



## Chatham County - Savannah Metropolitan Planning Commission

Arthur A. Mendonsa Hearing Room  
May 14, 2019 ~ 1:30 PM  
FINAL Agenda

### May 14, 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

##### [2. May 21, 2019 Planning Meeting, 1:00 P.M., Arthur A. Mendonsa Hearing Room, 112 E. State Street](#)

##### [3. CANCELED - May 21, 2019 Planning Commission Board Retreat, 11:30 A.M., SEDA, 131 Hutchinson Island Road.](#)

#### 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](#)

#### 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. Approval of April 23, 2019 Briefing and Regular Meeting Minutes

- ☞ [04.23.19 MEETING MINUTES.pdf](#)
- ☞ [04-23-19 MPC BRIEFING MINUTES.pdf](#)

### 6. NEW CONSTRUCTION CARRIAGE HOUSE: VICTORIAN DISTRICT | 216 East Duffy Street | Petitioner: Paul Bush | File No. 19-002312-COA

- ☞ [Submittal Packet - Drawings.pdf](#)
- ☞ [19-002312-COA Recommendation.pdf](#)

## VIII. Old Business

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

- ☞ [Staff Report 19-001443-ZA - Revised.pdf](#)
- ☞ [Pictometry.pdf](#)
- ☞ [Application 1443.pdf](#)
- ☞ [Maps\\_combined.pdf](#)
- ☞ [7201 VAN BUREN AFFIDAVIT.pdf](#)

## IX. Regular Business

### 8. ZONING MAP AMENDMENT | 569 BUSH ROAD | R-A to PDR-SM | FILE NUMBER Z-190410-00038-1

- ☞ [MAPS.pdf](#)
- ☞ [MINING PLAN.pdf](#)
- ☞ [RECLAMATION PLAN.pdf](#)
- ☞ [Staff Report - Z-190410-00038-1 Zoning Map Amendment.pdf](#)
- ☞ [Amended Staff Report - Z-190410-00038-1 Zoning Map Amendment.pdf](#)
- ☞ [County Engineer email.pdf](#)

### 9. REZONING MAP AMENDMENT | 109 Chevis Rd. | R-A (Residential Agriculture) to R-3-24 (Multi-Family Residential - 24 units per net acre) | Z-190417-00042-1

- ☞ [Staff Report-Z-190417-00042-1.pdf](#)
- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Pictometry .pdf](#)
- ☞ [Exhibit C - R-A Use Table.pdf](#)
- ☞ [Exhibit D - R-3 Use Table.pdf](#)
- ☞ [Exhibit E - Sketch Plan.pdf](#)

☞ [Application 00042.pdf](#)

10. REZONING MAP AMENDMENT | 5907 Beverly Street | R-2 (Two-Family Residential) to RMH (Residential Manufactured Home) | File no. Z-190422-00048-1

☞ [Maps\\_combined.pdf](#)

☞ [Staff Report Z-190422-00048-1.pdf](#)

☞ [Application 00048.pdf](#)

11. GENERAL DEVELOPMENT PLAN | Green Island Road | P-190417-00043-1

☞ [27638.0000 - GDP 4.30.19.pdf](#)

☞ [Tax Map P-190417-00043-1.pdf](#)

☞ [Aerial GIR.pdf](#)

☞ [Road Context.pdf](#)

☞ [Traffic Counts.pdf](#)

☞ [Context Aerial.pdf](#)

☞ [Context Aerial 2.pdf](#)

☞ [Concept Design.pdf](#)

☞ [Staff Report-Green Island Road 040919.pdf](#)

☞ [Opposition emails.pdf](#)

☞ [Letter of support.pdf](#)

☞ [1-Google Earth Aerial Perspective\\_5.8.19.pdf](#)

☞ [2-Google Earth Aerial Perspective\\_5.8.19.pdf](#)

☞ [The Landings Assn. Ltr. to Stephen Lufburrow 2019-5-10\\_.pdf](#)

☞ [Support 2.pdf](#)

☞ [PetitionComments5-13.pdf](#)

☞ [PetitionSigns5-13-19.pdf](#)

☞ [Green Island Road Project - General Development Plan Review County Engineer.pdf](#)

☞ [4-6.66 PUD-R.pdf](#)

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

12. Adjourn

**XIII. Development Plans Submitted for Review**

13. Development Plans Submitted for Review

☞ [May 14th 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.***