

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda February 6, 2007 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. MPC Finance Committee Meeting, Friday, February 16, 2007, 9:30 A.M., J. P. Jones Conference Room, 110 East State Street
2. MPC Personnel Committee Meeting, Friday, February 16, 2007, 10:00 A.M., J. P. Jones Conference Room, 110 East State Street.
3. Next Regular Scheduled MPC Meeting: February 20, 2007 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room

**B. Acknowledge(s)**

Presentation of Office Recycling Program

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

None known at this time.

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 January 16, 2007 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition - Text Amendments

1. Text Amendment to Section 8-3112(i)(4) of the City of Savannah Zoning Ordinance  
Re: Signs Painted on Buildings  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-061229-86575-2

The MPC Staff recommends approval.

2. Text Amendment to Section 7-3(I)(4) of the Chatham County Zoning Ordinance  
Re: Signs Painted on Buildings  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-061229-86690-1

The MPC Staff recommends approval.

C. Specific Development Plan

Great Ogeechee Lakes Surface Mining Phase 2  
Fort Argyle Road  
PD-R-SM Zoning District  
Great Ogeechee River Preserve, LLC, Owner  
Clay Loyless, Kern-Coleman & Co., Agent/Engineer  
Gary Plumbley, MPC Project Planner  
MPC File No. M-070116-36206-1

VI. OLD BUSINESS

None.

VII. REGULAR BUSINESS

A. Zoning Petition - Text Amendment

Text Amendment to Section 8-3025(a-b) of the City of Savannah Zoning Ordinance  
Re: Amendment to uses in the R-4 and RB-1 Zoning Districts  
Dennis Hutton & Courtland Hyser, MPC Project Planners  
MPC File No. Z-060817-30621-2

The MPC Staff recommends approval.

**B. Zoning Petition- Map Amendments**

1. West Savannah Zoning Study  
Dennis Hutton & Courtland Hyser, MPC Project Planners  
MPC File No. Z-060817-30621-2

Staff Study for rezoning properties in the West Savannah Neighborhood to implement the West Savannah Neighborhood Revitalization Plan (Goody-Clancy, Associates, 2005) and the Augusta Avenue Corridor Revitalization Report (Savannah Economic Development Department).

The MPC Staff recommends approval.

2. Sustainable Fellwood  
Melaver, Inc., Agent  
Housing Authority of Savannah, Owner  
Keia Butts, MPC Project Planner  
MPC File No. Z-060817-30621-2

The petitioner is requesting rezoning of the Fellwood Homes Site at 1300 West Bay Street from an R-4 (Four-family Residential) zoning classification to a PUD-MXU (Planned Unit Development Mixed Use) classification.

The MPC Staff recommends approval.

**AND**

**Master Plan**

Sustainable Fellwood  
1300 West Bay Street  
PUD-MXU Zoning District (proposed)  
24.7 acres  
PIN 2-0019-01-002  
Melaver, Inc., Agent  
Housing Authority of Savannah, Owner  
Keia Butts, MPC Project Planner  
MPC File No. Z-060817-30621-2

3. Little Neck Road  
Jamie Csizmadia, Kern-Coleman & Co., Agent/ Engineer  
Donald Dugger, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070123-32398-1

The petitioner is requesting rezoning on Little Neck Road from an R-A (Residential-Agriculture) zoning classification to a PUD-M-6 (Planned Unit Development Multifamily, 6 units per acre) classification.

The MPC Staff recommends approval.

**C. General Development Plan/ Group Development Plan**

Southside Baptist Church  
5502 Skidaway Road  
R-6 Zoning District  
9.6 Acres  
PIN: 2-0136-06-003  
Michael Johnson, BMW Architects, Architect/Agent  
Southside Baptist Church, Inc., Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-060928-54501-2

Buffer and setback variances requested.

**D. Master Plan/ General Development Plan**

1. Little Neck Road Subdivision  
653 Little Neck Road  
PUD-M-6 Zoning District (proposed)  
PIN 1-1028 -01-004  
Kern-Coleman & Co., Engineer  
Jamie Csizmadia, Agent  
Donald Dugger, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-070123-32953-1
  
2. Waterford at Southbridge (formerly The Village)  
705 Berwick Boulevard  
PUD-C Zoning District  
PIN 1-1008 -02-047  
Ryan Thompson, Thomas & Hutton Engineering, Engineer/Agent  
Southbridge Development Company, Inc., Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-061220-58077-1

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**