



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
October 9, 2018 ~ 1:30 PM
FINAL Agenda

October 9, 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

[2. October 30, 2018 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

Swearing in of MPC Board Officers

[3. October 9, 2018 Swearing-in of MPC Officers by Judge Timothy Walmsley, Chatham County Superior Court.](#)

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

[4. 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](#)

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 Items Requested to be Withdrawn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

5. September 18, 2018 Briefing and Regular Meeting Minutes for Approval

📎 [09-18-18 MPC BRIEFING MINUTES.pdf](#)

📎 [09.18.18 MEETING MINUTES.pdf](#)

6. Authorize Executive Director to sign Audit Engagement Letter

📎 [2018 Non-Major Contract KRT.pdf](#)

VIII. Old Business

IX. Regular Business

7. NEW CONSTRUCTION: VICTORIAN DISTRICT (BUILDING A) | 1408 Montgomery Street | Petitioner: Sottile & Sottile | File No. 18-004705-COA

📎 [Context - Sanborn Maps.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [18-004705-COA Staff Recommendation.pdf](#)

8. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT (BUILDING B) | 1410 Montgomery Street | Petitioner: Sottile & Sottile | File No. 18-004708-COA

📎 [Submittal Packet.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [18-004708-COA Staff Recommendation.pdf](#)

9. RELOCATION OF A CONTRIBUTING BUILDING: VICTORIAN HISTORIC DISTRICT (BUILDING C): 311 West Anderson Street | Petitioner: Sottile & Sottile | File No. 18-004707-COA

📎 [18-004707-COA Staff Recommendation.pdf](#)

📎 [Staff Photographs.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Survey Cards.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

10. NEW CONSTRUCTION: VICTORIAN HISTORIC DISTRICT (BUILDING D) | 317 West Anderson Street | Petitioner: Sottile & Sottile | File No. 18-004706-COA

📎 [Submittal Packet.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [18-004706-COA Staff Recommendation.pdf](#)

11. SITE PLAN REVIEW | Midtown Redevelopment, LLC | General Development Plan - Montgomery Street Residential | 1408 and 1401 Montgomery Street; 311, 313 and 317 W. Anderson Street; and 312 and 314 W. 31st St. | 4725-PLAN

- 📎 [General Development Plan 9.21.18.pdf](#)
- 📎 [Maps 4725.pdf](#)
- 📎 [Pictures 4725.pdf](#)
- 📎 [Google Map Aerial 4725.pdf](#)
- 📎 [October Staff Report 4725-PLAN.pdf](#)

12. REZONING MAP AMENDMENT | 1 West Victory Drive| P-RIP-B (Planned Residential Medium Density to P-R-I-P-D (Planned Residential I Medium Density) | MPC File No. 18-004740-ZA

- 📎 [Maps.pdf](#)
- 📎 [Staff Report-18-004740-ZA-MAP.pdf](#)
- 📎 [RIP-B Uses.pdf](#)
- 📎 [RIP-D Uses.pdf](#)

13. REZONING MAP AMENDMENT | 203, 221, 227, 301, 303 West Victory Drive; 202; 208; 210; 212; 214 & 322 West 44th Street | Rezone from R-B; B-N; B-C and I-L to P-RIP-D

- 📎 [Maps.pdf](#)
- 📎 [Submittal 1_SCAD Victory Village 2_Gen Dev Plan\(ebennett@husseygaybell.com\).pdf](#)
- 📎 [Photos.pdf](#)
- 📎 [All Properties Map.pdf](#)
- 📎 [Staff Report 18-004742-ZA.pdf](#)

14. REZONING MAP AMENDMENT | 2714 Montgomery Street | Rezone from B-C (Community - Business) and B-N (Neighborhood - Business) to P-RIP-D (Residential - Medium Density) | Fil No. 18-005020-ZA

- 📎 [Maps.pdf](#)
- 📎 [B-C District Allowed Uses.pdf](#)
- 📎 [Staff Report-18-005020-ZA-MAP.pdf](#)
- 📎 [Permitted Uses in the BN.pdf](#)

15. ZONING MAP AMENDMENT | Josh Yellin as agent for 1602 Bull, LLC | Rezone from TN-2 (Mid-City) to TC-1 (Mid-City) | 1602 Bull St. | 18-005131-ZA

- 📎 [Maps 5131.pdf](#)
- 📎 [Pictometry and Streetview 5131.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](#)
- 📎 [Future Land Use Map - Bull Street Corridor.pdf](#)
- 📎 [Staff Report-18-005131-ZA-MAP.pdf](#)

16. REZONING MAP AMENDMENT- 7035 Hodgson Memorial- P-I-P (Planned Institutional-Professional) to B-C (Community Business) 18-005127-ZA

- ☞ [Label Map 5127-ZA.pdf](#)
- ☞ [Zoning Map 5127-ZA.pdf](#)
- ☞ [Tax Map 5127-ZA.pdf](#)
- ☞ [Aerial Map 5127-ZA.pdf](#)
- ☞ [FLU Map 5127-ZA.pdf](#)
- ☞ [Staff Report- 18-005127-ZA-MAP - 7035 Hodgson Memorial Drive _final1.pdf](#)
- ☞ [letter_of_opposition.jpg](#)
- ☞ [Maps_combined 5127-ZA.pdf](#)

17. SPECIAL USE AMENDMENT | Josh Yellin as agent for HTIMS, LLC | Amendment to Special Use Conditions | 5715 Skidaway Road | 4741-ZA

- ☞ [OCT Staff Report-18-004747-ZA - Special Use Conditions.pdf](#)
- ☞ [Proposed Amendments to Use Conditions 4741-ZA.pdf](#)
- ☞ [Maps 4741.pdf](#)
- ☞ [Aerial Map and Streeview 4741.pdf](#)
- ☞ [Cohen's Retreat Sign.pdf](#)
- ☞ [Site Plan](#)
- ☞ [Blarney Stone Lighting plan.pdf](#)
- ☞ [RE_ Blarney Stone - Special Use Condition Amend....pdf](#)
- ☞ [Existing Use Conditions 4741-ZA.pdf](#)
- ☞ [Cohen's Retreat - Withdraw Sign.pdf](#)

X. Presentations

XI. Other Business

18. NewZO - Marcus Lotson, MPC and Bridget Lidy, City Staff

XII. Adjournment

19. Adjourn

XIII. Development Plans Submitted for Review

20. Development Plans Submitted for Review

- ☞ [October 9th 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.