

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda August 7, 2007 1:30 PM



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. **August 21, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.**
2. **MPC Planning Academy Fall 2007 Session Commencing August 28, 2007.**

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

**1. Zoning Petition - Map Amendment**

408 and 412 Edgewater Road  
Ebrahim Nadji, Agent  
Byrd and Johns, LLC, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. Z-070615-49165-2

The petitioner is requesting rezoning of property at 408 and 412 Edgewater Road from an R-6 (One-Family Residential) zoning classification to a PUD-M-21 (Planned Unit Development Multifamily, 21 units per net acre) classification.

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

**C. Introduction of Rochelle Small-Toney, Assistant City Manager for Public Development**

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 July 17, 2007 MPC Meeting Minutes and Briefing Minutes.**
- B. **Victorian Planned Neighborhood Conservation District / Certificate of Compatibility for New Construction**

Deidrick W. Cody, Petitioner  
Kelvin Davis, East Coast Properties, Owner  
307 East Bolton Street  
2-R Zoning District  
PIN No. 2-0044 -22-011  
Beth Reiter, MPC Project Planner  
MPC File No. N-070601-34637-2

The applicant is requesting approval to demolish a non-historic two story concrete block four unit residence and replace with a new two story four unit residence and four car garage.

The MPC Staff recommends approval.

- C. **Zoning Petitions - Map Amendments**

550 Berrien Street  
Eli Karatassos, Agent  
Vineyard of Christ in God Holiness Church, Barbara Elkins and JED Savannah, LLC, Owners  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070620-34508-2

The petitioner is requesting rezoning of property at 550 Berrien Street from a PUD-IS-B (Planned Unit Development-Institutional) zoning classification to a P-R-I-P-B (Planned Residential, Medium Density) classification.

The MPC Staff recommends approval.

- D. **Zoning Petitions - Text Amendments**

1. Text Amendment to the City of Savannah Zoning Ordinance  
Re: Text Amendment to Article K, Section 5.8.2 (Principal Uses in the TC-1 District)  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070719-52783-2

Proposal to allow ambulance service in the TC-1 district.

The MPC Staff recommends approval.

2. Text Amendment to the City of Savannah Zoning Ordinance  
Re: Amend Section 8-3061. Development Plans Required for Property Abutting or  
Fronting onto Arterial and Collector Streets  
Charlotte Moore, MPC Project Planner  
MPC File No. Z-070801-41960-2

Proposal to clarify when site development plans are required.

The MPC Staff recommends approval.

**E. Amended Master Plan / Specific Development Plan**

Villas of Garrard Townhomes  
5107 Garrard Avenue  
P-R-3-6 Zoning District  
10.7 Acres  
PIN: 1-0789 -01-016 and -020  
Hussey, Gay, Bell, and DeYoung, Engineer  
Jay Carter, Owner / Developer  
Gary Plumbley, MPC Project Planner  
MPC File No. M-050810-60140-1

Sidewalk variance requested.

- F. **Requesting Approval for the Executive Director to Apply for Title 49 U.S.C. Section 5303 Metropolitan Planning Grant.**
- G. **Acceptance of Second Quarter Work Program 2007 Report**
- H. **Award of Contract to Carpet the Building**

**VI. OLD BUSINESS**

**A. General Development Plans / Group Development Plans**

Russo's Market Place  
205-209 East 40<sup>th</sup> Street  
TC-1 and TC-1\* Zoning Districts  
0.53 Acres  
PINs: 2-0075 -08-001, -002, -003  
Murray Barnard, Barnard & King Architects, Agent  
Charles Russo, Jr., Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-070615-49656-2

**VII. REGULAR BUSINESS**

**A. Zoning Petitions - Map Amendments**

1405 Price Street  
Dragosh Negrea, Agent  
Negrea Enterprises, LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070625-59787-2

The petitioner is requesting rezoning of property at 1405 Price Street from a 1-R zoning classification to a 1-B classification.

The MPC Staff recommends **approval**.

**B. Zoning Petitions - Text Amendments**

Text Amendment to the City of Savannah Zoning Ordinance  
Re: Text Amendment to Section 8-3112(c) – Restricted Signs  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070517-57005-2

Proposal to allow digital billboard technology.

The MPC Staff recommends **approval**.

**C. General Development Plans**

Adams Funeral Home  
510 Stephenson Avenue  
PUD-IS-B Zoning District  
1.2 Acres  
PIN: 2-0145-13-003  
Murray Barnard, Barnard & King Architects, Agent  
Dr. E. Bruce Adams, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. P-070720-40397-2

**D. Minor Subdivision**

Harden Subdivision at Bradley Point  
268 Bradley Point Road  
R-1-A / EO Zoning District  
2.18 Acres – 2 Lots  
PIN 1-0136 -01-003  
Jane and William Moore, Owners  
Don Taylor, EMC Engineering, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-070717-58646-1

Variations requested.

E. Appointment of Nominating Committee

VIII. OTHER BUSINESS

IX. ADJOURNMENT