



Arthur A. Mendonsa Hearing Room
July 19, 2016 ~ 1:30 P.M.
FINAL Agenda

July 19, 2016 Regular MPC Meeting

This Agenda and supporting material will be available after 5:00 p.m. on the Friday prior to the meeting date at <http://www.thempc.org/Meeting/Mpc>

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

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [July 26, 2016 Planning Meeting at 1:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
2. [August 9, 2016 Regular MPC Meeting - 1:30 PM, 112 E. State Street, Arthur A. Mendonsa Hearing Room](#)
3. [Introduction of New Staff Members](#)

Information Item(s) for Board Members

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

Attachment: [Development Review Case Log July 19, 2016.pdf](#)

V. PRESENTATIONS

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

Sketch Plan

5. [MINOR SUBDIVISION | Sketch Plan | Palmetto Row | 143 Lansing Avenue | File No. S-160512-00052-1](#)

Zoning Petition - Map Amendment

6. [REZONING | 1133 Shannon Avenue | Rezone from R-6 \(Single Family Residential\) to C-A \(Agricultural-Conservation\) | File No. 16-003747-ZA](#)

7. [ZONING MAP AMENDMENT | 301, 303, 307, & 309 Tattnell Street | R-I-P-B to BC-1 | File Number 16-003734-ZA](#)

Zoning Petition - Special Use

8. [REZONING - SPECIAL USE | 302 Stephenson Avenue | Request Use Approval for Compounding Pharmacy | File No. 16-003752-ZA](#)

Attachment: [Staff Report-16-003752-ZA-Special Use.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Aerial Photo.pdf](#)

Attachment: [PUD-IS-B Allowed Uses.pdf](#)

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

9. [June 28, 2016 MPC Meeting and Briefing Minutes](#)

Attachment: [06-28-16 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.28.16 MINUTES.pdf](#)

10. [TEXT AMENDMENT: Petition to Establish a Winery, Meadery & Cidery Use and to Provide a Definition and Zoning Districts Where Permitted | Ted Dennard, III \(Savannah Bee Co.\), Petitioner |](#)

File No. 16-003304-ZA

- Attachment: [Staff Report-16-003304-ZA-July 19.pdf](#)
- Attachment: [Letter from Petitioner.pdf](#)
- Attachment: [Photos from Petitioner.pdf](#)

11. NEW CONSTRUCTION VICTORIAN DISTRICT | 305 East Park Avenue | Petition of Nathaniel Snyder | 16-003639-COA

- Attachment: [Staff Report.pdf](#)
- Attachment: [Submittal Packet - Photographs and Drawings.pdf](#)
- Attachment: [Submittal Packet - Specifications.pdf](#)
- Attachment: [1916 Sanborn Map.pdf](#)
- Attachment: [Carriage House Example.pdf](#)

VIII. OLD BUSINESS

IX. REGULAR BUSINESS

12. TRICENTENNIAL COMPREHENSIVE PLAN AMENDMENT FUTURE LAND USE MAP - 1675 Highlands Boulevard

- Attachment: [MAPS.pdf](#)
- Attachment: [Staff Report 16-003457-CPA.pdf](#)

13. ZONING MAP AMENDMENT | 1675 Highlands Boulevard - PUD-C (Planned Unit Development - Community) to I-L (Light Industrial) | File Number 16-003236-ZA

- Attachment: [MAPS.pdf](#)
- Attachment: [Petition and Letter from Emmer.pdf](#)
- Attachment: [Letters from Highlands residents.pdf](#)
- Attachment: [Staff Report - 16-003236-ZA.pdf](#)
- Attachment: [Master Plan.pdf](#)

14. MASTER PLAN AMENDMENT | The Highlands | Highlands Boulevard at Benton Boulevard | File Number 16-003419-PLAN

- Attachment: [Staff Report 16-003419-PLAN.pdf](#)
- Attachment: [Master Plan.pdf](#)

15. TEXT AMENDMENT: Creation of a Use (Mobile Food Service Unit) | Staff | File No. 16-003685-ZA

- Attachment: [Application.pdf](#)
- Attachment: [MFSU Presentation 5.25.16.FINAL.pdf](#)
- Attachment: [16-003685-ZA - Mobile Food Service Unit City Text Amendment REVISED.pdf](#)

16. ZONING TEXT AMENDMENT | Create The Cove at Dundee Planned Unit Development | File No. 16-002409-ZA

- Attachment: [The Cove at Dundee Master Plan.pdf](#)
- Attachment: [Cove at Dundee Staff Report.pdf](#)
- Attachment: [Tiny House Photos.pdf](#)
- Attachment: [The Cove at Dundee PUD-071916.pdf](#)

17. [REZONING | 75 Dundee Street | Rezone from I-L \(Light Industrial\) to The Cove at Dundee PUD | File No. 16-002430-ZA](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Staff Report- The Cove at Dundee.pdf](#)

18. [ZONING MAP AMENDMENT | Wedgefield Crossing at Steeplechase Road | R-A to PUD-C | File Number Z-160608-00061-1](#)

- Attachment: [Miscellaneous.pdf](#)
- Attachment: [Maps.pdf](#)
- Attachment: [Z-160608-00061-1 - Staff Study.pdf](#)

X. OTHER BUSINESS

19. [Chairman to Appoint Nominating Committee](#)

20. [Memo for Information: Parker's Convenience Store Modifications to SDP](#)

- Attachment: [Planning Commission Thomson Parkers Sidewalk 071216.pdf](#)

21. [Executive Session](#)

XI. ADJOURNMENT

22. [Adjourn](#)

XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

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

- Attachment: [Development Review Case Log July 19, 2016.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.