

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda September 4, 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. **September 11, 2007 at 1:00 PM next Planning Session Scheduled Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**
2. **September 11, 2007 at 6:00 PM next Planning Academy Session Scheduled in the MPC Arthur A. Mendonsa Hearing Room, 11 East State Street**
3. **September 13-14, 2007, Metropolitan Planning Commission Board Retreat at the Jekyll Island Club, Brunswick, GA**
4. **September 18, 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. Concept Plan

Coffee Bluff Marina Subdivision
14915 Coffee Bluff Road
R-10 and PD-M Zoning Districts
3.34 Acres: 6 Dwelling Units
PIN: 2-0767 -06-005 and -07-002
Rosso Corsa Enterprises / J.B. Javetz, Owners
Terry Coleman, Kern-Coleman & Co. Engineer/Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-070801-33702-2
MPC Reference File Nos. Z-070522-86999-2, S-040408-52103-2 and
S-070517-54579-2

Variances requested.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for September 18, 2007 Regular Meeting.

2. Zoning Petition – Map Amendment

145 Snow Green Road
Billy Herrin, Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-40065-2

The petitioner is requesting rezoning of property at 145 Snow Green Road from an R-A-CO (Residential-Agriculture) zoning classification to a PUD-C (Planned Unit Development-Community) classification.

AND

Master Plan

Fort Argyle Village Master Plan
145 Snow Green Road
PUD-C Proposed Zoning District
PIN 2-1034 -01-001
Steve Wohlfeil, Hussey, Gay, Bell & DeYoung., Engineer / Agent
21 South LLC, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-070821-40915-2

The above items have been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for September 18, 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 August 21, 2007 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petitions – Map Amendments

1. 12210 Navajo Road
Tom Cobernus, Agent / Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-070801-87007-2

The petitioner is requesting rezoning of a portion of property at 12210 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.

2. 55 Blossom Drive
John Bowers, Agent
Hugh C. Lewis, Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-070817-40461-2

The petitioner is requesting rezoning of property at 55 Blossom Drive from an R-M-H (Residential-Manufactured-Home) zoning classification to a P-B-C (Planned Community-Business) classification.

The MPC Staff recommends approval.

3. 5800 & 5806 Ogeechee Road
Hal Kraft, P.E., Hussey, Gay, Bell, & DeYoung, Agent
Alton Simons, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-070817-51764-1

The petitioner is requesting rezoning of property at 5800 & 5806 Ogeechee Road from P-B-C (Planned Community Business), A-T (Agriculture-Tourist), and R-A (Residential-Agriculture) zoning classifications to a P-R-3-18 (Planned Multi-Family Residential, 18 dwelling units per net acre) classification.

The MPC Staff recommends approval.

4. 5701 Cottonvale Road
Phillip McCorkle, Agent
Edward Garvin, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070817-54183-1

The petitioner is requesting rezoning of property at 5701 Cottonvale Road from B (Business) and R-A (Residential-Agriculture) zoning classifications to a P-B-C (Planned Community Business) classification

The MPC Staff recommends approval.

C. General Development Plan / Group Development Plan

Resurrection of Our Lord Catholic Church
112 Fell Street
R-4 and B-G Zoning Districts
Tanya Mandel, Kennedy, Ragsdale & Associates, Engineer / Agent
Roman Catholic Bishop of Savannah, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-070817-89452-2

Variance requested.

D. Approve Preliminary Planning Meeting Agenda of September 11, 2007

VI. OLD BUSINESS

A. Zoning Petition - Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Section 8-3112(c) – Restricted Signs
Jim Hansen, MPC Project Planner
MPC File No. Z-070517-57005-2

Proposal to allow digital billboard technology.

B. General Development Plan

Adams Funeral Home
510 Stephenson Avenue
PUD-IS-B Zoning District
1.2 Acres
PIN: 2-0145-13-003
Murray Barnard, Barnard & King Architects, Agent
Dr. E. Bruce Adams, Owner
Jim Hansen, MPC Project Planner
MPC File No. P-070720-40397-2

C. Subdivision/Sketch Plan

Old Montgomery Road Subdivision
8628 Old Montgomery Road
R-1/ EO Zoning District
15 Lots – 4.23 Acres
PIN: 1-0476 -06-025
Randy Boatwright, Owner
Mikell Shuman, Petitioner
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent / Engineer
Gary Plumbly, MPC Project Planner
MPC File No. S-070806-36136-1

VII. REGULAR BUSINESS

A. Zoning Petition - Map Amendment

Johnny Mercer Boulevard
Harold Yellin, Agent
MC and Virginia Nettles, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070802-31348-1

The petitioner is requesting rezoning of property at Johnny Mercer Boulevard from an R-2-A (Two-Family Residential Limited) zoning classification to a PUD-IS-B (Planned Unit Development – Institutional) classification.

The MPC Staff recommends **approval**.

B. Election of Officers

VII. OTHER BUSINESS

IX. ADJOURNMENT