

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda July 17, 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)

August 7, 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. Zoning Petitions - Map Amendments

- a. 301 West Jones Street  
Harold Yellin, Agent  
Crystal Beer Parlor LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070316-41185-2

The petitioner is requesting rezoning of property at 301 West Jones Street from a B-C (Community-Business) zoning classification to a B-C-1 (Central-Business) classification.

The above item has been withdrawn at the petitioner's request.

- b. 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 and rescheduled for August 7, 2007 Regular Meeting.

- c. 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.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for August 7, 2007 Regular Meeting.

- d. 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.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for August 7, 2007 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 June 19, 2007 MPC Meeting Minutes and Briefing Minutes.

**B. Zoning Petitions - Map Amendments**

12217 Navajo Road  
Thomas Cobernus, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070628-59004-2

The petitioner is requesting rezoning of property at 12217 Navajo Road from a P-B-C (Planned Community-Business) zoning classification to a P-R-M-15 (Planned Multifamily Residential, 15 units per net acre) classification

The MPC Staff recommends **approval**.

**VI. OLD BUSINESS**

None.

**VII. REGULAR BUSINESS**

**A. Zoning Petition - Map Amendment**

5011 Garrard Avenue  
Ashley Hughes, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070627-60394-1

The petitioner is requesting rezoning of property at 5111 Garrard Avenue from an R-1 (One-Family Residential) zoning classification to a P-R-3-6 (Planned Multi-Family Residential, 6 units per net acre) classification.

The MPC Staff recommends **approval**.

**B. General Development Plans/Group Developments**

1. Palm Cove  
5011 and 5103 Garrard Avenue  
P-R-3-6 Proposed Zoning District  
3.39 Acres  
PIN: 1-0789-01-016 and 020  
John Farmer, PE, Hussey, Gay, Bell & Deyoung, Agent  
Ashley Hughes, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. P-070627-57006-1

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

2. 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

The MPC Staff recommends **approval**.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**