

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda December 16, 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. Dedication of the Public Information Center in honor of the late Lee Meyer, architect and former MPC Commissioner

**\*NOTE: 11:30 AM - LUNCH  
12:00 PM - PRE-MEETING  
1:00 PM - DEDICATION**

2. January 6, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street
3. January 6, 2009 Regular MPC Meeting at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

**B. Acknowledgement(s)**

The family of Lee J. Meyer

**V. Items Requested to be Removed from the Agenda**

**A. Demolition**

City of Savannah  
Virginia Hardy  
518 East Park Avenue  
Aldermanic District 2  
County Commission District 2  
Zoning District R-1 (*Victorian District*)  
PIN: 2-0043-14-012  
Kelvin R. Mason, Owner  
MPC File No. N-081104-68929-2

Beth Reiter, MPC Project Planner

Property Maintenance has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

**B. Zoning Petition Map Amendment/Text Amendment**

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

Amanda Bunce, 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

Amanda Bunce, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and postponed until further notice.

**C. Rezoning Petition – Map Amendment**

Nicholas C. Hale, Owner  
5419 LaRoche Avenue  
Aldermanic District 4  
County Commission District 3  
Zoning District R-6 to P-RM-12  
Acres 1.95  
PIN: 2-0138-01-044  
Phillip McCorkle, Attorney  
MPC File No. Z-080826-28558-2

Gary Plumbley, MPC Project Planner

**(Two separate actions)**

1. Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request
2. The petitioner is requesting rezoning of property at 5419 LaRoche Avenue of a 1.95 acre site from an R-6 (Single Family Residential – 6 Units Per Net Acre) classification to a P-RM-12 (Planned Residential Multi-Family (Residential – 12 units per net acre) classification.

AND

**General Development Plan / Group Development**

The Residences on LaRoche Avenue  
5419 LaRoche Avenue  
Aldermanic District 4  
County Commission District 3  
Zoning District P-RM-12 (Proposed)  
Acres 1.95  
PIN: 2-0138-01-044  
Phillip McCorkle, Attorney  
MPC File No. P-080918-55791-2

Gary Plumbley, MPC Project Planner

Variances are requested.

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

**D. General Development Plan**

Village at Isle of Hope  
7360 Skidaway Road  
County Commission District 3  
Zoning District P-B-N / TC  
Acres 7.3  
PIN: 1-0377-10-002, -002A, -002B, -004  
Landmark 24, Owner  
Jamie Csizmadia, Agent  
MPC File No. P-081117-43021-2

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 Regular Meeting.

**E. Minor Subdivision**

Lands of John B. Demere  
2120 Turner's Road (Whitmarsh Island)  
County Commission District 4  
Zoning District R-1-A/EO  
Acres 169  
PIN: 1-0112-01-001Y and 001Z  
John B. Demere, Owner  
Phillip McCorkle, Agent  
MPC File No.: S-081125-60016-1

Gary Plumbley, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the January 6, 2009 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 December 2, 2008 MPC Meeting Minutes and Briefing Minutes.**

VII. OLD BUSINESS

VIII. REGULAR BUSINESS

- A. **General Development Plan**

Edgewater Apartments, Phase 3  
259 Croatan Street  
Aldermanic District 4  
County Commission District 5  
Zoning District RM-25  
Acres 0.41  
PINs: 2-0562-09-30A and 30B  
Randall Davis, Owner  
Randall Davis, Agent  
Davis Engineering, Inc.  
MPC File No.: P-081106-54470-2

Marcus Lotson, MPC Project Planner

- B. **Minor Subdivision**

Householder Tract Subdivision  
5745 Ogeechee Road  
County Commission District 7  
Zoning District PD-R-SM  
Acres 177.92  
PIN: 1-0992-01-004  
J.S. & H. Enterprises, LLC, Owner  
Wright Powers, Agent  
MPC File No.: S-081208-60309-1

Gary Plumbley, MPC Project Planner

IX. OTHER BUSINESS

Rochelle Small-Toney, Assistant City Manager will be present to discuss Demolition Issues

X. ADJOURNMENT