

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

APRIL 6, 2004

Arthur A. Mendonsa Hearing Room

1:30 P.M.

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)

None.

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

1. Zoning Petition – Map Amendment

Harold B. Yellin, Agent
(for Rosso Corsa, Inc., Owner)
MPC File No. Z-040212-86742-2

The petitioner is requesting rezoning 14915 Coffee Bluff Road from R-10 (One-Family Residential) and PD-M (Planned Development-Marina) zoning classifications to an R-10 classification.

The petitioner has requested that this item be placed on the agenda for the April 20, 2004 MPC meeting.

2. Master Plan

Oemler Subdivision
14 Morningside Drive
PIN 1-0034-01-001, 001A and 1-0035-01-008A
4.1 Acres – 9 Lots
R-1-A Zoning District
Thomas and Hutton Engineering Company, Surveyor/Engineer
Nick Stanley, Agent
Habersham Group, Owner
MPC File Number M-040226-52470-1

No variance requested.

This item has been withdrawn by the petitioner.

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 March 16, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map Amendment

T. R. Long Engineering, P.C., Agent
(for Dale Tanner, Owner)
MPC File No. Z-040315-49356-2

The petitioner is requesting rezoning 7220 Waters Avenue from a PUD-IS-B (Planned Unit Development Institutional) to a P-B-C (Planned Community Business) zoning classification.

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

C. Amended Master Plan

Bradley Pointe South
1301 Bradley Boulevard
PIN 2-1030-01-005
279.17 Acres
PUD-M-5 Zoning District
Kern – Coleman and Company, Inc., Engineer
Terry Coleman, Agent
MPC File No. M-040220-42727-2
MPC Reference File No. P-011114-50536-1

No variance requested.

D. Specific Development Plans

1. Speedy Furniture Facility
Ogeechee Road
P-B-C Zoning District
Marlon Jackson, P.E., Agent
MPC File No. P-040316-63109-1

No variance requested.

2. Abercorn Commons – Building Elevations
7804 Abercorn Street
B-C Zoning district
Jay Maupin, Agent
MPC File No. P-040311-50839-2

No variance requested.

E. General Development Plans

1. Waters Avenue Medical Center
6602 Waters Avenue
PIN 2-0154-04-006 and 011
4.92 Acres
PUD-B-C and PUD-IS-B Zoning Districts
Kern-Coleman Engineering Company, Engineer
John Farmer, Agent
Lamaund E. Wells, Owner
MPC File No. P-040316-64215-2

Variance requested.

2. Savannah Home Brew Shop
2102 Skidaway Road
B-C Zoning District
Jerald Jameson, Agent
MPC File No. P-030730-59722-2

Variances requested.

3. Grainger Townhomes
777 King George Boulevard
PIN 1-0993-02-014
5.25 Acres
PUD-C Zoning District
Hussey, Gay, Bell and DeYoung Engineering Company, Engineer
Steve Wohlfeil, Agent
Louis Young, Owner
MPC File No. P-040316-64508-1

No variance requested.

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

1. Lewis Cooper, Owner
MPC File No. Z-040226-41508-2

The petitioner is requesting rezoning 1325 Dean Forest Road from a P-I-L (Planned Light Industrial) to a PD-R-SM (Planned Development-Reclamation-Surface Mining) zoning classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Dean Forest Road Borrow Pit
Dean Forest Road
R-A Zoning District
MPC File No. P-040225-37098-2

Variance requested.

2. Simon Helman, Agent
(for LSYMAR, LLC, Owner)
MPC File No. Z-040308-53268-2

The petitioner is requesting rezoning 708 Gwinnett Street from a P-R-4 (Planned Four-Family Residential) to an I-L (Light Industrial) zoning classification.

The MPC Staff recommends **denial of an I-L classification** but further recommends **approval of an alternate P-I-L-T classification.**

3. Donald B. Lowe, III, Agent
(for Janet P. Herbert F. Galloway, Owners)
MPC File No. Z-011017-42169-2

The petitioner is requesting rezoning 1921 Bull Street from an RB-1 (Residential-Business) to an R-B (Residential-Business) zoning classification.

The MPC Staff recommends **denial of an R-B classification** but further recommends **approval of an alternate P-RIP-B1 classification.**

B. Minor Subdivision/Sketch Plan

Silverstone Subdivision
20 Silverstone Circle
Lot 10
PIN 2-0150-09-021
3 lots – .53 acres
R-6 Zoning District
EMC Engineering Company, Inc., Surveyor
Michael Moore, Agent
Foy S. Ballance, Owner
MPC File No. S-040308-53765-2

No variance requested.

C. General Development Plans

1. Country Convenience Store #3
1102 E. Victory Drive
B-C Zoning District
Theresa Clemmons, Agent
MPC File No. P-040316-60124-2

Variances requested.

2. St. Joseph's/Candler Cancer Care Pavilion
225 Somerset Drive
PUD-IS Zoning District
Gary Shuman, Agent
P-040316-62139-2

No variance requested.

VI. OTHER BUSINESS

VII. ADJOURNMENT