

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda November 18, 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. December 2, 2008 MPC Finance Committee Meeting at 11:30 AM in the J. P. Jones Conference Room, 110 East State Street
2. December 2, 2008 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
3. Rescheduled: December 16, 2008 Rename the Public Information Center in honor of the late Lee Meyer, architect and former MPC Commissioner

B. Acknowledgement(s)

None known at this time.

V. Items Requested to be Removed from the Final Agenda

A. 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 rescheduled to the December 16, 2008 Regular Meeting.

B. Rezoning Petition – Map Amendment

1216 East DeRenne Avenue
Aldermanic District – 3
County Commission District – 2
Zoning District B-N to B-C
Acres: 0.625
PIN: 2-0125A-04-011
Vale Royal Interests, LLC, Owner
Robert Puccini, Jr., Agent
MPC File No. Z-081029-41611-2

Jim Hansen, MPC Project Planner

The petitioner has requested that this item be removed from the Final Agenda and rescheduled to the December 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 November 3, 2008 MPC Meeting Minutes and Briefing Minutes.**
- B. **Authorization for the Executive Director to execute an Intergovernmental Agreement for the Distribution of Special Purpose Sales and Tax Proceeds by Chatham County to the Chatham County – Savannah Metropolitan Planning Commission for the purpose of acquiring Light Detection and Ranging (LiDAR) data to support the development of County – wide topographic mapping.**
- C. **Authorization for the Executive Director to execute the contract with The Sanborn Map Company, Inc. for the purpose of acquiring Light Detection and Ranging (LiDAR) data to support the development of County – wide topographic mapping.**
- D. **General Development Plan**
 - Moran – Crescent Towing Facilities
 - 185 – 187 Grand Prize of America Avenue
 - Aldermanic District 1
 - County Commission District 3
 - Zoning District I-H
 - Acres 27.59 (Total Site)
 - Acres 8.26 (Crescent and Moran Towing Sites)
 - PIN: 2-0163-01-002
 - Edward Bazemore, Crescent Towing and Ronald Droop, Moran Towing, Owners
 - Dan Fischer, EMC Engineering, Agent
 - MPC File No. P-081010-41495-2

 - Gary Plumbley, MPC Project Planner

 - Variances are requested.
- E. **Rezoning Petition – Map Amendment**
 - 0 Park Avenue (NEC Park and Seaboard Coast Railway)
 - Aldermanic District – 2
 - County Commission District – 2
 - Zoning District P-B-G-2 to P-R-4
 - Acres: 0.12
 - PIN: 2-0043-16-011
 - Josephine Clark, Property Owner
 - Keith Cohen, Agent
 - MPC File No. Z-081027-47858-2

 - Jack Butler, MPC Project Planner

F. General Development Plan

Bryan Woods Professional Center (Revised Sign Plan)
5035 U.S. Highway 80 East
County Commission District 4
Zoning District PUD-IS
Acres 17.02
PINs: 1-0115-01-048, 049, and 052 thru 065
Billy Herrin, Owner / Developer
Gary Sadowski, Attorney
MPC File No.: M-081104-32337-1

Gary Plumbley, MPC Project Planner

Variances are requested.

VII. OLD BUSINESS

Specific Development Plan / Signage Replacement

Savannah Mall
14045 Abercorn Street
Aldermanic District 6
County Commission District 6
Zoning District PUD-BR
Acres 47.53
PINs: 2-0863-01-002, 003, and 004
SSF Savannah Properties, LLC, Owner
Harold Yellin, Attorney
MPC File No. P-080716-50315-2

Gary Plumbley, MPC Project Planner

Variances are requested.

VIII. REGULAR BUSINESS

A. Demolitions (Approval)

City of Savannah
Virginia Hardy
111 Brady Street
Aldermanic District 5
County Commission District 2
Zoning District TN-2 (*Mid-City*)
PIN: 2-0066-38-004
Louise W. Jenkins et al, Owner
MPC File No. N-081104-68679-2

Beth Reiter, MPC Project Planner

B. Demolitions (Continuations)

1. 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

2. City of Savannah
Virginia Hardy
501 – 503 West 38th Street
Aldermanic District 1
County Commission District 8
Zoning District R-B PNC (*Cuylar - Brownsville*)
PIN: 2-0073-09-019
Lawrence E. Waring, Owner
MPC File No. N-081104-68408-2

Beth Reiter, MPC Project Planner

C. Rezoning Petitions – Map Amendments

1. MPC Initiated Rezoning (Pin Point)
Area Bounded by Bond Avenue, Moon River, Diamond Causeway, and
Pin Point Avenue
County Commission District 1
Zoning District R-M-H/EO to R-1/EO
Acres 53.5
PINs: 1-0445-01-001; -001A; -002; -003A; -003B; -003; -005; -007 thru -011; -014;
-015; -018 thru -023; 1-0446-01-001A; -001B; -001E; -006; -006B; -009A; -010; -
014; -017A; -023; -023A; -025; -027 thru -030; 1-0469-02-001; -003; -003A; -003B;
-003C; -006; -007; -008; -010; -010A; -013; -014; portion of 1-0446-1-001C; -001D;
-001F; -001G; -001H; -003; -005; -007 thru -009; -011; -013; -015 thru -020; -022; -
023B; -026; 1-0469-01-001; 002A; and, -003 thru -005.

MPC File No. Z-080925-32671-1

Ellen Harris, MPC Project Planner

2. Eagles Lodge
5406 LaRoche Avenue
County Commission District – 3
Zoning District I-P/EO to B-N/EO
Acres: 1.25
PIN: 1-0367-03-002
Gaston Properties, LLC, Owner
Robert Brannen, Jr., Agent
MPC File No. Z-081029-00121-1

Marcus Lotson, MPC Project Planner
3. 539 West Charlton
Aldermanic District – 1
County Commission District – 8
Zoning District BC to BC-1
Acres: 0.12
PINs: 2-0031-24-010; -090; and -080
Coastal Heritage Society, Inc., Owner
Scott Smith, Agent
MPC File No. Z-081030-38745-2

Geoff Goins, MPC Project Planner

(Two separate actions)

1. Consideration of Tricentennial Comprehensive Plan Amendment Relating to the Zoning Request from the existing Downtown Expansion classification to the Downtown classification.
2. The petitioner is requesting rezoning of property at 539 West Charlton of a 0.12 acre site from a B-C zoning classification to a BC-1 zoning classification.

IX. OTHER BUSINESS

X. ADJOURNMENT