

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda February 5, 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. February 12, 2008 at 1:00 PM MPC Planning Session Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
(Note: The Pre Meeting will begin at 11:45 AM in order to allow time to view the Scenic America DVD - This Land: Visual Pollution)**
- 2. February 19, 2008 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**
- 3. The MPC Citizens Planning Academy will begin on March 11, 2008 and continue until June 24, 2008. Registrations will be accepted until March 3, 2008. Please call the MPC at 651-1440 or visit the website for further information.**

B. Acknowledgement(s)

None.

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

A. Certificate of Compatibility for Demolition

Robert L. Elmore, Petitioner/Owner
1505 Habersham Street
Mid-City District
TN-2 Zoning District
PIN No. 2-0053-26-002
Beth Reiter, MPC Project Planner
MPC File No. N-080124-37140-2

The applicant is requesting approval to demolish a structure.

The petitioner has that this item be removed from the Final Agenda and rescheduled for the February 19, 2008 Regular Meeting.

B. Zoning Petitions - Map Amendments

5657 Ogeechee Road
Hunter, Maclean, Exley, & Dunn, Agent
Bashlor Properties, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-080116-00017-1

The petitioner is requesting rezoning of property at 5657 Ogeechee Road from an R-A (Residential-Agriculture) zoning classification to a B-2 (Business General) classification.

The petitioner has requested that this be removed from the Preliminary Agenda and rescheduled for the February 19, 2008 Regular Meeting.

C. Zoning Petitions- Text Amendments

121 & 125 East Victory Drive
Hunter, Maclean, Exley, & Dunn, Agent
Bckmha, Owner
Jack Butler, MPC Project Planner
MPC File No. Z-080117-33748-2

1. Consideration of Comprehensive Plan Amendment Relating to the Zoning Request
2. The petitioner is requesting rezoning of property at 121 & 125 East Victory Drive from an R-6 (One-Family Residential) zoning classification to an R-I-P (Residential-Institutional-Professional) classification.

The petitioner has requested that this item be withdrawn.

D. General Development Plans

1. Wakely Office Building
10509 Abercorn Street
PUD-IS-B Zoning District
PIN: 2-0648-02-035
Wakely Properties, LLC, Owner
EMC Engineering Services, Inc, Agent
Gary Plumbley, MPC Project Planner
MPC File No. 071210-48355-2

Variance Requested

The petitioner has requested that this item be removed from the Preliminary Agenda and rescheduled for the February 19, 2008 Regular Meeting.

2. Costco Wholesale
Intersection of President Street & Wahlstrom Road
PUD-B-C Zoning District
PINs: 2-0008-01-001
JS & H Enterprises, LLP, Owners
Harold Yellin, Agent
Gary Plumbley, MPC Project Planner
MPC File No P-080116-53571-2

Variance Requested

The petitioner has requested that this item be removed from the Preliminary Agenda and rescheduled for the February 19, 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 January 22, 2008 MPC Meeting Minutes and Briefing Minutes.
- B. Approval of February 12, 2008 MPC Preliminary Planning Session Agenda.

C. Zoning Petitions- Map Amendments

203 Stephenson Avenue
Jamie Csizmadia, Kern-Coleman & Co, Agent
Stephenson Avenue Executive Court, L.L.C., Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-080117-35794-2

The petitioner is requesting rezoning of property at 203 Stephenson Avenue from a PUD-IS-B (Planned Unit Development-Institutional) zoning classification to a P-R-I-P (Planned-Residential-Institutional-Professional) classification.

D. General Development Plan / Group Development Plan

Hidden Pointe Townhomes, Phases 1B, 2A, 2B
12217 Fulton Road
P-R-M-15 and PUD-B-C Zoning Districts
PINs: 2-0862-02-050, -009, 2-0860A-03-008, -003
Hidden Pointe Townhomes, LLC, Owner
Tom Cobernus, Agent
Amanda Bunce, MPC Project Planner
MPC File No P-080117-49900-2

E. Master Plan Amendment

The Highlands at Godley Station
Tracts C and M
125 Highlands Boulevard
PUD-C Zoning District
PINs: 2-1016 -02-062, -028
Godley Station Enterprises, LLC, Owner
Terry Coleman, Kern-Coleman & Co, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. M-080117-55432-2

VII. OLD BUSINESS

VIII. REGULAR BUSINESS

A. Certificate of Compatibility for Demolition

City of Savannah Property Maintenance, Petitioner
Elouise Johnson, Owner
513 West 38th Street
Cuyler-Brownsville PNC District
R-4 PNC Zoning District
PIN No. 2-0073-09-005
Beth Reiter, MPC Project Planner
MPC File No. N-080111-41699-2

The applicant is requesting approval to demolish a structure.

B. Zoning Petitions- Text Amendments

Text Amendment to the City of Savannah Zoning Ordinance
Re: Text Amendment to Article K
Dennis Hutton, MPC Project Planner
MPC File No. Z-080107-41909-2

Proposal to amend Mid-City density and setbacks

C. Specific Development Plans

Superior Landfill
3001 Little Neck Road
PD-R-SL Zoning District
PINs: 1-1026-02-001,-027, 1-1027-01-016,-016A,-016B,-016C,-016D,-016E, 1-1027-01-017
Waste Management of Georgia, Owners
Harold Yellin, Agent
Gary Plumbley, MPC Project Planner
MPC File No P-080115-00014-1

IX. OTHER BUSINESS

X. ADJOURNMENT