



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
April 2, 2019 ~ 1:30 PM
FINAL Agenda

April 2, 2019 Regular MPC Meeting

This Agenda and supporting material will be available prior to the meeting date at <https://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. April 23, 2019 Regular MPC Meeting, 1:30 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Information Item(s) for Board Members

[3. Introduction of New MPC Staff by Melanie Wilson](#)

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

[4. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | Habersham and East 37th Street | Petitioner: Ward Architecture + Preservation | File No. 19-000854-COA](#)

[5. REZONING MAP AMENDMENT | 7201 Van Buren Avenue | R-6 \(One-Family Residential\) to I-P \(Institutional Professional\) | File no. 19-001443-ZA](#)

VI. Items Requested to be Withdrawn

[6. REZONING MAP AMENDMENT | 1147 E. President St. | B-C \(Community Business\) to R-D \(Residential-Dormitory\) | 19-001442-ZA](#)

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. Approval of March 12, 2019 Briefing and Regular Meeting Minutes](#)

📎 [03-12-19 MPC BRIEFING MINUTES.pdf](#)

📎 [3.12.19 MEETING MINUTES.pdf](#)

VIII. Old Business

IX. Regular Business

[8. NewZO | Marcus Lotson, MPC Staff and Bridget Lidy, City Staff](#)

📎 [Draft Savannah Zoning Ordinance Adopting Resolution-rev.pdf](#)

📎 [MPC Presentation 040219.pdf](#)

[9. MASTER PLAN AMENDMENT | BERWICK PLANTATION | 270 Berwick Boulevard | PUD-C Zoning District | File Number P-190308-00026-1](#)

📎 [Maps.pdf](#)

📎 [Current Berwick Plantation Master Plan.pdf](#)

📎 [Proposed Berwick Plantation Master Plan.pdf](#)

📎 [P-190308-00026-1 Staff Report - Berwick Plantation Master Plan Amendment - 270 Berwick Blvd.pdf](#)

[10. ZONING TEXT AMENDMENT | Establish Savannah Harbor Parcel 5 Planned Unit Development | 19-001440-ZA](#)

📎 [Master Plan.pdf](#)

📎 [Savannah Harbor - Parcel 5-PUD-Draft 040219.pdf](#)

📎 [Comments from Traffic Eng.pdf](#)

📎 [Staff Report-Parcel 5 PUD Text 19-001440.pdf](#)

[11. ZONING MAP AMENDMENT | Rezone 27.41 acres from PUD-BW-70 to Savannah Harbor Parcel 5 PUD](#)

📎 [Master Plan.pdf](#)

📎 [Aerial View.pdf](#)

📎 [street section-11 x 17 - Exhibit - 1.pdf](#)

📎 [Original Savannah Harbor Master Plan.pdf](#)

📎 [maps.pdf](#)

☞ [Staff Report-19-001441-ZA-MAP.pdf](#)

12. REZONING MAP AMENDMENT | Louisiana Ave. | R-A (Residential-Agriculture) to R-A/W-T (Residential-Agriculture/ Wireless Communication and Digital Television Tower Overlay) Z-190109-00005-1

☞ [Exhibit A - Maps.pdf](#)

☞ [Exhibit B - Tower Site Survey.pdf](#)

☞ [Application Z-190109-00005-1.pdf](#)

☞ [Staff Report Z-190109-00005-1 Zoning Map Amendment \(003\).pdf](#)

13. WIRELESS TELECOMMUNICATIONS FACILITY | Louisiana Ave. - Dairy Farm (9SA0104F) | Petitioner: Jonathan Yates as agent for T-Mobile | T-190109-00006-1

☞ [Exhibit A - Maps.pdf](#)

☞ [Exhibit B - NWC Tower Site Plan.pdf](#)

☞ [Exhibit C - Evidence of Need Report.pdf](#)

☞ [Exhibit D - CityScape Review.pdf](#)

☞ [Exhibit E - WTF Plan.pdf](#)

☞ [Exhibit F - T-Mobile Drawings.pdf](#)

☞ [Exhibit G - Visual Impact Analysis.pdf](#)

☞ [Application_T-190109-00006-1 - Dairy Farm \(9SA0104F\).pdf](#)

☞ [Staff Report T-190109-00006-1 - Dairy Farm 4-2-19.pdf](#)

☞ [9SA0104F RF Letter_Flush Mount Application.pdf](#)

X. Presentations

XI. Other Business

XII. Adjournment

14. Adjourn

XIII. Development Plans Submitted for Review

15. Development Plans Submitted for Review

☞ [April 2nd 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.