

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda



October 5, 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. Oath of Office Administered by Judge James F. Bass, Jr.
- B. Planning Commissioner’s Creed Administered by Judge James F. Bass, Jr.
- C. Acknowledgment(s)
New Employee: James L. Hansen
- D. Item(s) Requested to be Removed from the Final Agenda
None known at this time.

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 September 21, 2004 MPC Meeting Minutes and Briefing Minutes.

B. General Development Plan

Fortich Townhomes at Southbridge
770 Southbridge Boulevard
PIN 1-1009C-06-012
3.43 Acres
PUD-C Zoning District
Thomas and Hutton Engineering Co., Engineer
Cristy Lawrence, Agent
JGD Builders, Owner/Developer
MPC Reference File No. S-021029-31869-1
MPC File No. P-040915-49427-1

No variance requested.

IV. **OLD BUSINESS**

A. Minor Subdivision/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
3 Lots – 0.58 Acres
R-1 Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-55551-1

Variances requested.

B. Staff Study – Map Amendment

Map Amendment to the City of Savannah Zoning Ordinance
Re: Sandfly Rezoning
MPC File No. Z-040521-54003-2

This item was returned to the MPC by the Mayor and Aldermen

C. Thomas Square Land Use Plan and Rezoning
Metropolitan/Thomas Square/Baldwin Park Neighborhoods

Staff Report (no action required)

V. **REGULAR BUSINESS**

A. Staff Study
One Savannah: Report of the Gentrification Task Force and Staff Recommendation

B. Zoning Petitions – Map Amendments

1. Valerie Hinesley, Agent
Robert and Faye Mix, Owners
Tom Cobernus, Petitioner
MPC File No. Z-040917-60004-2

The petitioner is requesting rezoning 1224 and 1222 Navajo Road from a P-B-C (Planned Community Business) zoning classification to a P-RM-25 (Planned Unit Development Multi-Family) classification.

The MPC Staff recommends **denial of a P-RM-25** but further recommends **approval of an alternate P-R-M-15.**

2. Zoning Petition of William and Muriel Wallace, Teresa Rodewolt
2002 Gladstone Street (Sandfly)
MPC File No. Z-040917-54601-2

The petitioner is requesting rezoning 2002 Gladstone Street from I-P (Institutional-Professional) and R-6 (One-Family Residential) zoning classifications to a PUD-IS-B (Planned Unit Development-Institutional) zoning classification.

C. General Development Plans

1. Navajo Road Townhomes
12226 Navajo Road
P-RM-25 Zoning District
Valerie Hinesley, Agent
MPC File No. P-040917-48894-2

Variances requested.

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

Variances requested.

3. National Wireless Construction, LLC
705 East Anderson Street
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
R-4 Zoning District
PIN: 2-0054-12-0016
MPC File No. T-040702-53685-2

4. Cingular Wireless and National Wireless Construction, LLC
125 West DeRenne Avenue
Hayden Horton, Agent
Jonathan Yates, Attorney
B-H Zoning District
MPC File No. T-040702-53114-2

Variance requested.

- D. General Development Plan/Group Development Plan

38th Street Condominiums
406 & 412 East 38th Street
Jay Maupin (EMC Engineering Services, Inc.), Agent
Roy Heitmann (Heitmann Associates Architects), Architect
R-B Zoning District
PIN: 2-0064-41-006, -007 and -008
MPC File No.: P-040902-58142-2

Variances requested.

- E. Schedule for Rivers Alive Events: Jackie Jackson, MPC Water Resources Planner

VI. OTHER BUSINESS

VII. ADJOURNMENT