

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Tentative Agenda March 15, 2005 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. Item(s) Requested to be Removed from the Final Agenda

Zoning Petition – Map Amendment

Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners
Harold Yellin, Agent
Jim Hansen, MPC Project Planner
MPC File No: Z-050210-42502-2

The petitioner has requested that this item be continued to the April 5, 2005 Regular Meeting.

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 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 the March 1, 2005 MPC Meeting Minutes and Briefing Minutes.

IV. **OLD BUSINESS**

Zoning Petition – Map Amendment

Trinity Worship and Praise Ministries, Petitioner
Pastor Larry Pounds, Agent
Jim Hansen, MPC Project Planner
MPC File No: Z-050111-50231-2

The petitioner is requesting rezoning of 22 Windsor Road from a B-N (Neighborhood Business) classification to a BN-1 (Neighborhood Business-Limited) classification.

The MPC Staff recommends **approval**.

V. **REGULAR BUSINESS**

A. **Zoning Petitions – Text Amendments**

1. Text Amendment to the City Zoning Ordinance
Bruce T. & Zelma A. Rahn, Petitioners
Jim Hansen, MPC Project Planner
MPC File No: Z-050222-64461-2

The petitioner is requesting an amendment to Section 8-3025(b) to add Use 62 (locksmith, gunsmith, and similar activities) to the B-N zoning district.

The MPC Staff recommends **approval**.

2. Text Amendment to the City Zoning Ordinance
JCW Construction, Petitioner
Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8-3036 (Planned Unit Development –
Community) Subsection (b), Residential
Gary Plumbly, MPC Project Planner
MPC File No: Z-050222-64998-2

The petitioner is requesting an amendment to increase the maximum building coverage for single family detached lots within the PUD-C zoning district.

The MPC Staff recommends **approval**.

B. **Staff Studies – Text Amendments**

1. Text Amendment to the City Zoning Ordinance
Re: Amendments to Various Sections of the City of Savannah Subdivision
Regulations
Amanda Bunce, MPC Project Planner
MPC File No: Z-041130-33062-2

The MPC Staff recommends **approval**.

2. Text Amendment to the Chatham County Zoning Regulations
Re: Amend Section 5, Exceptions and Modifications,
Subsection 5-4, Substandard Lots of Record
Gary Plumbley, MPC Project Planner
MPC File No: Z-050228-59697-1

The MPC Staff recommends **approval**.

C. Master Plan / General Development Plan

Lawrel Hill Village – Phase 1
Little Neck Road
P-B-C Zoning District
Edwin Feiler (Henderson Property Holdings, LLC), Agent
Amanda Bunce, MPC Project Planner
MPC File No: M-041116-35569-1

No variance requested

D. Amended Master Plan/General Development Plan

Abercorn Common (Formerly Abercorn Plaza)
7804 Abercorn Street
PINS: 20560-01-001, 003, 004, 005, 006, 008, 009, 009A, 009B, 009C, 009D, 010, 013, 014,
015, and 2-0590 -04-002, 007, 008,
B-C Zoning District
MPC File No. P-041227-39163-2
MPC Reference File No. P-021202-37229-2
EMC Engineering Services, Inc., Engineer
Gary Plumbley, MPC Project Planner

E. Major Subdivision / Sketch Plan

LaRoche Avenue Subdivision
6407 LaRoche Avenue
PINs 1-0364 -01-002B, -008, -053, -054
R-1/EO Zoning District
Jay Maupin (EMC Engineering), Agent
Herb River Bend, LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No: S-050224-39681-1

Variations requested

F. Minor Subdivisions/Final Plats

1. Lot 1, Carrier Subdivision
269C Bradley Creek Road
PIN 1-0136-01-005
2 lots – 1.04 acres
R-1-A Zoning District
Roby Morgan (EMC Engineering), Agent
Clifford & Patricia Meads, Owners
Amanda Bunce, MPC Project Planner
MPC File No: S-050218-39369-1

Variations requested

2. Marador Nursery Subdivision
9961 and 9969 Whitfield Avenue
2 lots – 12.619 acres
PIN 1-0575-01-014
R-1/EO Zoning District
Kern-Coleman and Company, Surveyor
Stone and Company, Owner
Gary Plumbley, MPC Project Planner
MPC File No: S-050304-31494-1

Variance requested

G. General Development Plan

FMB's Sacred Ink
1101 E. Montgomery Cross Road
B-C Zoning District
PIN 2-0495-05-022
Harold Yellin, Agent
Charlotte Moore, MPC Project Planner
MPC File No: P-050223-60850-2

Variances requested

H. Sign Plan

Abercorn Walk
5525 Abercorn Street
B-C Zoning District
PIN 2-0130-01-008
Charlotte Moore, MPC Project Planner
MPC File No. P-050215-48877-2

Variance requested

I. Staff Study: Multiple Points of Access to New Subdivisions

VI. OTHER BUSINESS

VII. ADJOURNMENT