

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
May 15, 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)

June 5, 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 Petition – Map Amendment

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 June 19, 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 May 1, 2007 MPC Meeting Minutes and Briefing Minutes.**
- B. **Victorian Planned Neighborhood Conservation District / Certificate of Compatibility for New Construction**

1. John Clegg, Barnard Architects, Petitioner  
Jerry & Robin Baldwin, Owners  
223 West Bolton Street  
3-R Zoning District  
PIN No. 2-0044 -17-008  
Beth Reiter, MPC Project Planner  
MPC File No. N-070420-35443-2

The applicant is requesting approval to construct a carriage house.

2. John Clegg, Barnard Architects, Petitioner  
Stefanas Zbin, Owner  
523-525 East Park Avenue  
1-R Zoning District  
PIN No. 2-0043 -17-021  
Beth Reiter, MPC Project Planner  
MPC File No. N-070503-86471-2

The applicant is requesting approval to construct four residential units. Variances are requested.

C. **Zoning Petitions – Map Amendments**

1. 4414 Abercorn Street  
Clifton Kennedy, Agent  
Cathryn Dunn, Abercorn Terrace Investments, LLC, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070406-54306-2

The petitioner is requesting rezoning of property at 4414 Abercorn Street from a B-N (Neighborhood Business) zoning classification to an R-M-25 (Multifamily-Residential, 25 units per net acre) classification.

The MPC Staff recommends **approval**.

2. 615 Montgomery Street  
Phillip McCorkle, Agent  
Montgomery Street LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070416-40853-2

The petitioner is requesting rezoning of property at 615 Montgomery Street from an R-B-C-1 (Residential-Business-Conservation, extended) zoning classification to a B-C-1 (Central-Business) classification.

The MPC Staff recommends **approval**.

**D. Subdivision/ Major Sketch Plan**

Highway 17 Subdivision (Horton Tract)  
5638 Ogeechee Road  
R-A Zoning District  
128 Lots- 36.68 Acres  
PIN: 1-0991 -01-016  
Coastal Landwork, LLC Owner  
Chad Zittrouer, Kern-Coleman & Co., Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-070117-87094-1

Variances requested.

**E. Requesting Authorization for the Executive Director to Execute a Contract with Karp, Ronning & Tindol to perform the MPC 2006 Annual Audit**

**VI. OLD BUSINESS**

None known at this time.

**VII. REGULAR BUSINESS**

**A. Zoning Petitions - Map Amendments**

1. Woodville Rezoning Study  
Staff Study  
Dennis Hutton, MPC Project Planner  
MPC File No. Z-070315-30874-2
2. 1617 East Montgomery Crossroads  
Harold Yellin, Agent  
Terry Montford, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070412-50994-1

The petitioner is requesting rezoning of property at 1617 East Montgomery Crossroads from an R-1 (Single Family Residential) zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification.

The MPC Staff recommends **Denial**.

3. 209 E. 40<sup>th</sup> Street  
Murray K. Barnard, Agent  
Charles Russo, Jr., Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070426-35710-2

The petitioner is requesting an amendment to the site plan approved under Section 8-3031(D)(1)(a) along with the previous rezoning of the property at 209 East 40<sup>th</sup> Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1\* (Traditional Commercial-1\*) classification. The proposed amendment is to change the permitted use from a take-out only restaurant to a restaurant (no alcohol).

The MPC Staff recommends **denial**.

4. 124 Quacco Road  
Gregory Dean Elmgren, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070430-40223-1

The petitioner is requesting rezoning of property at 124 Quacco Road from an R-1 (One-Family Residential) zoning classification to a B-1 (Business-Limited) classification.

The MPC Staff recommends **Denial**.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**