

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda August 16, 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)

Introduction of Savannah State University/MPC Intern Program

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

1. Amended General Development Plan

Hope VI – Phase 5 (Senior Housing)
Anderson Street
PUD-M-16 Zoning District
Cliff Kennedy (EMC Engineering), Engineer
Marsha Verdree (Housing Authority), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050317-49784-2

Variances requested.

The petitioner has requested that this item be continued until September 6, 2005.

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 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 August 2, 2005 MPC Meeting Minutes and Briefing Minutes.
- B. Approval of MPC Budget Adjustment Number 05-01
- C. Zoning Petitions – Map Amendments

- 1. Anthony & Susan Norton, Petitioners
Mark Bryant, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050713-54175-2

The petitioner is requesting the rezoning of 43 Cornus Street from an R-1-B/EO (One-Family Residential, 2 units per acre/Environmental Overlay) zoning classification to an R-1-A/EO (One-Family Residential, 3.5 units per acre/Environmental Overlay) classification.

The MPC Staff recommends approval.

- 2. Klas Anderson, Petitioner & Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050715-51856-2

The petitioner is requesting rezoning of 26 Wesley Street from an R-6 (One-Family Residential) zoning classification to a R-B-1 (Planned Residential-Business) classification.

The MPC Staff recommends approval.

- 3. Salt Creek LLC, Petitioner
Bill Dempsey, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050725-50845-1

The petitioner is requesting rezoning of 702 Derrick Inn Road from an R-A (Residential-Agriculture) zoning classification to a P-R-3.5 (Planned Multi-Family Residential, 5 Units Per Net Acre) classification.

The MPC Staff recommends denial of a P-R-3.5 classification, but further recommends approval of a P-R-3-2.5 classification.

AND

Master Plan

Barbour Point
702 Derrick Inn Road
PIN 1-1029-06-001
17.78 Acres
R-A Existing Zoning District
P-R-3-3 Recommended Zoning District
Dempsey Land Design, Land Planning
Bill Dempsey, Agent
Parallel Housing, Inc., Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-050725-55024-1
MPC Reference File No. Z-050725-50845-1

4. Gun Meyerhoff Shay Architects, Petitioner
Patrick Shay, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050728-31062-2

The petitioner is requesting rezoning of 544 Liberty Street from a P-B-G-2 (Planned General Business Transition) zoning classification to an RIP-B (Residential, Medium Density) classification.

The MPC Staff recommends **approval**.

D. General Development Plan

Sea Island Bank Drive-Up
7402 Hodgson Memorial Drive
PUD-B Zoning District
Kevin Hayes (Kern-Coleman & Co), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050721-37276-2

Variance requested.

E. General Development Plans / Group Development Plans

1. Remington Office Park
Ogeechee Road
P-B-C Zoning District
Mark Crapps (Kern-Coleman & Co), Agent
Jim Hansen, MPC Project Planner
MPC File No. P-050415-59558-2
2. AT Systems, Inc.
1871 Grove Point Road
PUD-C Zoning District
Mark Boyles (Saussy Engineering), Agent
James Hansen, MPC Project Planner
MPC File No. P-050617-34530-1

IV. **OLD BUSINESS**

A. **Zoning Petition – Map Amendment**

First Cousins Realty & Development, Petitioner
Steve Wohlfeil, HGBD Engineering, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050615-52793-1

The petitioner is requesting the rezoning of 5107, 5111 and 5203 Garrard Avenue from R-A (Residential-Agriculture) and R-1 (One-Family Residential, 5 units per acre) zoning classifications to a P-R-3-10 (Planned Multifamily Residential, 10 units per acre) classification.

The MPC Staff recommends **denial of a P-R-3-10 classification**, but further recommends **approval of a P-R-3-6.5 classification**.

AND

Master Plan / General Development Plan

Gates of Garrard
5107 Garrard Avenue
P-R-3-6 Zoning District (proposed)
PIN: 1-0789-01-007, 008, and 021
Hussey, Gay, Bell, and DeYoung, Engineer
Steve Wohlfeil, Agent
First Cousins Realty and Development LLC, Petitioner
William M. Manson, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-050810-60140 (in association with Z-050615-52793-1)

B. **Victorian Planned Neighborhood Conservation District
Certificate of Compatibility**

523 and 525 East Park Avenue
1-R Zoning District
Wayne Anderson and Rick Little, Petitioners
Beth Reiter, Project Planner
MPC File No. N-050630-55492-2

The petitioners are requesting Part I Height and Mass and Part II Design Detail approval for two two-story frame single-family residences at 503 and 505 East Park Avenue, including a two-story frame garage for each residence. Variances have been requested for each lot in order to reduce the five foot side yard building setback requirements.

V. **REGULAR BUSINESS**

A. **Zoning Petition – Map Amendment**

Pauline Woods, Petitioner
Randall Davis, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050609-51501-1

The petitioner is requesting rezoning of 164 Wilmington Island Road and Dogwood Avenue from a R-1/EO (One-Family Residential, 5 units per acre/Environmental Overlay) and P-R-3-5/EO (Planned Multi-Family Residential/Environmental Overlay – five units per net acre) zoning classifications to a P-R-3-7.3/EO (Planned Multi-Family Residential – 7.3 units per net acre/Environmental Overlay) classification.

The MPC Staff recommends **approval**.

B. **Major Subdivision/Amended Preliminary Plan
Rear Yard Variances**

The Enclave at Berwick Plantation
Phase 3
601 Enclave Boulevard
PIN 1-1008-02-051
99 Lots – 133.7 Acres
PUD-C Zoning District
Thomas and Hutton Engineering Company, Engineer
Cristi Lawrence, Agent
Genesis Designer Homes, Owner/Developer
Gary Plumbley, MPC Project Planner
MPC File Number S-050422-51082-1

Variances requested.

C. **General Development Plan/Specific Development Plan / Group Development Plan**

Sam's Club and Sam's Gas Station/Car Wash
1975 East Montgomery Cross Road
PUD-B-C / EO Zoning District
Thomas Cetti (Thomas & Hutton Engineering), Engineer
Phillip McCorkle, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050713-34772-1

No variances requested.

VI. **OTHER BUSINESS**

VII. **ADJOURNMENT**