



Chatham County - Savannah Metropolitan Planning Commission

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

November 20, 2018 Regular MPC Meeting

This Agenda and supporting material will be available prior to the meeting date at <http://www.thempc.org/Board/Tpc>.

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

Notice(s)

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

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

[3. ZONING TEXT AND MAP AMENDMENT | 5715 Skidaway Road | Cohen's Retreat PUD | MPC File No. 18-005942-ZA](#)

[4. 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](#)

[☞ Staff Report-5938.pdf](#)

[☞ 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](#)

[5. REZONING TEXT AMENDMENT | Philip McCorkle | 8-3215\(2\)\(b\) | 18-005956-ZA](#)

[6. 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](#)

VI. Items Requested to be Withdrawn

[7. REZONING MAP AMENDMENT | 1.25 Acres East of Dillon Avenue | R-4 \(Four family residential to R-D \(Residential Dormitory\) | MPC File No. 18-004282- ZA](#)

[8. ZONING MAP AMENDMENT | 701 Derrick Inn Road | From R-A \(Residential Agriculture to R-1 \(Single Family Residential\) | File Number Z-181024-00123-1](#)

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

[9. October 30, 2018 Briefing and Regular Meeting Minutes for Approval](#)

- [☞ 10-30-18 MPC BRIEFING MINUTES.pdf](#)
- [☞ 10.30.18 MEETING MINUTES.pdf](#)

[10. Adoption of the 2019 Calendar of Meetings](#)

- [☞ 2019 CALENDAR OF MEETINGS DRAFT.pdf](#)

VIII. Old Business

IX. Regular Business

[11. ZONING MAP AMENDMENT | Fort Argyle Road | R-A-CO \(Residential-Agriculture-County\) to PDR \(Planned Development-Reclamation\) | MPC File No. 18-005935-ZA](#)

- [☞ Maps 005935-ZA.pdf](#)
- [☞ Table 2 - R-A List of Uses.pdf](#)
- [☞ Application 5935.pdf](#)
- [☞ Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)
- [☞ REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)

[12. SITE PLAN REVIEW | Fort Argyle Road | General Development Plan | MPC File No. 18-005960-PLAN](#)

- [☞ Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)
- [☞ REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)

[13. CONCEPT PLAN | DERRICK LANDING EAST | MAJOR SD | 701 DERRICK INN ROAD | P-181024-00124-1](#)

- 🔗 [Maps.pdf](#)
- 🔗 [Concept Plan - Derrick Landing East.pdf](#)
- 🔗 [Staff Report - S-181024-00124-1 Derrick Landing East.pdf](#)

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

- 🔗 [18-005534-ZA Staff Recommendation.pdf](#)
- 🔗 [Exhibit A - Existing Zoning Map.pdf](#)
- 🔗 [Exhibit B - Mid-City Expansion Area Zoning Parcel Map.pdf](#)
- 🔗 [Exhibit C - FLU Mid-City Expansion.pdf](#)
- 🔗 [Exhibit D - Proposed Article K Modifications.pdf](#)
- 🔗 [Mid-City Expansion Presentation 11-8-18.pdf](#)
- 🔗 [Application 5534.pdf](#)
- 🔗 [Mid-City District with MLK Corridor Expansion .pdf](#)
- 🔗 [Mid-City with MLK Expansion Area Boundary Description_.pdf](#)
- 🔗 [Updated Contributing Resources Map - Mid-City.pdf](#)

X. Presentations

XI. Other Business

[15. NewZO Town Hall Meetings Update](#)

- 🔗 [TownHalls.pdf](#)

XII. Adjournment

[16. Adjourn](#)

XIII. Development Plans Submitted for Review

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

- 🔗 [November 20th 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.