

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda



December 7, 2004

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. Notices

None.

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

Murray K. Barnard, AIA, Agent  
(for Jeffrey Dorsten, Petitioner)  
MPC File No. Z-040921-32472-2

The petitioner is requesting rezoning 209 E. 40<sup>th</sup> Street from an R-I-P (Residential-Institutional-Professional) to a B-C (Community-Business) zoning classification.

The petitioner has requested that this item be postponed indefinitely.

### **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 November 16, 2004 MPC Meeting Minutes and Briefing Minutes.

B. General Development Plans

1. Savannah River Apartments and Townhomes  
Harbor Street  
PUD-MXU Zoning District  
Dan Gay, Agent  
MPC File No. P-041117-39420-2

No variance requested

2. Village of Vallambrosa  
Bradley Pointe South  
1180 Bradley Boulevard  
PUD-M-8 Zoning District  
Chad Zittrouer, Agent  
MPC File No. P-041117-40818-2

No variance requested

C. General Development Plan/Group Development Plan

Chatham Center Office Park  
21 Chatham Center Couth  
P-B-G Zoning District  
Clay Loyless, Agent  
MPC File No. P-041118-55449-2

No variance requested

D. Amended Specific Development Plan / Group Development Plan

Something to Talk About Salon  
7850 East Highway 80  
Dena Curry, Agent  
T-B Zoning District  
PIN: 1-0046-01-017  
MPC File No: P-041102-53838-1

No variance requested

**IV. OLD BUSINESS**

A. General Development Plans

1. Family Dollar Store  
795 Pennsylvania Avenue  
PIN 2-0039-02-007  
0.88 Acres  
P-R-B-1 Zoning District  
John Farmer, Agent  
EMC Engineering Company, Engineer  
Southern Development of Mississippi, Inc., Owner  
MPC File Number P-040818-64631-2

Variances requested

2. Augusta Avenue Convenience Store  
1315 Augusta Avenue  
R-B Zoning District  
Marlon Jackson, Agent  
MPC File No. P-041013-41014-2

Variances requested

**V. REGULAR BUSINESS**

- A. Staff Study – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amend Section 8-3030, Historic District, Subsection (k) Development Standards, Subsection (l) Design Standards and Subsection (m) Definitions  
MPC File No. Z-040219-56939-2

The MPC Staff recommends **approval**.

- B. Master Plan

Palmetto Row Subdivision  
2502 Norwood Avenue  
PIN 1-0361-06-005  
3.1 Acres – 8 Lots  
R-1 Zoning District  
John Larroude, Agent  
Compass Design, LLC, Owner  
MPC File Number M-041117-38408-1

Variances requested

- C. General Development Plan

Comfort Suites at Gateway Savannah  
Al Henderson Boulevard  
P-B-C Zoning District  
Trent Long, Agent  
MPC File No. P-040811-49038-1

Variances requested

- D. Sign Plan

P & V Food Mart  
1402 Stiles Avenue  
R-4 Zoning District  
Hitendra Pate, Owner  
MPC File No. P-041117-57899-2

No variance requested

- E. Status Report: Thomas Square Streetcar Historic District Land Use and Zoning Study

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**