

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
June 19, 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. **July 10, 2007 at 1:30 PM, next Regular Scheduled MPC Planning Session Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.**
2. **MPC Finance Committee Meeting, Tuesday, July 17, 2007, 11:00 AM, J. P. Jones Conference Room, 110 East State Street**
3. **July 17, 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

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.

This item has been requested to be removed from the Final Agenda at the petitioner’s request and rescheduled for July 17, 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 5, 2007 MPC Meeting Minutes and Briefing Minutes.**

B. **Victorian Planned Neighborhood Conservation District
Certificate of Compatibility**

205 West Duffy Street
2-B Zoning District
Petitioner: Kingway Custom Homes
PIN 2-0052-27-025
MPC File No. N-070525-54498-2

The petitioner is requesting approval to construct an auto garage with storage loft at the rear of 205 West Duffy Street.

The MPC Staff recommends **approval**

C. **Subdivision/Concept Plan**

New Hampstead Tract R-15
2680 & 2750 Little Neck Road
PUD-New Hampstead Zoning District
222 Lots – 108.39 Acres
PIN 1-1047 -02-003
Konter Development, Inc. & Ernest Communities, LLC, Property Owners
Steve Wohlfeil, HGBD, Inc., Engineer/Agent
Amanda Bunce, MPC Project Planner
MPC File No. S-070531-58700-2

D. **Approval of Chairman to Execute Savannah Area Geographic Information
Systems (SAGIS) Agreement**

E. **Approval of the July 10, 2007 Planning Session Agenda**

VI. OLD BUSINESS

A. Update on Downtown Master Plan
Lise Sundrla, Executive Director, SDRA
Christian Sottile, Sottile & Sottile

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

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

Variances Requested.

The MPC Staff recommends **approval**.

VII. REGULAR BUSINESS

A. Zoning Petition - Map Amendment

400 Buckhalter Road
Daniel Falligant, Petitioner
Jim Woods, Agent
Mackey Smith Family, Et Al, Martins Red Gate, and Luje Dev., LLC, Owners
Gary Plumbley, MPC Project Planner
MPC File No. Z-070302-28867-1

The petitioner is requesting rezoning of property at 400 Burkhalter Road from an R-A (Residential - Agriculture) zoning classification to a PUD-M-6 (Planned Unit Development-Multi-Family Residential – 6 units per net acre) classification.

The MPC Staff recommends **approval**.

B. Master Plan

The Calvary Campus Master Plan
400 Buckhalter Road
PUD-M-6 Zoning District (Proposed)
PIN 1-0838 -01-001, 1-0839 -01-001, and 1-0870 -01-001
Daniel Falligant, Petitioner
Jim Woods, Agent
Mackey Smith Family, et al, Martins Red Gate and Luje Dev., LLC, Owners
Gary Plumbley, MPC Project Planner
MPC File No. M-070524-48696-1
MPC Reference File No. Z-070302-28867-1

The MPC Staff recommends **approval**

VIII. OTHER BUSINESS

IX. ADJOURNMENT