

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
April 18, 2006  
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. Item(s) Requested to be Removed from the Final Agenda

1. Telecommunications Facility

New Telecommunications Facility  
0 Spring Hill Road  
R-6 Zoning District  
Hayden Horton (National Wireless Construction, LLC), Applicant  
Jonathan Yates, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. T-060320-57975-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and reschedule for May 2, 2006 Regular Meeting.

**2. Master Plan**

The Village at Southbridge  
705 Berwick Boulevard  
PIN 1-1008 -02-047  
88.7 Upland Acres  
PUD-C Zoning District  
Terry R. Lee, Jr., Thomas & Hutton Engineering, Agent  
Sivica Communities, Inc., Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-060302-47595-1

This item has been requested to be removed from the Final 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 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 4, 2006 MPC Meeting Minutes and Briefing Minutes.**

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

Dick Hardison, Petitioner  
Hugh Golson, Owner  
14 West Duffy Street  
2-R Zoning district  
PIN No. 2-0044-31-010  
MPC File No. N-060307-68219-2

The petitioner is requesting approval to erect a small one-story garage building.

**C. Zoning Petitions – Map Amendments**

1. 3125 Ogeechee Road  
Yvonne Harvey, Owner  
Bonnie MacAulay, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-060315-39081-2

The MPC Staff recommends **approval**.

The petitioner is requesting rezoning of 3125 Ogeechee Road from R-4 (Four-Family Residential) and P-I-L (Planned Light Industrial) zoning classifications to a P-B-C (Planned Community Business) classification.

2. 5103 Garrard Avenue  
Joel Martin, First Cousins Realty & Development, LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-060330-42309-1

The petitioner is requesting rezoning of property at 5103 Garrard Avenue from an R-1 (One-Family Residential) classification to a P-R-3-6 (Planned Multi-Family Residential) classification.

The MPC Staff recommends **approval**.

AND

Amended Master Plan/General Development Plan

Gates of Garrard  
5103 Garrard Avenue  
P-R-3 Zoning District (Proposed)  
PIN: 10789-01-007, 008, 0020, and 021  
Hussey, Gay, Bell, and DeYoung, Engineer  
Joel Martin, Agent  
First Cousins Realty and Development LLC, Owner/Petitioner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-060410-60053-1 (in Association with Z-060330-42309-1)  
MPC Reference File No. M-050810-60140-1

**IV. OLD BUSINESS**

None.

**V. REGULAR BUSINESS**

**A. Zoning Petition – Map Amendment**

1. 1029 Shawnee Street  
Ramsey Run Apartments, LLC c/o JARS Residential Properties, Owner  
Harold Yellin, Agent  
Debbie Burke, MPC Project Planner  
MPC File No. Z-060316-36641-2

The petitioner is requesting rezoning of 1029 Shawnee Street from PUD-M (Planned Unit Development Multifamily) zoning classification to P-B-C (Planned Community Business) classification.

The MPC Staff recommends **approval**.

AND

**General Development Plan**

Ramsey Run Self Storage  
1029 Shawnee Street  
Proposed P-B-C Zoning District  
Harold Yellin, Agent  
Debbie Burke, MPC Project Planner  
MPC File No. P-060410-36408-2

The MPC Staff recommends **approval subject to conditions.**

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**