



Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room
January 29, 2019 ~ 1:30 PM
FINAL Agenda

January 29, 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. February 19, 2019 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

[3. REZONING MAP AMENDMENT | 135 East Montgomery Cross Road | B-N \(Neighborhood Business\) to B-C \(Community Business\) | 18-006712-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 Items Requested to be Withdrawn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

[4. January 8, 2019 Briefing and Regular Meeting Minutes for Approval.](#)

📎 [01-08-19 MPC BRIEFING MINUTES.pdf](#)

📎 [01.08.19 MEETING MINUTES.pdf](#)

VIII. Old Business

IX. Regular Business

[5. ZONING MAP AMENDMENT | 317 and 323 East Broughton Street | RIPA zoning classification to B-C-1 zoning classification | File Number 18-006862-ZA](#)

📎 [Maps.pdf](#)

📎 [RIP-A Uses.pdf](#)

📎 [B-C-1 District Allowed Uses.pdf](#)

📎 [Neighborhood Meeting - 01-22-19.pdf](#)

📎 [Staff Report - 18-006862-ZA.pdf](#)

[6. TEXT AMENDMENT | Petition of Parkside Neighborhood Association | 18-006619-ZA | Create Conservation Overlay District](#)

📎 [Application 6619.pdf](#)

📎 [Neighborhood Association Actions.pdf](#)

📎 [Proposed Ordinance_18-006619-ZA.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [Proposed boundaries.pdf](#)

📎 [Staff Report-18-006619-ZA2.pdf](#)

📎 [Letters of Support 1-25-19.pdf](#)

📎 [Public Comment 1-29-19.pdf](#)

[7. MAP AMENDMENT | Petition of MPC Staff/Parkside Neighborhood Association | 18-006939-ZA | Create Conservation Overlay District](#)

📎 [Application 6619.pdf](#)

📎 [Proposed boundaries.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [Letters of Support 1-25-19.pdf](#)

📎 [Staff Report2.pdf](#)

📎 [Public Comment 1-29-19.pdf](#)

[8. MAJOR SITE PLAN GENERAL DEVELOPMENT PLAN | Montgomery Street Residences | File No. 18-006912](#)

- ☞ [Submittal 1_Montgomery Street Residences_12-18-18_General Development Plan.pdf](#)
- ☞ [Concept Drawings.pdf](#)
- ☞ [Staff Report - 6912.pdf](#)

9. NEW CONSTRUCTION in the Mid-City Historic District | Petitioner: Lynch Associates Architects | File No. 18-006859-COA | Montgomery Street, West 31st Street, West 32nd Street

- ☞ [Submittal Packet.pdf](#)
- ☞ [Montgomery Project Narrative.pdf](#)
- ☞ [Material Selections.pdf](#)
- ☞ [Supplemental Submittal.pdf](#)
- ☞ [Historic Context- Sanborn Maps.pdf](#)
- ☞ [Staff Recommendation.pdf](#)

10. ZONING TEXT AMENDMENT | Section 8-3030(n)(2) Figure 3 | Historic District Height Map

- ☞ [Exhibits.pdf](#)
- ☞ [Staff Report - 0080.pdf](#)
- ☞ [Picture 001.jpg](#)

11. GENERAL DEVELOPMENT PLAN | 703 Louisville Road | Gateway Project | 18-006368-PLAN

- ☞ [Plans - Submittal 2_Gateway Project_GDP - fr T&H - FOR SUBMITTAL v2 \(12-13-18\)\(derimes@bouhan.com\).pdf](#)
- ☞ [Application - Submittal 2_Gateway Project_GDP Permit Application - Gateway Project v2 - excd \(12-18-18\)\(derimes@bouhan.com\).pdf](#)
- ☞ [MPC Staff Report 18-006863-ZA and 18-006368.pdf](#)
- ☞ [Williams_Letter to MPC re 703 Louisville Rd.pdf](#)
- ☞ [D. Carey Letter and Documents.pdf](#)
- ☞ [Slide deck for MPC - Gateway Project \(1-29-19\).pdf](#)

12. REZONING MAP AMENDMENT | 703 Louisville Road | I-H to P-RIP-D | 18-006863-ZA

- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Use Tables.pdf](#)
- ☞ [Exhibit C - General Development Plan.pdf](#)
- ☞ [Exhibit D - Development Agreement - 703 Louisville Rd - FULLY EXCD \(12-8-18\).pdf](#)
- ☞ [Rezoning Application - 703 Louisville - excd \(12-18-18\)\(derimes@bouhan.com\).pdf](#)
- ☞ [Revised Pg 2 of Rezoning Application - showing JDN as City's Agent \(1-4-19\).pdf](#)
- ☞ [Affidavit of Authorization - excd \(1-4-19\).pdf](#)
- ☞ [Seaboard Freight Station Pictures.pdf](#)
- ☞ [MPC Staff Report 18-006863-ZA and 18-006368.pdf](#)
- ☞ [Exhibit E - MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- ☞ [Memo re Gateway Project \(1-24-19\).pdf](#)
- ☞ [Letter of Concern - 703 Louisville Road.pdf](#)
- ☞ [Williams_Letter to MPC re 703 Louisville Rd.pdf](#)

☞ [D. Carey Letter and Documents.pdf](#)

☞ [Slide deck for MPC - Gateway Project \(1-29-19\).pdf](#)

X. Presentations

XI. Other Business

XII. Adjournment

[13. Adjourn](#)

XIII. Development Plans Submitted for Review

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

☞ [January 29th 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.