

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda June 5, 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. Swearing-in of MPC Members

Judge Penny Haas Freeseemann, Superior Court Judge

B. Proclamations

1. Resolution of Appreciation for Melissa Jest
2. Resolution of Appreciation for Lee Meyer
3. Resolution of Appreciation for Walker McCumber
4. Resolution of Appreciation for Martha Lynn Turner Manrique

C. Acknowledgements

1. Staff Introductions
Savannah Area Geographic Information Systems (SAGIS)
 - a. Noel Perkins, Director
 - b. David M. Petrillo, GIS Programmer
 - c. Jason W. Lee, Senior GIS Analyst
2. Administrative Staff
 - a. Ivy A. Krull, Office Assistant/Receptionist

D. Awards

1. The Georgia Trust for Historic Preservation 2007 Georgia Preservation Award Presented to Chatham County Savannah Metropolitan Planning Commission for Preservation Service, May 19, 2007
2. Organization Pedestrian Advocates of the Coastal Empire (PACE) Setter 2007 Certificate rd to the MPO – CUTS Policy Committee In Recognition of their unanimous endorsement of Context Sensitive Design Guidelines

E. Notice(s)

June 19, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

F. 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 May 15, 2007 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition - Text Amendments

1. Text Amendment to the Chatham County Zoning Ordinance
Re: “Yard” Definition for HVAC Encroachment
Jim Hansen, MPC Project Planner
MPC File No. Z-070507-33815-1
2. Text Amendment to the Chatham County Zoning Ordinance
Re: Text Amendment to Section 4-5 C & R Use Schedule (weddings)
Jim Hansen, MPC Project Planner
MPC File No. Z-070517-62058-1
3. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment Regarding Child Care Facilities
Jim Hansen, MPC Project Planner
MPC File No. Z-070521-33003-2

4. Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to allow Scooter Shops as a use in the R-B-C District
Jim Hansen, MPC Project Planner
MPC File No. Z-070521-32723-2
5. Text Amendment to the City of Savannah Code of Ordinances
Re: Text Amendment to City Code to Create Gated Communities Ordinance
Harmit Bedi, MPC Project Planner
MPC File No. Z-070523-60227-2
6. Text Amendment to the Chatham County Code of Ordinances
Re: Text Amendment to County Code to Create Gated Communities Ordinance
Harmit Bedi, MPC Project Planner
MPC File No. Z-070523-61409-1

C. Revised Master Plan/ General Development Plan

Little Neck Road Subdivision
653 Little Neck Road
PUD-M-6 Zoning District
PIN 1-1028 -01-004
Kern-Coleman & Co., Engineer
Jamie Csizmadia, Agent
Donald Dugger, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-070524-50954-1

D. Subdivision / Concept Plan

Lee Ward Recombination Subdivision
544 East Waldburg Street
1-R Zoning District
Lots 66 and 67 - 0.28 Acres
PIN 2-0043 -11-002
Michael Adams, Owner
Gary Plumbley, MPC Project Planner
MPC File No. S-070524-58651-2

Variances requested.

VI. OLD BUSINESS

None known at this time.

VII. REGULAR BUSINESS

A. General Development Plan

Parkway Plaza
1669 Chatham Parkway
PUD-B-R Zoning District
4.96 Acres
PIN: 2-0834 -01-002
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent/ Engineer
Southern Land Company, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-070518-33472-2

Variances requested.

B. Zoning Petition - Map Amendment

14915 Coffee Bluff Road
Rosso Corsa Enterprises/ J.B. Javetz, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070517-54579-2

1. Consideration of Comprehensive Plan Amendment Relating to the Zoning Request
2. The petitioner is requesting rezoning of property at 14915 Coffee Bluff Road from a P-D-M (Planned Development Marina) zoning classification to an R-10 (Single Family Residential) classification.

The MPC Staff recommends **approval**.

C. Major Subdivision / Amended Concept Plan

Coffee Bluff Marina Subdivision
14915 Coffee Bluff Road
R-10 (proposed) Zoning District
3.34 Acres - 6 Dwelling Units
PIN 2-0767- 06-005 and -07-002
Rosso Corsa Enterprises / J.B. Javetz, Owner
Kern-Coleman & Co., Engineer
Gary Plumbley, MPC Project Planner
MPC File No. S-070517-54579-2
MPC Reference File Nos. Z-070522-86999-2 and S-040408-52103-2

VIII. OTHER BUSINESS

IX. ADJOURNMENT