

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING

### Tentative Agenda



*This Agenda can be accessed on the Internet at <http://www.thempc.org/>*

**FEBRUARY 17, 2004**

**Arthur A. Mendonsa Hearing Room**

**1:30 P.M.**

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. Notice(s)**

1. Tricentennial Plan Committee, Thomas Square Workshop Rehearsal, February 17, 2004, 9:00 A.M. to 11:00 A.M., Coastal Georgia Center
2. Finance Committee Meeting, February 17, 2004, 11:15 A.M., MPC East Conference Room.
3. Gentrification Committee Meeting, February 18, 2004, 9:00 A.M. to 11:00 A.M., MPC Conference Room.
4. City Council Workshop on The Thomas Square Streetcar Historic District Land Use and Zoning Study, February 18, 2004, 10:00 A.M. to 12:00 P.M., Coastal Georgia Center, Room 111.

##### **B. 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 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 February 3, 2004 MPC Meeting Minutes and Briefing Minutes.**

#### **IV. OLD BUSINESS**

None.

V. REGULAR BUSINESS

A. Master Plan

Godley Park  
The Highlands at Godley Station  
Phase 2 - Tract H  
480 Highlands Boulevard  
PIN 1-1016-01-001 (Portion)  
102 Acres – 388 Dwelling Units  
PUD-C Zoning District  
Thomas and Hutton Engineering Company, Engineer  
Ryan Thompson, Agent  
D.R. Horton, Owner  
MPC File Number M-030917-30797-2  
MPC Reference File Numbers M-030917-30797-2 and M-030610-57105-2

Variances requested.

B. Master Plan Amendments

1. The Highlands at Godley Station  
780 Highlands Boulevard  
Tracts E and P  
PIN 2-1016-01-001 (portion)  
1,959 acres – Total Area  
145 acres – Petitioned Area  
PUD-C Zoning District  
Dempsey Land Design, Land Planner  
Bill Dempsey, Agent  
Godley Station Enterprises, L.L.C., Owner  
MPC File No. M-040128-57569-2  
MPC Reference File No. M-030610-57105-2 and M-030212-49870-2

No variance requested.

2. Memorial Health University Medical Center  
4700 Waters Avenue  
Thomas Cetti, P.E., Thomas & Hutton Engineering, Agent  
PUD-IS, PUD-IS-B, -I-P and R-6 Zoning Districts  
(MPC File Link: M-000818-32439-2)  
MPC File No. M-040210-37034-2

No variance requested.

C. Master Plan/General Development Plan/Group Development Plan

Branded Hearts Ministries  
5030 LaRoche Avenue  
PINs: 2-0119 -01-013, -013B, -021, -022, and -025  
PUD-IS Zoning District  
Barbara Cogdell, Agent (Cogdell and Mendrala Architects, PC)  
MPC File No. M-040128-31472-2

Variances requested.

D. Master Plan/General Development Plan

The Exchange at Berwick Plantation  
700 Ogeechee Road  
PIN 1-1008-02-035  
29.85 Acres – Master Plan Area  
16.83 Acres – General Development Plan Area  
PUD-C Zoning District  
John Rauers, Agent  
Robertson Loia Roof, Architects and Engineers  
Noro Development, Owner  
MPC File Number P-040128-32941-1  
MPC Reference File Number M-021127-32998-1

No variance requested.

E. Specific Development Plan  
(Building Elevation Plan, Buffer Plan, Lighting Plan)

St. Joseph's/Candler Hospital  
5353 Reynolds Street  
PIN 2-0113-20-001  
14.24 Acres - Total Site Area  
PUD-IS Zoning District  
Engineers: Carl Walker, Inc. and Saussey Engineering, PC  
Agent: Mark Boyles  
Owner: St. Josephs/Candler Hospital  
MPC File No. P-040116-61298-1

No variance requested.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**