

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda October 2, 2007 1:30 PM



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)**

1. **October 9, 2007 at 6:00 PM next Planning Academy Session Scheduled in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**
2. **October 16, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street**
3. **MPO/MPC received the Georgia Planning Association 2007 Award for Innovation and Effective Planning Process MPC/MPO for the Context Sensitive Design Manual**
4. **Bull Street in Savannah Designated One of 10 Great Streets in America**

**V. A. Swearing-In of Officers by Judge Louisa Abbot, Superior Court**

- a. **Jon N. Todd, Chairman**
- b. **Robert L. Ray, Vice-Chairman**
- c. **W. Shedrick Coleman, Secretary**
- d. **Susan R. Myers, Treasurer**

**VI. A. Item(s) Requested to be Removed from the Final Agenda**

**1. Zoning Petition – Text Amendment**

145 Snow Green Road  
Billy Herrin, Agent  
21 South LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070817-40065-2

The petitioner is requesting rezoning of property at 145 Snow Green Road from an R-A-CO (Residential-Agriculture) zoning classification to a PUD-C (Planned Unit Development-Community) classification.

AND

**Master Plan**

Fort Argyle Village Master Plan  
145 Snow Green Road  
PUD-C Proposed Zoning District  
PIN 2-1034 -01-001  
Steve Wohlfeil, Hussey, Gay, Bell & DeYoung., Engineer / Agent  
21 South LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-070821-40915-2

**VII. 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 September 18, 2007 MPC Meeting Minutes and Briefing Minutes.**

**B. Zoning Petitions - Map Amendments**

1. 1102 Bradley Boulevard  
Chad Zittrouer, Kern-Coleman & Co., Engineer/ Agent  
Lanyard Development, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070907-59275-2

The petitioner is requesting rezoning of property at 1102 Bradley Boulevard from an RA-CO (Residential-Agriculture, County) zoning classification to a P-B-C (Planned-Community-Business) and a PUD-M-15 (Planned Unit Development Multifamily, 15 units per net acre) classification.

The MPC Staff recommends **approval**.

2. 0 Godley Road  
Phillip McCorkle, Agent  
Jan Anderson, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070913-42743-2

The petitioner is requesting rezoning of property at 0 Godley Road from a C-A (Agricultural-Conservation) zoning classification to a P-I-H (Planned-Heavy-Industrial) classification.

The MPC Staff recommends **approval**.

**C. Major Subdivision / Sketch Plan**

1. Mack Tract Subdivision, Lots 5 & 6  
Coffee Bluff Villa Road  
R-10 Zoning District  
4 Lots – 3.69 Acres  
PINs 2-0772 -01-006 & -007  
North Point Real Estate,, Owner  
Terry Coleman, Kern-Coleman & Co., Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-070914-87345-2

Variances requested.

2. Herb River Bend, Phase III  
Herb River Drive  
R-1/EO Zoning District  
46 Lots- 16.34 Acres  
PINS: 1-0363-01-003  
Herb River Bend Properties, Owner  
Hal Kraft, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. S-070925-00040-1

3. Rose Dhu Road Subdivision  
222 Rose Dhu Road  
R-10 Zoning District  
4 Lots – 2.01 Acres  
PIN 2-0684-01-051Y and 051Z  
Buddy Martin, Owner  
Tanya Mandel, Kennedy, Ragsdale & Associates, Agent/ Engineer  
Gary Plumbley, MPC Project Planner  
MPC File No. S-070426-59734-2

Variances requested.

**D. Approval for Executive Director to Execute Stormwater Contract Between MPC Staff and the Center for Watershed Protection**

**VIII. OLD BUSINESS**

**A. Zoning Petitions - Text Amendments**

1. Text Amendment to the City of Savannah Zoning Ordinance  
Re: Text Amendment to Section 8-3112(c) – Restricted Signs  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070517-57005-2

Proposal to allow digital billboard technology.

The MPC Staff recommends **approval**.

2. Text Amendment to the City of Savannah Zoning Ordinance  
Re: Text Amendment to Article K, Section 5.6.2.f (Principal Uses in the TN-2 District)  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070719-51802-2

Proposal to limit expansion of permitted uses through lot recombination.

The MPC Staff recommends **approval**.

**IX. REGULAR BUSINESS**

**A. Minor Subdivision / Final Plat**

Grimbal Park Subdivision  
14 Hopecrest Avenue  
R-1-A Zoning District  
2 Lots – 0.69 Acres  
PIN 1-0266 -02-015  
Catherine Bingham, Owner  
Williams and Associates, Surveyor  
Gary Plumbley, MPC Project Planner  
MPC File No. S-070612-33477-1

Variance requested.

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**