

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
August 19, 2008  
1:30 P.M.



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. August 19, 2008 at 11:30 AM MPC Finance Committee Meeting in the J. P. Jones Conference Room, 110 East State Street**
- 2. September 2, 2008 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**
- 3. Second Quarter 2008 Work Program Report**

**B. Acknowledgement(s)**

**Staff Introductions**

**Transportation**

Michael Adams, Transportation Planner

**Administrative Staff**

Sabrina Thomas, Administrative Assistant (Site Plans and Subdivisions)

**V. Item(s) Requested to be Removed from the Final Agenda**

**A. Zoning Petitions - Map Amendments / Text Amendments**

931 Chevis Road (Vallambrosa Plantation PUD)  
Aldermanic District: 6  
County Commission District: 6  
Proposed PUD Zoning District  
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
Vallambrosa Development Co, LLC, Owner  
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
MPC File No. Z-071219-39397-2

Gary Plumbley, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

**Master Plan/PUD Ordinance**

Vallambrosa Plantation PUD  
931 Chevis Road  
Aldermanic District: 6  
County Commission District: 6  
Proposed PUD Zoning District  
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,  
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)  
Vallambrosa Development Co, LLC, Owner  
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent  
MPC File No. Z-071219-39397-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and postponed to the September 2, 2008 Regular Meeting.

**VI. 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 5, 2008 MPC Meeting Minutes and Briefing Minutes.**

**B. Zoning Petition**

Barklow, Inc., Owner  
3109 Ogeechee Road  
Aldermanic District: 1  
County Commission District: 8  
Zoning District R-4 to P-B-G  
PIN: 2-0637-16-010  
Frederick Maner, Agent  
MPC File No. Z-080729-29922-2

Jim Hansen, MPC Project Planner

**C. Comprehensive Plan Amendment**

Text Amendment to the Tricentennial Plan  
RE: Community Assessment, *Section 9.2.4 Protected Rivers and Corridors*  
MPC File No.: F-080107-37787-1

Dennis Hutton, MPC Project Planner

**VII. OLD BUSINESS**

**A. Zoning Petitions - Map Amendments / Text Amendments**

Charlie Russo, Jr., Owner  
201 – 209 East 40<sup>th</sup> Street  
Aldermanic District: 5  
County Commission District: 2  
Zoning District TC-1 and TC-1\* to TC-1 and TC-1\*  
PIN: 2-0075-08-003  
Murray K. Barnard, A.I.A, Agent  
MPC File No: Z-080620-49573-2

Jim Hansen, MPC Project Planner

**VIII. REGULAR BUSINESS**

**A. Zoning Petitions**

City of Savannah, Petitioner  
Brickyard Neighborhood  
Aldermanic District 1  
County Commission District 8  
Zoning District R-B to R-4 and R-B-1  
MPC File No: Z-080422-39637-2

Dennis Hutton, MPC Project Planner

**B. General Development Plan / Group Development**

Timothy Hilliard, Owner  
Cost to Cure Plan for Lo-Cost Pharmacy  
11111 Abercorn Street  
Aldermanic District 6  
County Commission District 6  
Zoning District P-I-P (Planned-Institutional-Professional)  
0.75 Acres  
PIN: 2-0693-05-027a  
Harold Yellin, Attorney, Agent  
MPC File No: P-080514-54027-2

Geoff Goins, MPC Project Planner

**IX. OTHER BUSINESS**

Report from the Nominating Committee (Stephen Lufburrow, Robert Ray, Doug Bean)

**X. ADJOURNMENT**