

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
April 5, 2005
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. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Acknowledgement

Introduction of new MPC member, Jon N. Todd

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

1. General Development Plans

- a. National Wireless Construction, LLC
705 East Anderson Street
R-4 Zoning District
PIN 2-0054-12-0016
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Charlotte Moore, MPC Project Planner
MPC File No. T-040702-52437-2

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- b. Hope VI - Phase 5 (Senior Housing)
Henry Street
PUD-M-16 Zoning District
John Farmer, Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050317-49784-2

Variances requested

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

2. Zoning Petitions –Map Amendments

- a. Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners
Harold Yellin, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050210-42502-2

The petitioner is requesting rezoning of 1105-1123 Delesseps Avenue from R-6 (One-Family Residential) and B-N (Neighborhood Business) zoning classification.

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- b. Tom Cobernus, Petitioner
Valerie Hinesley (Hinesley & Associates), Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-050308-53832-2

The petitioner is requesting rezoning of a portion of 1225 Fulton Road (7.59 acres of a 9.65 acre tract) from a PUD-B-C (Planned Unit Development-Community Business) zoning classification to a P-R-M-15 (Planned Multifamily Residential-15 units per net acre) classification.

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

- c. John Kern (Kern-Coleman & Co.), Agent
Robert Chu, Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-050222-63781-1

The petitioner is requesting rezoning of 456 Johnny Mercer Boulevard from an R-2-A (Two-Family Residential Limited) zoning classification to a PUD-IS-B (Planned Unit Development-Institutional) classification.

AND

General Development Plan

Office Building for Robert Chu
456 Johnny Mercer Boulevard
John Kern (Kern-Coleman & Co.), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050316-36753-1
(See MPC File No. Z-050222-63781-1 for rezoning)

Variances requested

The petitioner has requested that this item be continued to the April 19, 2005 Regular Meeting.

III. RECESS TO EXECUTIVE SESSION

IV. 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 the March 15, 2005 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map Amendment

1. T.E. Shurling (Trustee)
John Kern (Kern-Coleman & Co.), Agent
Charlotte Moore, MPC Project Planner
MPC File No. Z-050224-56754-2

The petitioner is requesting rezoning of 4530 Ogeechee Road from a PUD-B-R (Planned Unit Development – Regional Business) zoning classification to a PD-R (Planned Development Reclamation) classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Shurling Borrow Pit
4530 Ogeechee Road
John Kern (Kern-Coleman & Co.), Agent
Charlotte Moore, MPC Project Planner
MPC File No. P-050224-60953-2
(See MPC File No. Z-050224-56754-2 for rezoning)

Variance requested

**C. Victorian Planned Neighborhood Conservation District
Certificate of Compatibility**

C.C. Griffin, Petitioner
1109 Lincoln Street
MPC File No. N-040303-51075-2

The petitioner is seeking a time extension of an MPC conditional approval to add a second story to a one-story cottage and to square off the rear building elevation by infilling between existing rear additions.

D. General Development Plan

Rivermoor Townhomes – Phase 1
170 Highlands Boulevard
PUD-C Zoning District
Gary Shuman (Hussey, Gay, Bell & DeYoung), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050317-33039-2

No variance requested

E. General Development Plan / Group Development Plan

GKT Warehouse Facility
16 Foundation Road
I-H Zoning District
Chad Zittrouer (Kern-Coleman & Co.), Agent
Jim Hansen, MPC Project Planner
MPC File No. P-050316-42384-1

No variance requested

F. Minor Subdivision / Flat Plat

Wilmington Island Pleasure and Improvement Company Subdivision
2226 and 2228 Walthour Road
R-1-A Zoning District
PIN 1-0099-10-001, 002, and 003
Bert Barrett, Jr., Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-050127-60192-1

Variance requested

G. Approval of Audit Contract with Karp, Ronning and Tindol, CPA

V. OLD BUSINESS

A. Zoning Petition – Map Amendment

1. Trinity Worship and Praise Ministries, Petitioner
Pastor Larry Pounds, Agent
Jim Hansen, MPC Project Planner
MPC File No: Z-050111-50231-2

The petitioner is requesting rezoning of 22 Windsor Road from a B-N (Neighborhood Business) classification to a BN-1 (Neighborhood Business-Limited) classification.

The MPC Staff recommends approval.

B. Major Subdivision/Preliminary Plan

Champion Street Subdivision
1810 Champion Street
R-6 Zoning District
PIN 2-0642-01-056
Boswell Design Services, Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-050206-41444-2

No variance requested

C. Amended Master Plan/General Development Plan

Abercorn Common (Formerly Abercorn Plaza)
7804 Abercorn Street
PINS: 20560-01-001, 003, 004, 005, 006, 008, 009, 009A, 009B, 009C, 009D, 010, 013, 014,
015, and 2-0590 -04-002, 007, 008,
B-C Zoning District
EMC Engineering Services, Inc., Engineer
Charlotte Moore, MPC Project Planner
MPC File No. P-041227-39163-2
MPC Reference File No. P-021202-37229-2

Variances requested

VI. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

1. Bhatia Prem L and Bharat Mohan, Petitioners
J.R. Gill, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050228-55697-2

The petitioner is requesting rezoning of 9820 Middleground Road from a P-R-4 (Planned Four-Family Residential) zoning classification to a B-N (Neighborhood Business) classification.

The MPC Staff recommends **denial**.

2. Donald Amerson, Petitioner
Vincent Helmly, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050311-57471-2

The petitioner is requesting rezoning of 6301 Chief O.F. Love Road from an R-A (Residential-Agriculture) zoning classification to an R-M-15 (Multifamily Residential-15 units per net acre) classification.

The MPC Staff recommends **denial** of an R-M-15 classification and **approval** of a P-R-M-12 classification.

B. Zoning Petition – Text Amendment

Text Amendment to the City Zoning Ordinance
Tony R. Phillips, Petitioner
Matthew Bush, Agent
Charlotte Moore, MPC Project Planner
MPC File No. Z-050311-59067-2

The petitioner is requesting an amendment to Section 8-3025(a) to add coffee shops.

The MPC Staff recommends **approval**.

C. Master Plan / General Development Plan

The Trellis
King George Boulevard and Abercorn Street
PUD-C Zoning District
Jeff Halliburton (Thomas & Hutton Engineering), Agent
Jim Hansen, MPC Project Planner
MPC File No. M-041207-60234-1

No variance requested

VII. OTHER BUSINESS

Public Notice Signs – Additional Contact Information (Request from Freddie Patrick)

VIII. ADJOURNMENT