



Arthur A. Mendonsa Hearing Room
March 18, 2015 1:30 P.M.
Final Agenda

March 18, 2015 MPC Regular Meeting

I. CALL TO ORDER AND WELCOME

II. INVOCATION and PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

1. [Approve March 18, 2015 Agenda](#)

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

2. [March 24, 2015 MPC Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

Acknowledgement(s)

3. [Staff Introductions - Thomas Thomson](#)

Information Item(s) for Board Members

4. [Reading of Development Plans Submitted for Review](#)

Attachment: [Review Log March 18.pdf](#)

V. PRESENTATIONS

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA

Amended Master Plan

5. [AMENDED MASTER PLAN - Mosswood Plantation - Ph. 3 - 197 Sawgrass Drive](#)

Zoning Petition - Text Amendment

6. [TEXT AMENDMENT: Establishing a Bed and Breakfast Guest Unit in an R-6 \(One-family Residential\) District | File No. 14-002253-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. [February 24, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [02.24.15 MEETING MINUTES.pdf](#)

Attachment: [02-24-15 MPC BRIEFING MINUTES.pdf](#)

8. [Authorization for the Chairman to sign the authorizing resolution to submit the FY 2016 5303 \(Transit Planning\) grant application to the Georgia Department of Transportation](#)

Attachment: [MPC Board Memo for Resolution.pdf](#)

9. [TEXT AMENDMENT - County | Increase maximum permitted density and height](#)

Attachment: [Development Standards Sec 4-6 1 \(5\).pdf](#)

Attachment: [Z-150205-00011-1 - Staff Report - Text Amendment - PUD-M and R-3 Density.pdf](#)

VIII. OLD BUSINESS

10. [COMPREHENSIVE PLAN FLUM AMENDMENT - Bryan Woods Road - Future Land Use Map Amendment - Residential Suburban Single Family to Residential General](#)

Attachment: [Bryan Woods Road CPA - Staff Report - Comprehensive Plan Amendment.pdf](#)

Attachment: [FLU_MAP.pdf](#)

11. [REZONING - U.S. Hwy. 80 East and Bryan Woods Road | Rezone from R-1 \(One-family Residential\) to R-3-8 \(Multi-family Residential, up to 8 dwelling units per net acre\) | File No. Z-141223-00105-1](#)

Attachment: [Staff Report 031815.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Deed - Bryan Woods Road lots.pdf](#)

Attachment: [Original Concept Plan.pdf](#)

Attachment: [Examples.pdf](#)

Attachment: [R-1 and R-3 Use List.pdf](#)

Attachment: [LOT FIT EXHIBIT 3-3-15 \(2\).pdf](#)

Attachment: [REZONING EXHIBIT \(2\).pdf](#)

IX. REGULAR BUSINESS

12. [TEXT AMENDMENT: Amend Sec. 8-3112.\(d\)\(3\)c.2. \(Signs Permits-Required, Announcement Signs\) To Allow Electronically Controlled Announcement Signs to Change Message Every 10 Seconds | File No. 14-006238-ZA](#)

- Attachment: [Staff Report-14-006238-Feb 3.pdf](#)
- Attachment: [Street Class Map-I & 2.pdf](#)
- Attachment: [Street Class Map for Announcement Signs.pdf](#)
- Attachment: [Natl Register Districts Map.pdf](#)
- Attachment: [Petitioner's Presentation-March 18.pdf](#)

13. [TEXT AMENDMENT: Creation of a Planned Unit Development \(PUD\) Zoning District for Fred Wessels / Hitch Village Redevelopment | File No. 15-000620-ZA](#)

- Attachment: [Staff Report-15-000620-ZA-March 18.pdf](#)
- Attachment: [PUD District Text-March 18.pdf](#)
- Attachment: [Master Plan-March 18.pdf](#)

14. [REZONING: 840 Hitch Drive | Fred Wessels Homes / Richard Hitch Village from RM-25 \(Multi-family Residential, up to 25 dwellings per net acre\) and I-L \(Light Industrial\) to PUD \(Planned Unit Development\) | File No. 15-000568-ZA](#)

- Attachment: [Staff Report-15-000568-ZA-Mar 18.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [R-M List of Uses.pdf](#)
- Attachment: [I-L List of Uses.pdf](#)

15. [TEXT AMENDMENT: Amending the Savannah Gardens Planned Unit Development Zoning District | File No. 15-001203-ZA](#)

- Attachment: [Staff Report-15-001203-ZA-March 18.pdf](#)
- Attachment: [PUD Text Amendment-March 18.pdf](#)
- Attachment: [Amended Master Plan-March 18.pdf](#)

16. [REZONING: 2000 Block of E. Gwinnett Street | P-R-B-1 \(Planned Residential Business\) to Savannah Gardens Planned Unit Development | File No. 14-005554-ZA](#)

- Attachment: [Staff Report-15-005554-ZA-March 18.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Amended SG Master Plan.pdf](#)
- Attachment: [R-B-1 List of Uses.pdf](#)

17. [COMPREHENSIVE PLAN FLUM AMENDMENT - 2100 E. President St. - N/W corner of E. President & Woodcock Rd](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report Z-150302-00020-1 FLUM - Comp Plan Amendment-2100 East President Street .pdf](#)

18. [REZONING - 2100 E. President Street - N/W corner of E. President Street and Woodcock Rd.](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Permitted Uses.pdf](#)
- Attachment: [Staff Report - Z-150205-00012-1.pdf](#)
- Attachment: [Industrial District and County Attorney's Review.pdf](#)

19. [TEXT AMENDMENT - Amendment to Wireless Telecommunications Facilities Ordinance](#)

- Attachment: [Staff Report-15-001141-ZA.pdf](#)
- Attachment: [MPC Article J Wireless Facilities-Draft 3-12-15.pdf](#)

X. OTHER BUSINESS

20. [Update on 57th Near Waters Cell Tower](#)

- Attachment: [Memo - Discussion of Judge Edenfield Decision.pdf](#)
- Attachment: [Draft WTF Report to City 13-002239-PLAN revised 3-9-15.pdf](#)
- Attachment: [Order - Granting Vantage's Motion for Summary Judgment - Denies City's M....pdf](#)
- Attachment: [herman ltr w exhibits 021615.pdf](#)

21. [Re-Election of Officers for 2014 - 2015](#)

XI. ADJOURNMENT

22. [Adjourn March 18, 2015 Regular MPC Meeting](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

- Attachment: [Review Log March 18.pdf](#)