

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda July 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. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

None.

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

**1. Master Plan / General Development Plan**

St. Andrews School Unified Campus Plan  
601 Penn Waller Road  
PUD-IS/EO Zoning District  
PIN: 1-0062 -01-002  
Hussey, Gay, Bell & DeYoung, Inc., Engineer  
Steven C. Wohlfeil, P.E., Agent  
St. Andrews on the Marsh, Inc., Owner/Petitioner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-060427-48535-1

15' to 25' buffer width variance requested.

This item has been requested to be removed from the Final Agenda at the petitioner's request indefinitely.

2. **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 indefinitely.

V. **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 June 20, 2006 MPC Meeting Minutes and Briefing Minutes**

B. **Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction**

1. Roy Ogletree, Petitioner  
Mark Moody and Dion Love, Owners  
220 and 222 East Waldburg  
2-R Zoning District  
PIN No. 2-0044 -21-006 and -007  
Sarah Ward, MPC Project Planner  
MPC File No. N-060522-39814-2

The petitioner is requesting approval for new construction of a two-story multi-family residence.

The MPC Staff recommends **approval** with conditions that the carport be eliminated and porch, window, and door details be submitted to staff for final approval.

2. John H. Sumner, Petitioner/Owner  
521 East Anderson Street  
1-R Zoning District  
PIN No. 2-0053-21-033  
Beth Reiter, MPC Project Planner  
MPC File No. N-060627-36395-2

The petitioner is requesting approval to construct a single family residence.

The MPC staff recommends **approval** of a two foot side yard variance on the West and a three foot side yard variance on the East and **approval** of the construction of a two-story single-family residence.

**C. Zoning Petitions – Map Amendments**

1. 1025 Gwinnett Street  
J. Adam Ragsdale, Kennedy Ragsdale & Associates, Agent  
Thomas Paxton, Owner  
Courtland Hyser, MPC Project Planner  
MPC File No. Z-060629-38080-2

The petitioner is requesting rezoning of property at 1025 Gwinnett Street from an R-4 (Four-Family Residential) classification to a P-B-C (Planned community-Business) classification.

The MPC Staff recommends **approval**.

2. 116 Keystone Drive  
Danny Brown, Owner/ Petitioner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-060629-40232-2

The petitioner is requesting rezoning of property at 116 Keystone Drive from C-A (Agricultural Conservation) and R-6 (One-Family Residential) classifications to an R-20 (One-Family Residential) classification.

The MPC Staff recommends **approval** of an R-20 (One-Family Residential) classification.

**D. General Development Plans / Group Development Plans**

1. Barnard Village  
3121 Barnard Street  
P-I-L Zoning District  
3.1 Acres  
PIN: 2-0074 -47-001 and 2-0084 -74-003  
Harold Yellin, Hunter Maclean Exley and Dunn, Agent  
Urban Campus Environment, LLC, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-060705-36241-2
2. Bougainvillea Bluff Townhomes  
11400 White Bluff Road  
PUD-M-14 Zoning District  
6.08 Acres  
PIN 2-0585 -01-005  
Holmes Bell, Hussey Gay Bell & DeYoung, Agent  
Corde Wilson, Bougainvillea Bluff, LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. P-060622-41207-2

3. Burroughs Street Townhomes  
525 W. 31<sup>st</sup> Street  
R-M-25/ PNC (Cuyler-Brownsville) Zoning District  
.60 acre  
PIN 2-0066-09-005, -006, -007, -008, -010, -011, -012  
Bob Norman, Architect/Agent  
Glenn Williams, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-060705-59051-2

A 15-foot buffer variance and a 1,461 lot area variance are requested.

**E. Authorization for Executive Director to Sign Contract Renewal with Pictometry**

**VI. OLD BUSINESS**

**A. Zoning Petition - Text Amendment**

Text Amendment to the City of Savannah Mid-City Ordinance  
Re: Amend Section 8, Chapter 3, and Article K (TN-2 Zoning Classification)  
Jim Hansen, Project Planner  
MPC File No. Z-060629-34390-2

**B. Zoning Petition- Map Amendment**

18 East 34<sup>th</sup> Street  
Phillip McCorkle, Agent  
Thomas Square Associates, LLC., Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-060601-35903-2

The petitioner is requesting rezoning of 18 East 34<sup>th</sup> Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial-Neighborhood) classification.

The MPC Staff recommends **denial**.

**VII. REGULAR BUSINESS**

**A. Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction**

1. Stephen Brannen for Brannen Construction, Petitioner  
Bob Schole, Owner  
115 East Park Avenue  
2-R Zoning District  
PIN No. 2-0044 -33-017  
Beth Reiter, MPC Project Planner  
MPC File No. N-060601-35885-2

The petitioner is requesting approval for new construction of a two-story five-car garage.

The MPC Staff recommends **denial** of the garage as presented based on incompatible mass and scale, shutters permanently affixed and lack of design detail for windows. Staff further recommends **a continuation for the applicant to resubmit a revised petition for review**.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**