

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
December 20, 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. Item(s) Requested to be Removed from the Final Agenda

None known at this time.

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 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 December 6, 2005 MPC Meeting Minutes and Briefing Minutes.

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

E. C. Burnside, Inc., dba Southern Built, Petitioner  
305A and B East Duffy Street  
Beth Reiter, MPC Project Planner  
MPC File No. N-051202-55918-2

The petitioner is requesting approval to erect a new two story freestanding duplex on the lot at 305 East Duffy Street.

**C. General Development Plans/Group Development Plans**

1. Sandpiper Supply  
4101 Bull Street  
Mark Crapps, Kern-Coleman & Co., Agent  
B-G-1 Zoning District  
PIN: 2-0093-16-001  
Jim Hansen, MPC Project Planner  
MPC File No. P-051117-60065-2
2. Orchid Isles Townhomes  
Phase 2  
102 Prince Royal Lane  
PIN 1-0993-02-022  
19.4 Acres  
PUD-C Zoning District  
Hussey, Gay, Bell and Deyoung Engineering Company, Engineer  
C. J. Chance, Agent  
James C. Wilson, III, Owner  
Gary Plumbley, MPC Project Planner  
MPC File Number P-051121-87585-1  
MPC Reference File Number S-97-11873-C and P-030530-53534-1

**D. Master Plans/General Development Plans**

1. Berwick Mini-Storage and Outparcels  
Ogeechee Road (US Highway 17 South) an Berwick Boulevard  
Chad Zittrouer, Kern-Coleman & Co., Agent  
PB Zoning District  
PIN: 1-0991-08-002  
Jim Hansen, MPC Project Planner  
MPC File No. P-051130-48629-1
2. Union Mission- Dutchtown Campus  
9611 Middleground Road  
PIN 2-0751-01-008 thru 2-0751-01-022  
5.16 Acres – 48 Units  
R-4 Zoning District  
Debbie Burke, MPC Project Planner  
MPC File Number M-051201-61335-2

**E. Savannah State University Intern Agreement**

**IV. OLD BUSINESS**

None.

**V. REGULAR BUSINESS**

**A. Zoning Petition – Map Amendment**

Shardaben & Lakshmikant Patel, Petitioner  
Debbie Burke, MPC Project Planner  
MPC File No. Z-051201-34762-2

The petitioner is requesting rezoning of 8402 Arrow Street from an R-6 (One-Family Residential) zoning classification to a P-I-P (Planned Institutional Professional) classification.

The MPC Staff recommends **denial**.

**B. City of Savannah  
Mid-City Certificate of Appropriateness  
Demolition**

Albert M. Faragalli, Petitioner  
2229 Whitaker Street  
TN-2 (Traditional Neighborhood) Zoning District  
Lot 18 of Solomons Ward  
Sarah Ward, MPC Project Planner  
MPC File No. N-051207-33324-2

The petitioner is requesting to demolish a contributing historic structure within the Mid-City Zoning District.

**C. General Development Plan/Group Development Plan**

Enmark and Mayes  
204 Johnny Mercer Boulevard  
PIN 1-0078-01-002  
1.67 Acres  
P-B-C/TC Zoning District  
Harold Yellin, Agent  
Enmark Stations, Inc. and Jerral Lee Mayes, Sr., Owners  
Gary Plumbley, MPC Project Planner  
MPC File Number P-051130-56392-1

**D. Amended General Development Plan / Group Development Plan**

Hancock Askew Office Complex  
100 Riverview Drive  
7.9 Acres  
PIN: 1-0235-02-023  
PUD-IS Zoning District  
EMC Engineering Company, Engineer  
Brandy Leighton, Agent  
Hancock, Askew and Company, LLP  
Gary Plumbley, MPC Project Planner  
MPC File No. P-051129-40394-1  
MPC Reference File No. P-031001-56980-1 and P-040702-39189-1

**E. Comprehensive Plan Review Presentation/Discussion of Community Assessment;  
Introduction to Community Agenda**

**Note: The MPC will hold a Public Hearing on December 20, 2005, at 5:00 P.M., in the Arthur A. Mendonsa Hearing Room, 112 East State Street for the purpose of taking public comment on the update of the City-County Comprehensive Plan.**

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**