

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Tentative Agenda July 15, 2008 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. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

- 1. July 15, 2008 Personnel Committee Meeting at 11:30 AM in the J.P. Jones Conference Room, 110 East State Street**
- 2. August 5, 2008 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**

B. Acknowledgement(s)

V. 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 12:30 p.m. 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 July 1, 2008 MPC Meeting Minutes and Briefing Minutes.**

VI. OLD BUSINESS

Zoning Petitions - Map Amendments / Text Amendments

931 Chevis Road (Vallambrosa Plantation PUD)
Aldermanic District: 6
County Commission District: 6
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2

Gary Plumbley, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

Master Plan/PUD Ordinance

Vallambrosa Plantation PUD
931 Chevis Road
Aldermanic District: 6
County Commission District: 6
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
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Gary Plumbley, MPC Project Planner

VII. REGULAR BUSINESS

A. Zoning Petitions

1. Sandra G. Lewis, Property Owner
1600 Waters Avenue
Aldermanic District: 2
County Commission District: 2
Zoning District RB-1 to BN
PIN: 2-0055-18-013
Sandra G. Lewis, Agent
MPC File No: Z-080625-34164-2

Gary Plumbley, MPC Project Planner

2. JoAnne Price, Property Owner
502 East 63rd Street
Aldermanic District: 4
County Commission District: 1
Zoning District R-6 to R-I-P
PIN: 2-0105-04-008
Paul John Davis, Agent
MPC File No: Z-080620-47522-2

Geoff Goins, MPC Project Planner

- a. The petitioner is requesting an amendment to the Future Land Use Plan of the Tricentennial Comprehensive Plan. In order to address the rezoning request, the Board needs to recommend a change in land use from a Residential-Suburban Single Family classification to a Commercial – Neighborhood classification.
- b. The petitioner is requesting rezoning of property at 502 East 63rd Street from an R-6 (One-Family Residential) zoning classification to an R-I-P (Residential-Institutional-Professional) classification.

3. Charlie Russo, Jr., Property Owner
201 – 209 East 40th Street
Aldermanic District: 5
County Commission District: 2
Zoning District TC-1 and TC-1* to TC-1
PIN: 2-0075-08-003
Murray K. Barnard, A.I.A, Agent
MPC File No: Z-080620-49573-2

Jim Hansen, MPC Project Planner

B. General Development Plan

5657 Ogeechee Road
Aldermanic District
County Commission District: 7
Zoning District B-2
PIN: 1-0991-07-025
Tanya Mandel, KRI Engineering, Agent
Bashlor Properties, Owner
MPC File No. P-080624-00085-1

Jim Hansen, MPC Project Planner

VIII. OTHER BUSINESS

Zoning Petition

Status Report on 11508 Abercorn Street – Jim Hansen

IX. EXECUTIVE SESSION

X. ADJOURNMENT