

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda August 21, 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. Thursday, August 23, 2007 at 6:00 PM Educational Workshop and Public Input for Consideration to Allowing Limited Use of Digital Technology for Billboards in the MPC Arthur A. Mendonsa Hearing Room**
- 2. MPC Planning Academy Fall 2007 Session Commencing August 28, 2007.**
- 3. September 4, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.**

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

1. 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

This item has been requested to be removed from the Final Agenda and rescheduled for September 4, 2007 Regular Meeting.

2. Subdivision/Sketch Plan

Coffee Bluff Marina Subdivision
14915 Coffee Bluff Road
R-10 and PD-M Zoning Districts
3.34 Acres: 6 Dwelling Units
PIN 2-0767 -06-005 and -07-002
Rosso Corsa Enterprises / J.B. Javetz, Owners
Terry Coleman, Kern-Coleman & Co. Engineer/Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-070801-33702-2
MPC Reference File Nos. Z-070522-86999-2, S-040408-52103-2 and
S-070517-54579-2

Variations requested.

This item has been requested to be removed from the Final Agenda and rescheduled for September 4, 2007 Regular Meeting to allow the applicant to conduct a neighborhood meeting.

C. Zoning Petition - Map Amendment

Johnny Mercer Boulevard
Harold Yellin, Agent
MC and Virginia Nettles, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070802-31348-1

The petitioner is requesting rezoning of property at Johnny Mercer Boulevard from an R-2-A (Two-Family Residential Limited) zoning classification to a PUD-IS-B (Planned Unit Development – Institutional) classification.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for September 4, 2007 Regular Meeting to allow the applicant to conduct a neighborhood 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 August 7, 2007 MPC Meeting Minutes and Briefing Minutes.**

B. **Zoning Petitions - Text Amendments**

1. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Article K, Section 5.6.2.f (Principal Uses in the TN-2 District)
Jim Hansen, MPC Project Planner
MPC File No. Z-070719-51802-2

Proposal to limit expansion of permitted uses through lot recombination.

The MPC Staff recommends **approval**.

2. Text Amendment to the Chatham County Zoning Ordinance
Re: Text Amendment to Section 4-6.612 (Planned Unit Development Institutional (PUD-IS-B))
Jim Hansen, MPC Project Planner
MPC File No. Z-070810-57322-1

Proposal to expand the uses in the PUD-IS-B to be consistent with the City of Savannah Ordinance.

The MPC Staff recommends **approval**.

3. Text Amendment to the Chatham County Zoning Ordinance
Re: Amend Section 5-6, When Site Plans are Required
Charlotte Moore, MPC Project Planner
MPC File No. Z-070814-49202-1

Proposal to clarify when site development plans are required.

The MPC Staff recommends **approval**.

C. **Requesting Approval to Authorize the Executive Director to Sign GDOT Contract for Transportation Planning**

VI. **OLD 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 **denial**.

VII. **REGULAR BUSINESS**

A. **Subdivisions/Sketch Plans**

1. Rose Dhu Road Subdivision
222 Rose Dhu Road
R-10 Zoning District
4 Lots – 2.01 Acres
PIN 2-0684-01-051Y and 051Z
Buddy Martin, Owner
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent/ Engineer
Gary Plumbley, MPC Project Planner
MPC File No. S-070426-59734-2

Variations requested.

2. Old Montgomery Road Subdivision
8628 Old Montgomery Road
R-1/ EO Zoning District
15 Lots – 4.23 Acres
PIN: 1-0476 -06-025
Randy Boatwright, Owner
Mikell Shuman, Petitioner
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent/ Engineer
Gary Plumbley, MPC Project Planner
MPC File No. S-070806-36136-1

B. **Report of Nominating Committee**

VIII. **OTHER BUSINESS**

IX. **ADJOURNMENT**