Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens PUD; Request to establish Article R. Savannah Gardens Planned Unit Development | 18-000957-ZA

- ☞ [2009 PUD Staff Report.pdf](#)
- ☞ [Savannah Gardens Photos 0957.pdf](#)
- ☞ [Aerial Photos 0957.pdf](#)
- ☞ [Staff Report 18-000957-ZA.pdf](#)
- ☞ [Existing PUD With Proposed Amendments 0957.pdf](#)
- ☞ [SavannahGardens2018\\_Master Plan.pdf](#)
- ☞ [Savannah Gardens Concept Plan 2018.pdf](#)
- ☞ [Article R. Savannah Gardens PUD Text - March 2018.pdf](#)

17. ZONING MAP AMENDMENT / PUD AMENDMENT | 535, 601, 607a&b, 609, 612 & 613 East Broad Street | Request to rezone 613 East 39th from R-4 to PUD and to amend the existing PUD | File No. 18-000955-ZA

- ☞ [Maps.pdf](#)
- ☞ [Proposed Plan.pdf](#)
- ☞ [Hueys Exterior Renderings.pdf](#)
- ☞ [Master Plan.pdf](#)
- ☞ [PUD Document.pdf](#)
- ☞ [Staff Report-.pdf](#)
- ☞ [Pics.pdf](#)
- ☞ [R-4.pdf](#)
- ☞ [Concept Layout and Elevations.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 March 13 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.***