

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
Decisions
January 6, 2009
1:30 P.M.



Arthur A. Mendonsa Hearing Room

These Decisions can be accessed on the Internet at <http://www.thempc.org/>

Present: Jon Todd, Ben Farmer, Stephen Lufburrow, Susan Myers, Shedrick Coleman, Doug Bean, David Hoover, Lacy Manigault

Not Present: Adam Ragsdale, Michael Brown, Russ Abolt, Timothy Mackey, Robert Ray

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

- 1. January 6, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street**
- 2. January 20, 2009 Regular MPC Meeting at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**

B. Acknowledgement(s)

None.

V. Items Requested to be Removed from the Agenda

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

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 postponed until further notice.

Items Requested to be Removed from the Agenda (con't)

B. Rezoning Petition – Map Amendment

During the December 16, 2008 MPC Meeting, the MPC Board approved continuing this item to the January 6, 2009 MPC Meeting. Due to the lack of a quorum during the December 16, 2008 meeting, that action must be ratified.

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 20, 2009 Regular Meeting.

Items Requested to be Removed from the Agenda (con't)

C. Demolition

City of Savannah Property Maintenance Department
414 - 416 East 31st Street rear cottage
Aldermanic District 1
Commission District 8
Total Demolition
PIN: 2-0053-20-004
Esther Murphy, Owner

Juanita Simmons, Agent
MPC File No. N-081104-67447-2

Beth Reiter, MPC Project Planner

The City has requested that this item be removed from the Final Agenda because the owner has repaired the property.

D. General Development Plan/Group Development

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

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 20, 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 20, 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.**

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

B. **Approval of December 16, 2008 MPC Meeting Minutes and Briefing Minutes.**

C. **Demolition – Continued for 30 Days due to Satisfactory Progress (Items 1 - 4)**

1. City of Savannah Property Maintenance Department

301 West 40th Street
Aldermanic District 5
County Commission District 2
Demolition of Front Porch
PIN: 2-0073-29-013
David Marc, Owner,
Juanita Simmons, Agent
MPC File No. N-080903-4779-2

Beth Reiter, MPC Project Planner

2. City of Savannah Property Maintenance Department

209 West 33rd Street
Aldermanic District 1
Commission District 8
Demolition
PIN: 2-0066-27-015
Catherine Pearson c/o Jonette Pearson, Owner
Juanita Simmons, Agent
MPC File No. N-080903-48241-2

Beth Reiter, MPC Project Planner

3. City of Savannah Property Maintenance Department

2308 Whitaker Street
Aldermanic District 5
Commission District 2
Total Demolition
PIN: 2-0065-40-010
Esther Murphy, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67760-2

Beth Reiter, MPC Project Planner

4. City of Savannah Property Maintenance Department
205 West 41st Street
Aldermanic District 5
Commission District 2
Demolition of Front Porch
PIN: 2-081104-67875-2
Edna D. Ellison C/O Kier Ellison, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67875-2

Beth Reiter, MPC Project Planner

D. Demolition – Continued for 30 Days for Submission of Compliance Plan

City of Savannah Property Maintenance Department
2312 Whitaker Street
Aldermanic District 5
County Commission District 2
Total Demolition
PIN: 2-0065-40-008
Johnnie Holmes, Owner
Juanita Simmons, Agent
MPC File No. N-081104-67618-2

Beth Reiter, MPC Project Planner

VII. OLD BUSINESS

A. General Development Plan

Due to the lack of a quorum at the December 16, 2008 MPC Regular Meeting, this item has been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws.

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. Due to the lack of a quorum at the December 16, 2008 MPC Meeting, the following items have been placed on the agenda so that the Planning Commission may take appropriate action on the recommendation of staff in accordance with the Bylaws:

- 1. Demolition – City of Savannah, Juanita Simmons, 518 East Park Avenue;**
MPC File No. N-081104-68929-2
Petitioner requested continuance to January 6, 2009
- 2. General Development Plan – Village at Isle of Hope, 7360 Skidaway Road;**
MPC File No.: P-081117-43021-2
Petitioner requested continuance to January 6, 2009
- 3. Minor Subdivision – Lands of John B. Demere, 2120 Turner’s Road (Whitmarsh Island)**
MPC File No.: S-081125-60016-1
Petitioner requested continuance to January 6, 2009

C. Demolition

1. City of Savannah Property Maintenance Department
501-503 West 38th Street
Aldermanic District 1
County Commission District 8
Total Demolition
PIN. 2-0073-09-019
Lawrence E. Waring, Owner
Juanita Simmons, Agent
MPC File No. N-081104-68408-2

Beth Reiter, MPC Project Planner
2. City of Savannah
Juanita Simmons, Agent
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

VIII. REGULAR BUSINESS

A. Rezoning Petition – Map Amendment

Roberts Management Inc., Owner
2 – 20 Dana Avenue
Aldermanic District 6
County Commission District 6
Zoning District R-6 to P-B-G
Acres 3.62
PIN: 2-0693-05-007 thru and including -026
Harold Yellin, Attorney
MPC File No.: Z-081216-56078-2

Geoff Goins, 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 2 – 20 Dana Avenue from an R – 6 (Single Family Residential) classification to a P-B-G (Planned General Business) classification.

IX. OTHER BUSINESS

X. ADJOURNMENT