CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

APRIL 20, 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)
 - 1. Silverstone Neighborhood Meeting, Monday, April 26, 2004, 6:30 P.M., at Coastal Cathedral Church, 2208 East DeRenne Avenue.
 - 2. Meeting to Discuss Proposed Residential Subdivision on Terra Firma Hammock, April 28, 2004 at 7:00 P.M., Islands Community Center, 160 Whitemarsh Island Road.
- B. Item(s) Requested to be Removed from the Final Agenda
 - 1. Zoning Petition Map amendment

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; land in the 700 and 7800 block of Waters Avenue between Culver Street and Bolton Street; and, land in the 1300 block of Ash Street between Henry Street and Anderson Street.

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

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. <u>OLD BUSINESS</u>

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 <u>denial</u> of an I-L classification, but further recommends <u>approval of an alternate P-I-L</u> classification.

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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