

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Tentative Agenda



August 17, 2004

1:30 P.M.

Arthur A. Mendonsa Hearing Room

This Agenda can be accessed on the Internet at <http://www.thempc.org/>

The Georgia Conflict of Interest in Zoning Actions Statute (OCGA Chapter 67A) requires disclosure of certain campaign contributions made by *applicants* for rezoning actions and by *opponents* to rezoning actions. Contributions or gifts which in aggregate total \$250.00 or more if made within the last two years to a member of the Metropolitan Planning Commission, City Council, or County Commission who will act on the request must be disclosed by applicants. Persons who oppose a rezoning request by speaking before these officials, by direct contact with these officials, or in writing to these officials must also disclose such contributions. Disclosure reports must be filed with either the Clerk of Council or the Clerk of the Chatham County Commissioners, as appropriate, by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) calendar days prior to the first hearing by the Metropolitan Planning Commission. Failure to comply is a misdemeanor.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. CALL TO ORDER AND WELCOME

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. Tricentennial Committee Meeting, August 17, 2004, 10:30 A.M., MPC East Conference Room
2. Finance Committee Meeting, August 17, 2004, 11:00 A.M., MPC East Conference Room

B. Item(s) Requested to be Removed from the Final Agenda

None known at this time.

III. CONSENT AGENDA

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 Noon 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.

- #### A. Approval of the August 3, 2004 MPC Meeting Minutes and Briefing Minutes.

IV. **OLD BUSINESS**

A. Staff Study – Text Amendment

Text Amendment to the Chatham County Zoning Ordinance

Re: Amend Section 4-5.2, B and I Use Schedule, to Allow Uses 52(a), 90(b) and 103(a),
in P-I-L-T Zoning Districts and to Delete Use 104

MPC File No. Z-040716-33742-1

The MPC staff recommends **approval**.

B. Staff Study – Map Amendment

Map Amendment to the Chatham County Zoning Ordinance

Re: Bonaventure Road Rezoning Study

MPC File No. Z-040616-52847-1

The MPC staff recommends **approval of a P-I-L-T** zoning district.

V. **REGULAR BUSINESS**

A. Zoning Petitions – Map Amendments

1. Jose Gonzalez/Gonzalez Architects, Agent
(for PADCO, LLC, Owner)
MPC File No. Z-040719-42216-2

The petitioner is requesting rezoning 646 West Bay Street and 14 Warner Street from a B-C (Community Business) to a B-G (General Business) zoning classification.

The MPC Staff recommends **denial of a B-G classification** but further recommends **approval of an alternate P-R-B-C-1 classification**.

2. Richard W. Collins, Agent
(for Housing Authority of Savannah, Owner)
MPC File No. Z-040402-55623-2

The petitioner is requesting rezoning property located in the 1100 block of Gwinnett Street, Graydon Street, and Bolton Street between Waters Avenue and Live Oak Street and property in the 700 and 800 block of Waters Avenue between Culver Street and Bolton Street and property in the 1300 block of Ash Street between Henry Street and Anderson Street from RB-1 (Residential-Business), R-4 (Four-Family Residential) and P-RM-25 (Planned Multi-Family Residential) zoning classification to an RIP-B (Residential, Medium Density) classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Hope VI, Phase IV

Various Blocks of Waters Avenue, Graydon Street, Bolton Street & Ash Street
Housing Authority of Savannah, Applicant
Jay Maupin (EMC Engineering), Agent
Proposed R-I-P-B Zoning District
PIN: Multiple (See Zoning Map. PIN 2-0042-05-029 not included.)
MPC File No. P-040714-49299-2

No variance requested.

3. Phillip McCorkle, Agent
(for James F. Gowen and SunTrust Bank)
MPC File No. Z-040226-40548-2

The petitioner is requesting rezoning property located at Petit Gauve Islands from a C-M (Marsh Conservation) to a C-A (Agriculture Conservation) zoning classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Petit Guave Hammocks

Phillip R. McCorkle, Agent
Proposed C-A Zoning District
PIN: 2-0663-01-002 and 2-0664-02-001 (uplands only)
MPC File No. P-040226-53870-2
(See MPC File No. Z-040226-40548-2 for rezoning)

No variance requested.

- B. Victorian Planned Neighborhood Conservation District
Certificate of Compatibility Applications

1. E. C. Burnsed, Inc., Petitioner
411 East Park Avenue
MPC File No. N-040806-42243-2

The petitioner is requesting design approval for construction of a three bedroom single family house and two car garage in the Victorian Planned Neighborhood Conservation (PNC) District.

Variations requested.

2. E. C. Burnsed, Inc., Petitioner
409 East Park Avenue
MPC File No. N-040729-56483-2

The petitioner is requesting design approval for construction of a three bedroom single family house and two car garage in the Victorian Planned Neighborhood Conservation (PNC) District.

Variations requested.

C. Subdivision Master Plan

Burton Village
Burton Road
R-A Zoning District
Downer Davis, Agent
MPC File No. S-040729-37496-1

No variance requested.

D. Major Subdivision/Preliminary Plan

Morningside Drive Subdivision
14 Morningside Drive
PIN 1-0034-01-001, 001A and 1-0035-01-008A
4.01 Acres – 9 Lots
R-1-A Zoning District
Thomas and Hutton Engineering Company, Surveyor/Engineer
Attorney Phillip McCorkle, Agent
The Habersham Group, Owner
MPC File Number S-040727-31978-1

No variance requested.

E. Minor Subdivision/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
3 lots – 0.58 acres
R-1-C Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-55551-1

Variances requested.

F. Amended Buffer Plan

St. Joseph's/Candler Hospital
5353 Reynolds Street
PIN 2-0113-20-001
27.58 Acres – Total Site Area
PUD-IS Zoning district
Carl Walker, Inc., Architect
Saussy Engineering, PC, Engineer
Harold Yellin, Agent
St. Joseph's/Candler Hospital, Owner
MPC Reference File No. P-040116-61298-2
MPC File No. P-040211-37122-2

Variance requested.

G. Off-Street Parking Variance

Ralph Mark Gilbert Civil Rights Museum Addition
460 Martin Luther King, Jr. Boulevard
B-C Zoning District
S. Mark Boyles, Agent
MPC File No. P-040729-36560-2

H. General Development Plans

1. National Wireless Construction, LLC
160 Nettles Industrial Boulevard
I-L Zoning District
PIN: 2-0595-08-010
Hayden Horton, Agent
Jonathan Yates, Attorney
MPC File No. T-040702-52437-2

No variance requested.

2. Cingular Wireless and National Wireless Construction, LLC
6720 Waters Avenue
Hayden Horton, Agent
PUD-B-C Zoning District
MPC File No. T-040702-53439-2

No variance requested.

3. San's Hotel and Suites
Al Henderson Boulevard
PUD-C Zoning district
John Kern, Agent
MPC File No. P-040512-35171-1

Variances requested.

I. General Development Plan/Group Development

Mercer Plaza
Phase 2
140 Johnny Mercer Boulevard
PIN 1-0089-01-006
2.4 Acres
P-B-C/TC Zoning District
Davis Engineering, Inc., Engineer
Downer Davis, Agent
Islands Development Corporation, Owner
MPC File No. P-040630-56740-1

No variance requested.

J. Specific Development Plan

Country Convenience Store #3
1102 E. Victory Drive
B-C Zoning District
Theresa Wexel, Agent
MPC File No. P-040713-34902-2

No variance requested.

VI. OTHER BUSINESS

VII. ADJOURNMENT