

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
October 3, 2006
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)

MPC Bylaws Committee Meeting, Tuesday, October 17, 2006, 11:00 A.M., J. P. Jones
Conference Room, 110 East State Street.

B. Proclamation(s)

Oath of Office Administered by Judge John E. Morse, Jr.

C. Acknowledgment(s)

New Employee: Bethany Jewell

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

1. General Development Plan/Group Development Plan

Southern Oaks- Lot 16
145 Southern Boulevard
P-I-L Zoning District
7.79 acres
PIN: 2-0740 -01-017
Chad Zittrouer, Kern-Coleman & Co, LLC, Engineer/Agent
Paul Delevis, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060914-38636-2

No variances requested.

This item has been requested to be removed from the Final Agenda at the petitioners request until further notice.

V. 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 September 19, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map Amendment

130 Tibet Avenue
Phillip McCorkle, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-060914-56835-2

The petitioner is requesting rezoning of property at 130 Tibet Avenue from an R-M-25 (Multifamily Residential) classification to a P-R-I-P (Planned-Residential-Institutional-Professional) classification.

The MPC Staff recommends **approval**.

C. Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction

Geoff Albert, Petitioner
Rosebud Properties, Owner
107 East Waldburg Street
2-R Zoning District
PIN No. 2-0044 -26-012
Sarah Ward, MPC Project Planner
MPC File No. N-060728-38319-2

The petitioner is requesting approval for new construction of a two story carriage house. Setback variances are requested.

The MPC Staff recommends **approval**.

D. General Development Plan/Group Development Plan

The Temple of Glory Community Church- Phase 4
1201 Stiles Avenue
B-N Zoning District
0.21 acres
PIN: 2-0050 -17-002, -003
Downer Davis, Davis Engineering, Engineer/Agent
Temple of Glory Community Church, Inc., Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060920-38562-2

No variances requested.

E. Master Plan

Marina on Turner's Creek
119 Johnny Mercer Boulevard
P-W-I/EO Zoning District
PIN 1-0089 -02-001
EMC Engineering, Engineer
Don Taylor, Agent
Billy Herrin, Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060913-89298-1

No variances requested.

F. Approval of Professional Services Agreement for Unified Zoning Ordinances

VI. OLD BUSINESS

None.

VII. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

1. 1108 East Henry Street
Steven Horner, Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-060824-50597-2

The petitioner is requesting rezoning of property at 1108 East Henry Street from an R-4 (Four-Family Residential) classification to an R-I-P-B Residential, Medium Density) classification.

The MPC Staff recommends **denial**.

2. 604 Wilmington Island Road
Cliff Kennedy, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-060914-57351-1

The petitioner is requesting rezoning of property at 604 Wilmington Island Road from an R-1-A/ EO (One-Family Residential/ Environmental Overly) classification to a P-R-3-8/ EO (Planned Multi-Family Residential, 8 units per acre/ Environmental Overlay) classification.

The MPC Staff recommends **denial** of a P-R-3-8/EO classification but further recommends **approval** of rezoning to an alternate P-R-3-4.25/EO classification.

B. General Development Plan/ Group Development Plan

Abercorn Terrace, Phase 1
4634 Abercorn Street
R-M-25 Zoning District
7.22 acres
PIN: 2-0106 -04-002
Cliff Kennedy, Kennedy, Ragsdale & Associates, Inc., Engineer/Agent
Ivy Partners, LLC., Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060914-36531-2

Height variance requested for a portion of the buildings.

C. Subdivision/Sketch Plan

Norwood Manor- Lot 11 and the Southeast Portion of Lot 10
2328 Norwood Avenue
R-1/EO Zoning District
24 Lots – 6.02 Acres
PIN: 1-0360 -03-003 -004
Smith & Herrin Construction, Inc., Owner
Downer Davis, Davis Engineering, Agent
Amanda Bunce, MPC Project Planner
MPC File No. S-060913-58376-1

No variances requested.

VIII. OTHER BUSINESS

Comprehensive Plan - Community Agenda Report Additional Revisions

IX. ADJOURNMENT