

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda February 20, 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. Acknowledge(s)

1. Introduction of Dr. Julius S. Scott, Jr., Interim President, Savannah State University
– Introducing Interns Carry J. Smith and Marcus Lotson
2. Introduction of Mr. Ralph Zezza, Chairman, Savannah Development and Renewal Authority (SDRA)

B. Notice(s)

Next Regular Scheduled MPC Meeting: March 6, 2007 at 1:30 P.M. in the MPC Arthur A.Mendonsa Hearing Room

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

1. Chatham Parkway Lexus
1120 Chatham Parkway
Lot 1-A – Chatham Center
PUD-C Zoning District
5 Acres
PIN: 2-0739 -01-012
Chip Butts, Kern-Coleman and Company, Engineer/ Agent
Pittman REH, LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-070205-38111-2

Variations requested.

All variations have been eliminated and this item has been removed from the Final Agenda and will be reviewed at Staff level.

V. RECESS TO EXECUTIVE SESSION

VI. 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 February 6, 2007 MPC Meeting Minutes and Briefing Minutes.**
- B. Victorian Planned Neighborhood Conservation District / Certificate of Compatibility for New Construction**

Gerry Cowart, Cowart Coleman Group, LLC, Petitioner
Park Place Outreach, Inc., Owner
514-516 East Henry Street
1-R Zoning District
PIN No. 2-0053 -07-007
Beth Reiter, MPC Project Planner
MPC File No. N-070202-37228-2

The applicant is requesting approval to rehabilitate an existing building and build a connected structure on the adjacent lot.

The MPC Staff recommends **approval subject to conditions.**

C. Zoning Petition- Map Amendment

1. 0 Fort Argyle Road
Jimmy Wilson, Cottontop Associates, LLC., Agent
Cottontop Associates, LLC., Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070126-33968-1

The petitioner is requesting rezoning on Fort Argyle Road from an R-A-W-T (Residential-Agriculture, Wireless Communications/ Digital Television Tower Overlay District) zoning classification to a PDR-SM (Planned Development Reclamation, Surface Mining) classification.

The MPC Staff recommends approval.

2. O Oglethorpe Avenue
Richard D. Guerard, Jr., Agent
Ronnie Cohen, Cora Bett Thomas, and Walter Carson, Owners
Jim Hansen, MPC Project Planner
MPC File No. Z-070126-39552-2

The petitioner is requesting rezoning on Oglethorpe Avenue from an R-I-P-A (Residential, Medium Density) zoning classification to an R-I-P-C (Residential, Medium Density) classification.

The MPC Staff recommends approval.

D. General Development Plan

Saxon Mine Tract Surface Mine
Fort Argyle Road
PD-R-SM Zoning District (proposed)
Cottontop Associates, LLC, Owner
Steve Wohlfeil, Hussey, Gay, Bell & DeYoung, Agent/Engineer
Jim Hansen, MPC Project Planner
MPC File No. P-070125-43173-1

E. Amended Master Plan

Spring Lakes (The Highlands, Tract K-2)
2119 Benton Boulevard
PUD-C Zoning District
PIN: 2-1016 -02-021
Kern-Coleman & Co, LLC, Engineer
Travis Burke, Agent
North Godley Development Group, Owner/ Petitioner
Amanda Bunce, MPC Project Planner
MPC File No. M-040428-50548-2

Lot width variance requested.

VII. OLD BUSINESS

None.

VIII. REGULAR BUSINESS

A. Zoning Petition- Text Amendments

1. Text Amendment to Section 8-3056 of the City of Savannah Zoning Ordinance
Re: Group Development Standards
Jim Hansen, MPC Project Planner
MPC File No. Z-060815-56925-2

The MPC Staff recommends **approval**.

2. Text Amendment to Section 5-5 and 5-5.1 of the Chatham County Zoning Ordinance
Re: Group Development Standards
Jim Hansen, MPC Project Planner
MPC File No. Z-060815-59524-1

The MPC Staff recommends **approval**.

B. General Development Plan/ Group Development Plan

Villa Marie Spiritual Center
6 Dolan Drive
R-1-C/ EO Zoning District
23.9 Acres
PINs: 1-0245 -01-001 and 1-0267 -03-006
Scott Barber, Lott Barber Architects, Architect/ Agent
Catholic Diocese of Savannah, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-070209-39596-1

IX. OTHER BUSINESS

X. ADJOURNMENT