



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur A. Mendonsa Hearing Room  
March 12, 2019 ~ 1:30 PM  
FINAL Agenda

### March 12, 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](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. April 2, 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](#)

##### [4. REZONING MAP AMENDMENT | 215 Whitaker Street Rezone from RIP-B to BC-1 | 18-006246-ZA](#)

#### VI. Items Requested to be Withdrawn

[5. AMENDED MASTER PLAN AND CONCEPT PLAN | Fort Argyle Village, 145 Snow Green Road | Commercial-B-C to Single Family-R-A | 18-005035-PLAN](#)

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**

[6. Approval of February 12, 2019 Special Called Meeting Minutes](#)

☞ [02.12.19 SPECIAL CALLED MEETING MINUTES.pdf](#)

[7. Approval of February 19, 2019 Briefing and Regular Meeting Minutes](#)

☞ [02-19-19 MPC BRIEFING MINUTES.pdf](#)

☞ [02.19.12 MEETING MINUTES.pdf](#)

[8. REZONING TEXT AMENDMENT | Robert McCorkle | 8-3134\(g\)\(1\) | 19-000812-ZA](#)

☞ [Staff Report-19-000812-ZA\\_.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](#)

☞ [Montgomery Project Narrative\\_02\\_15\\_19.pdf](#)

☞ [Montgomery St - Material Selections.pdf](#)

☞ [Montgomery St Development\\_MPC Drawing Set 02-15-2019 - REVISED-.pdf](#)

☞ [Historic Context- Sanborn Maps.pdf](#)

☞ [January-Previous Submittal Packet.pdf](#)

☞ [January- Previous Staff Recommendation.pdf](#)

☞ [Staff Recommendation .pdf](#)

[10. NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | West Victory Drive \(Multiple Properties\) | Petitioner: Savannah College of Art & Design | File No. 19-000867-COA](#)

☞ [Sanborn Maps.pdf](#)

☞ [Submittal Packet - Materials.pdf](#)

☞ [Submittal Packet - Photographs.pdf](#)

☞ [19-000867-COA Staff Recommendation.pdf](#)

☞ [Submittal Packet - Drawings.pdf](#)

[11. CHATHAM COUNTY LOCAL HISTORIC PROPERTY DESIGNATION | 8417 Ferguson Avenue | P-190123-00010-1](#)

☞ [MPC Staff Recommendation.pdf](#)

☞ [Property Eligibility Report - 8417 Ferguson Avenue.pdf](#)

☞ [Property Exhibits.pdf](#)

☞ [Draft Designation Ordinance - 8417 Ferguson Avenue.pdf](#)

## VIII. Old Business

### 12. 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 mar12.pdf](#)

### 13. REZONING MAP AMENDMENT | 3811 and 3813 Bull Street | B-G-1 (General Business, Transition) to R-I-P (Residential Institutional Professional) | File no. 18-006285-ZA

- 🔗 [MAPS\\_COMBINED.pdf](#)
- 🔗 [Staff-Report-18-006285-ZA-MAP\\_updated.pdf](#)
- 🔗 [Mitchell\\_materials.pdf](#)

## IX. Regular Business

### 14. REZONING MAP AMENDMENT | 251 - 436 W. DeRenne Ave. | R-4 to B-H | 19-000878-ZA

- 🔗 [Application 0878.pdf](#)
- 🔗 [Exhibit A - Maps 19-000878-ZA.pdf](#)
- 🔗 [Exhibit B - General Development Plan - Self-Storage.pdf](#)
- 🔗 [Staff Report-19-000878-ZA-MAP.pdf](#)
- 🔗 [Exhibit C - Subject Site Pictures.pdf](#)

### 15. REZONING MAP AMENDMENT | Sterling Street/Wheaton Street | R-4, RM-25, B-C and I-L to RM-40 | 19-000874-ZA

- 🔗 [Application 0874.pdf](#)
- 🔗 [Exhibit A - Maps 19-000874-ZA.pdf](#)
- 🔗 [Exhibit B - Concept Development Plan.pdf](#)
- 🔗 [Staff Report-19-000874-ZA \[MAP\].pdf](#)

### 16. GENERAL DEVELOPMENT PLAN | 1932 E. Montgomery Crossroads | Reference File No. 18-006339-ZA

- 🔗 [1740716\\_2019-02-11\\_E Montgomery\\_Color\\_SP-13.pdf](#)
- 🔗 [1740716\\_2019-02-12\\_E Montgomery\\_SP-13 \(City Submittal\).pdf](#)
- 🔗 [1740716\\_2019-02-12\\_E. Montgomery\\_SP-13.pdf](#)
- 🔗 [AERIAL MAP.pdf](#)
- 🔗 [Staff Report - 6339 GDP.pdf](#)

### 17. ZONING MAP AMENDMENT | 61 Graham Avenue | Rezone from PUD-M (Planned Unit Development MultiFamily to I-P (Institutional Professional) | File No. 19-000875-ZA

- 🔗 [Preliminary Concept Plan.pdf](#)
- 🔗 [Maps.pdf](#)
- 🔗 [Staff Report- 0875.pdf](#)

### 18. REZONING MAP AMENDMENT | 2007 Alaska Street | RB-1 (Residential Business 1) to B-N (Neighborhood Business) | File no. 19-000414-ZA

- 🔗 [MAPS\\_COMBINED.pdf](#)

