

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

JULY 6, 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)

Introduction of new Staff member, Amanda Bunce, Development Services Planner

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 June 21, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Victorian Planned Neighborhood Conservation District
Certificate of Compatibility

Bolton Row
305 East Bolton Street
2-R Zoning District
Downer Davis, Agent
MPC File No. P-040428-49043-2

Variance requested.

C. Master Plan Amendment

Berwick Plantation – Tract J
The Enclave Subdivision
601 Berwick Boulevard
PIN 1-1008-02-013 (Portion)
PUD-C Zoning District
Thomas and Hutton Engineering Company, Engineer
Genesis Designer Homes, Owen
MPC Reference File No. S-030626-59439-1
MPC File No. S-030626-59439-1

Variations requested.

D. Amended General Development Plan

Southbridge Condominiums
Phase 18
126 Egret Point
PIN 1-1009-02-004
97.6 Acres (44 upland acres)
PUD-C Zoning District
Thomas and Hutton Engineering Co., Engineer
Cristy Lawrence, Agent
Southbridge Development Company, Inc., Owner
MPC Reference File No. S-021029-31869-1
MPC File No. P-040517-87923-1

Variance requested.

E. General Development Plans

1. Bull Street Mixed Use
1514 Bull Street
B-C Zoning District
Steve Day, Agent
MPC File No. P-031112-37967-2

Variations requested.

2. The Shoppes on Abercorn
2514 Abercorn Street
B-C Zoning District
Chance Raehn, Agent
MPC File No. P-040616-51027-2

Variance requested.

3. Smith Office Complex
908 Mohawk Street
PIN 2-0782-05-005
0.65 Acres
P-I-P Zoning District
Kern – Coleman and Company, Engineer
Mark Crapps, Agent
Dr. Sidney and Patsy Smith, Owners
MPC File Number P-040616-55552-2

Variance requested.

F. Minor Subdivision/Final Plat

Lands of West Estate Subdivision
9653 Whitfield Avenue
Lot 2
PIN 1-0504-01-004
3 lots – 3.04 acres
R-1-B Zoning District
Dale E. Yawn, Surveyor
Frank Harn, Owner
MPC File No. S-040616-55895-1

Variance requested.

G. Specific Development Plan/Group Development Plan

Cingular Wireless and Olympus Properties
10200 Middleground Road
B-N Zoning District
Kimberly T. Adams, Agent
MPC File No. T-040616-34051-2

No variance requested.

H. Amended General Development Plan/Group Development Plan

Abercorn Commons (Abercorn Plaza)
7804 Abercorn Street
PIN: 2-0560-01-001, -003, -004, -005, -006, -008, -009, -009A, -009B
1—0C, -009D, -010, -013, -014, -015, and 2-0590-04-002, -007, -008
B-C Zoning district
EMC Engineering Company, Inc., Engineer
Jay Maupin, Agent
Melaver, Inc., Owner
MPC Reference File No. P-021202-37229-2
MPC File No. P-040617-53836-2

Variances requested.

IV. OLD BUSINESS

A. Amended Specific Development Plan

Savannah Tire Expansion
222 E. Montgomery Cross Road
P-B-N Zoning District
Chris Argo, Agent
MPC File No. P-040512-51944-2

Variances requested.

B. General Development Plan / Group Development Plan

Tyson Center, Phase 2
8404 Skidaway Road
Nathan Pollard, Architect (Gonzalez Architects), Agent
P-B-N / T-C Zoning District
PIN: 1-0377-07-004 / 005 / 006 / 007 / 011 / 012 / 013
MPC File No. P-040428-51544-1

No variance requested.

V. REGULAR BUSINESS

A. Staff Study – Map Amendment

Map Amendment to the City of Savannah Zoning Ordinance
Re: Sandfly Rezoning
MPC File No. Z-040521-54003-2

MPC Staff recommends **approval**.

B. Master Plan Amendment

Sweetwater Station
101 Sweetwater Station Drive
191.9 Acres
PIN 1-1004-02-004, 037, 039, 066 and 068
PUD-M-6 Zoning District
EMC Engineering Company, Engineer
Adam Ragsdale, Agent
Sweetwater LLC, Owner
MPC Reference File Nos. Z-011102-39622-1 and M-020404-39300-1
MPC File No. M-040616-36077-1

Variances requested.

VI. OTHER BUSINESS

VII. ADJOURNMENT