

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda



December 21, 2004

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. RECESS TO EXECUTIVE SESSION**

**III. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

A. Proclamation

Resolution of Appreciation for Helen Stone

B. Notices

None.

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

Minor Subdivisions/Final Plat

Drifton Plantation – Lots A, B, C  
2086 Grove Point Road  
PIN 1-0994-01-040  
3 lots – 39.38 acres  
R-A Zoning District  
Dale E. Yawn, Surveyor  
Joy K. Maner, Owner  
MPC File No. S-041123-88116-1

Variance requested.

This item has been removed from the Final Agenda because the application is incomplete.

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 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 December 7, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Minor Subdivisions/Final Plat

Wild Heron Plantation (portion of) – Fawcett Subdivision  
Grove Point Road  
PIN 1-0994-01-025  
2 lots – 8.2 acres (3.066 acres uplands / 5.1 acres marsh)  
R-A Zoning District  
Travis Randall, Kern-Coleman & Co., LLC, Engineer  
W.D. Fawcett, Owner  
MPC File No. S-041123-88937-1

Variance requested.

C. General Development Plan/Group Development Plan

Brewton Center  
1920 East President Street  
Lot B  
PIN 2-0289-01-017  
5.7 Acres  
P-B-C Zoning District  
Davis Engineering Company, Engineer  
Downer Davis, Agent  
Gregory M. Parker, Inc., Owner  
MPC Reference File Number M-020612-56138-1  
MPC File Number P-041117-40844-1

No variance requested.

D. Economic Opportunity Authority/Head Start Facility  
Request for Policy Exception for Review of Group Development Plans

E. Approval of the 2005 MPC Meeting Calendar

F. Approval of Updated MPC Flexible Benefits Plan

V. OLD BUSINESS

None.

**VI. REGULAR BUSINESS**

A. Zoning Petition – Map Amendment

Petition of Joe Delegal, Owner  
MPC File No. Z-041202-51762-2

The petitioner is requesting rezoning 503 Magazine Street from R-4 (Four-Family Residential) and I-L (Light Industrial) zoning classifications to an I-H (Heavy Industrial) classification.

The MPC Staff recommends **denial of an I-H district** but further recommends **approval of a P-I-L-T district**.

B. Specific Development Plan/Group Development Plan

Tyson Center, Phase II  
8403 Skidaway Road  
B-C Zoning District  
Nathan Pollard, Agent  
MPC File No. P-041206-41132-1

No variance requested.

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**