

2. General Development Plan

Tiki Hut at Williams Seafood
Tybee Road
W-I Zoning district
Downer Davis, Agent
MPC File No. P-040217-55374-1

Variances requested.

This item has been removed from the agenda at the petitioner's request.

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 April 6, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petitions – Map Amendments

1. Vinay M. Patel, Owner
MPC File No. Z-040331-62360-1

The petitioner is requesting rezoning 5757 Ogeechee Road from a B-C (Community-Business) and R-A (Residential-Agriculture) to a PUD-B-C (Planned Unit Development Business-Community Center) zoning classification.

The MPC Staff recommends approval.

2. Shane Baesemann, Agent
(for George Montis, Owner)
MPC File No. Z-040401-40670-2

The petitioner is requesting rezoning 2202 Barnard Street from an R-I-P (Residential-Institutional-Professional) to a P-RIP-B (Residential, Medium Density) zoning classification.

The MPC Staff recommends approval.

C. Major Subdivision/Preliminary Plan

Mills Run Subdivision
118 Mills Run Drive
Phase 3
PIN 1-0788-04-046
17 lots - 5.51 acres
R-1 Zoning District
Kern – Coleman Engineering, Inc., Engineer
Terry Coleman, Agent
Coastal Georgia Development Group, Owner
MPC Reference File No. S-020130-49839-1
MPC File No. S-040408-32223-1

No variance requested.

D. General Development Plan

Feehley Office Warehouse
774 King George Boulevard
PUD-CC Zoning District
John Kern, Agent
MPC File No. P-040324-56656-1

No variance requested.

E. Amended Specific Development Plan/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, Ow
MPC Reference File No. P-040116-61298-2
MPC File No. P-040211-37122-2

No variance requested.

IV. **OLD BUSINESS**

A. Zoning Petitions – Map Amendments

1. 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** classification.

2. 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 MPC Staff recommends **approval**.

AND

Major Subdivision/Sketch Plan

Coffee Bluff Marina Subdivision
14915 Coffee Bluff Road
PIN 2-0767-06-005 and 2-0767-07-002
3.34 Acres – 6 Dwelling Units
PD-M and R-10 Zoning Districts
Kern-Coleman Engineering company, Engineer
Harold Yellin, Agent
Rosso Corsa, Owner
MPC Reference File No. Z-030610-57105-2
MPC File No. Z-040408-52103-2

Variances requested.

V. REGULAR BUSINESS

- A. General Development Plan

Dilligaf Tattoo Studio
2602 Montgomery Street
PIN: 2-0074 –21-001
B-C Zoning District
Harold Yellin, Agent
MPC File No. P-040401-36970-2

Variance requested.

- B. Sign Plan

Whitemarsh Island Properties, LLP
111 Jazie Drive
P-B-N Zoning District
MPC File No. P-040319-36832-1

Variance requested.

- C. Report of the Nominating Committee

OTHER BUSINESS

ADJOURNMENT