

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
April 19, 2005
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. Notice(s)

Special Meeting (Executive Session), at 11:00 A.M., Arthur A. Mendonsa Hearing Room

III. RECESS TO EXECUTIVE SESSION

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

None known at this time.

IV. 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 12:30 p.m. 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 5, 2005 MPC Meeting Minutes and Briefing Minutes.

B. Major Subdivision/Sketch Plan

Morningside Drive Subdivision
714 Morningside Drive
R-1-A Zoning District
PIN 1-0034-01-001, 001A, and 1-0035-01-008A
Murray Marshall, Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-040727-31978-2

No variance requested

C. Zoning Petition – Map Amendment

John Kern (Kern-Coleman & Co.), Agent
Robert Chu, Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-050222-63781-1

The petitioner is requesting rezoning of 456 Johnny Mercer Boulevard from an R-2-A (Two-Family Residential Limited) zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification.

The MPC Staff recommends approval.

AND

General Development Plan

Office Building for Robert Chu
456 Johnny Mercer Boulevard
John Kern (Kern-Coleman & Co.), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050316-36753-1
(See MPC File No. Z-050222-63781-1 for rezoning)

Variances requested.

D. General Development Plan

Hope VI - Phase 5 (Senior Housing)
Henry Street
PUD-M-16 Zoning District
Marsha Verdree (Integral Properties, LLC), Agent
John Farmer (EMC Engineering), Engineer
Amanda Bunce, MPC Project Planner
MPC File No. P-050317-49784-2

Variances requested.

E. General Development Plans / Group Development Plans

1. Oglethorpe Professional Offices
1 Oglethorpe Professional Boulevard
P-I-P Zoning District
Toss Allen (Southeast Environmental & Engineering), Agent
John Howell, MPC Project Planner
MPC File No. P-050329-37454-2

Variances requested.

2. Gwinnett Street Office-Warehouse
Gwinnett Street
I-H Zoning District
Chad Zittrouer (Kern-Coleman & Co), Agent
John Howell, MPC Project Planner
MPC File No. P-050330-42139-2

F. Master Plan Revision

Highlands Master Plan Revision, Tracts
Benton Boulevard and Highlands Boulevard
PUD-C Zoning District
Terry Coleman, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050330-41899-2

V. OLD BUSINESS

A. Zoning Petition – Map Amendment

Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners
Harold Yellin, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050210-42502-2

The petitioner is requesting rezoning of 1105-1123 Delesseps Avenue from R-6 (One-Family Residential) and B-N (Neighborhood Business) zoning classifications to a P- B-N (Planned Neighborhood Business) classification.

The MPC Staff recommends denial.

B. General Development Plan

National Wireless Construction, LLC
705 East Anderson Street
R-4 Zoning District
PIN 2-0054-12-0016
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Charlotte Moore, MPC Project Planner
MPC File No. T-040702-52437-2

VI. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

1. Jeffery Dorsten, Petitioner
Murray Barnard, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-040921-32472-2

The petitioner is requesting rezoning of 209 E. 40th Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial-1) classification.

The MPC staff recommends **denial**.

AND

General Development Plan

Take Out Restaurant
209 E. 40th Street
Murray Barnard, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050328-33000-2
(See MPC File No. Z-040921-32472-2 for rezoning)

Variance requested.

2. Tom Cobernus, Petitioner
Valerie Hinesley (Hinesley & Associates), Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-050308-53832-2

The petitioner is requesting rezoning of a portion of 1225 Fulton Road (7.59 acres of a 9.65 acre tract) from a PUD-B-C (Planned Unit Development-Community Business) zoning classification to a P-R-M-15 (Planned Multifamily Residential-15 units per net acre) classification.

VII. OTHER BUSINESS

Tricentennial Plan Update Report

VIII. ADJOURNMENT