

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda May 16, 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)

- 1. Finance Committee will meet Tuesday, June 6, 2006 at 11:00 A.M. in the J.P. Jones Conference Room.**

B. 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 rescheduled for June 6, 2006 Regular Meeting.

2. Zoning Petition – Map Amendment

3 Columbus Drive
James T. Grantham Sr., Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-060410-53777-2

The petitioner is requesting rezoning of 3 Columbus Drive from an R-6 (One-Family Residential) zoning classification to a P-RT (Planned Residential Transition) classification.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for June 6, 2006 Regular Meeting.

3. 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. P-060427-48535-1

15' to 25' buffer width variance.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for June 6, 2006 Regular Meeting.

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 May 2, 2006 MPC Meeting Minutes and Briefing Minutes.

B. 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

C. Zoning Petitions – Map Amendments

1. 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**.

2. 462-470 MLK Boulevard
Walter O. Evans, Petitioner
Courtland Hyser, MPC Project Planner
MPC File No. Z-060428-33946-2

The petitioner is requesting rezoning of 462-470 MLK Boulevard from a B-C (Community-Business) zoning classification to a B-C-1 (Central-Business) classification.

The MPC Staff recommends **approval**.

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

Fabrizio Venetico, Petitioner
V & W Properties, L.L.C., Owner
321 East Waldburg Street
2-R Zoning District
PIN No. 2-0044-28-001
MPC File No. N-060501-53640-2

The petitioner is requesting approval to erect a row of four residential units and setback variances.

E. General Development Plans

Springs at Chatham Parkway
Chatham Parkway
PUD-M-18 Zoning District
PIN: 2-0835-01-004, -001B
EMC Engineering Services, Inc., Engineer
Mark Mobley and Tré Wilkins, Agent
Continental 195 Fund, LLC, Owner/Petitioner
Amanda Bunce, MPC Project Planner
MPC File No. P-060427-35351-2

F. General Development Plan/ Group Development

Saseen Bonding Company Office Complex
1061 Carl Griffin Drive
PUD-B-R Zoning District
PIN: 2-0832 -01-001
Joseph White (Carter & Sloope Engineers), Engineer / Agent
Robert E. White & Johnii Ranitz, Owner/Petitioner
Amanda Bunce, MPC Project Planner
MPC File No. P-060424-37433-2

G. Amended Master Plan/General Development Plan

Victory Square Shopping Center
1915 East Victory Drive
B-C Zoning District
PIN: 2-0083 -03-004
Haines, Gipson & Associates, Inc., Engineer
Robert A. McCann, P.E., Agent
New Plan Realty Trust, Owner/Petitioner
Amanda Bunce, MPC Project Planner
MPC File No. M-060501-50982-2

A 10-foot height variance is requested for one sign.

H. Amended Master Plan

Constantine Tract Borrow Pit
4704 Ogeechee Road
PD-R Zoning District
17-16 Developers, Inc., Owner
Phillip R. McCorkle, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-060504-41035-2

25' to 75' buffer width variance.

I. Major Subdivision/ Preliminary Plan

Richard Guerard Subdivision
1507 Quacco Road
PIN 1-1025 -04-004
44 Lots – 13.91 Acres
R-A Zoning District
Boswell Design, Engineer
Mark Boswell, Agent
Richard Guerard, Owner/Developer
Gary Plumbley, MPC Project Planner
MPC File Number S-060329-59997-1

VI. OLD BUSINESS

None.

VII. REGULAR BUSINESS

A. Zoning Petition – Map Amendment

533 E. 38th Street, E. 39th Street, and E. Broad Street
Bob Isaacson, Petitioner
Debbie Burke, MPC Project Planner
MPC File No. Z-060427-33362-2

The petitioner is requesting rezoning of 533 E. 38th Street, one parcel on E. Broad Street, and three parcels on E. 39th Street from B-N (Neighborhood-Business) and R-4 (Four-Family Residential) zoning classifications to an R-B-1 (Residential-Business) classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Family Dollar Store- 38th & East Broad
533 E. 38th Street, E. 39th Street, and E. Broad Street
Proposed R-B-1 Zoning District
Bob Isaacson, Petitioner
Teresa Wexel, Clemmons Engineering, Engineer
Debbie Burke, MPC Project Planner
MPC File No. P-060427-50654-2
Parking, buffer, side yard, and front yard variances are requested.

B. Emergency Access to Gated Communities

C. Multiple Points of Access to New Subdivisions/Subdivision Access Design

VIII. OTHER BUSINESS

Discussion: Correspondence from Mr. Michael Brown regarding “Specific Planning Issues for the Comprehensive Plan

IX. ADJOURNMENT