

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

MARCH 16, 2004

Arthur A. Mendonsa Hearing Room

1:30 P.M.

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. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

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

Zoning Petition – Map Amendment

Lewis Cooper, Owner
MPC File No. Z-040226-41508-2

The petitioner is requesting rezoning 1325 Dean Forest Road from a P-I-L (Planned Light Industrial) to a PD-R-SM (Planned Development-Reclamation-Surface Mining) zoning classification.

The MPC Staff recommends **denial**.

AND

General Development Plan

Dean Forest Road Borrow Pit
Dean Forest Road
R-A Zoning District
MPC File No. P-040225-37098-2

Variance requested.

The petitioner has requested that these items be placed on the agenda for the April 6, 2004 MPC meeting.

III. 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 Noon 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 the March 2, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map Amendment

Walter Strong, III, Agent
(for Albert Epstein and Associates, Owner)
MPC File No. Z-040217-58993-2

The petitioner is requesting rezoning 2502 Bull Street from a B-C (Community Business) to an R-I-P (Residential-Institutional-Professional) zoning classification.

The MPC Staff recommends approval.

C. Certificate of Compatibility
Victorian Planned Neighborhood Conservation District

1109 Lincoln Street
Paul Bush, Agent for
C. C. Griffin
MPC File No. N-040303-51075-2

The petitioner is requesting to amend a previously approved application for new construction by the addition of a second story.

D. Master Plan

Mosswood Subdivision
Little Ogeechee Landing
Burton Road
PIN: 1-1006-05-008
86.1 Acres – 100 Lots
R-A Zoning District
Davis Engineering, Engineer
Downer Davis, Agent
Coastal Leasing Associates L P, Owner
MPC File Number M- 040225-51956-1

Variance requested.

E. Master Plan Revision

Bryan Woods Professional Center
Formerly Turner Lakeside Walk
5035 U.S. Highway 80 East
17.02 Acres
PIN 1-0115-01-00C
PUD-IS Zoning District
Davis Engineering Company, Engineer
Phillip McCorkle, Attorney/Agent
Billy Herrin, Owner
MPC Reference File No. M-020626-60096-1
MPC File No. M-040310-35532-1

No variance requested.

F. Major Subdivision/Final Plat

Coffee Point Subdivision
13903 Coffee Bluff Road
PUD-M-3.3 Zoning District
Scott Monson, Agent
MPC File No. S-040219-63375-2

Variations requested.

G. General Development Plan

Thomas and Hutton Engineering Company Office
30 Park of Commerce Way
PUD-B Zoning District
Ralph Forbes, Agent
MPC File No. P-040211-31689-2

Variance requested.

IV. **OLD BUSINESS**

A. Master Plan Revision

Branded Hearts Ministries
5030 LaRoche Avenue
R-6 Zoning District
Agent: Mark Boyles
MPC File No. M-040305-53085-2

Variations requested.

V. **REGULAR BUSINESS**

A. Zoning Petition – Map Amendment

Harold B. Yellin, Agent
(for A. J. & C. Garfunkel, LLC, and Harold Black, Owners)
MPC File No. Z-040225-42859-1

The petitioner is requesting rezoning Terra Firma Hammock, Johnny Mercer Boulevard, from a PUD-CC-24/TC (Planned Unit Development-Commercial Center-Town Center) to a PUD-M (3.5) (Planned Unit Development Multi-Family) zoning classification.

The MPC Staff recommends **approval**.

AND

Master Plan Revision

Camoose Landing
(Terra Firma Hammock)
160 Johnny Mercer Boulevard
PIN 1-0078-01-007A
13.34 Acres – 34 Dwelling Units
PUD-CC-24/TC Zoning District
Ward Edwards Engineering Company, Engineer
Harold Yellin, Agent
Concord Development, Inc., Developer
A.J.&C Garfunkel, Et Al, Owner
MPC File No. M-040225-5798-1

Variances requested.

B. Master Plan

Oemler Subdivision
14 Morningside Drive
PIN 1-0034-01-001, 001A and 1-0035-01-008A
4.1 Acres – 9 Lots
R-1-A Zoning District
Thomas and Hutton Engineering Company, Surveyor/Engineer
Nick Stanley, Agent
Habersham Group, Owner
MPC File Number M-040226-52470-1

No variance requested.

C. Discussion of Zoning in the Sandfly Community

VI. **OTHER BUSINESS**

VII. **ADJOURNMENT**