

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda May 3, 2005 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. Notice(s)

Finance Committee Meeting, May 10, 2005, 11:00 A.M., J.P. Jones East Conference Room

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

None known at this time.

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 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 April 19, 2005 MPC Meeting Minutes and Briefing Minutes.

B. Master Plan Revision

Highlands Master Plan Revision, Tracts
Benton Boulevard and Highlands Boulevard
PUD-C Zoning District
Terry Coleman, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050330-41899-2

No variance requested.

C. Zoning Petitions – Map Amendments

1. Donald Amerson, Petitioner
Vincent Helmly, Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-050311-57471-2

The petitioner is requesting rezoning of 6301 Chief O.F. Love Road from an R-A (Residential-Agriculture) zoning classification to an R-M-15 (Multifamily Residential-15 units per net acre) classification.

The MPC Staff recommends **denial** of an R-M-15 classification and **approval** of a P-R-M-14 classification.

2. Richard Smith, Petitioner
T.R. Long, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050323-36479-1

The petitioner is requesting rezoning of 163 Red Gate Farms Trail from an R-A (Residential-Agriculture) zoning classification to a PD-R-SM (Planned Development-Reclamation Surface Mining) classification.

The MPC staff recommends **approval**.

AND

General Development Plan

Borrow Pit
163 Red Gate Farms Trail
T.R. Long, Agent
Jim Hansen, MPC Project Planner
MPC File No. P-050323-35272-1
(See MPC File No. Z-050323-36479-1 for rezoning)

3. Jennifer Quick and Emily Gilchrist, Petitioners
John Kern (Kern-Coleman & Co), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050414-42276-2

The petitioner is requesting rezoning property located approximately 100 feet east of the southeast corner of Abercorn Street and Dana Avenue from a P-RM-15 (Planned Multifamily Residential-15 units per acre) zoning classification to a P-B-C (Planned Community Business) classification.

The MPC staff recommends approval.

4. Hutch Holdings, Inc, Petitioner
John Kern (Kern-Coleman & Co), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050414-53723-2

The petitioner is requesting rezoning property located on the southeast corner of Ogeechee Road and Chatham Parkway from an R-A-CO (Residential-Agriculture-County) zoning classification to a P-B-C (Planned Community Business) classification.

The MPC staff recommends approval.

D. General Development Plans/Group Development Plans

1. Kroger Fuel Center
Abercorn Street
PUD-B-C Zoning District
Ali Daughtry (Paulson Mitchell, Inc), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050413-40740-2

No variance requested.

2. White Bluff Commercial Park
9100 White Bluff Road
P-B-C Zoning District
John Farmer, Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050418-49237-2

No variance requested.

3. Berwick Self Storage
5660 Ogeechee Road
P-A-T Zoning District
Mark Crapps (Kern-Coleman & Co), Agent
John Howell, MPC Project Planner
MPC File No. P-050413-59448-1

Variance requested.

**E. Victorian Planned Neighborhood Conservation District
Certificate of Appropriateness**

Wayne Anderson, Petitioner
220 East Waldburg Street
MPC File No. N-050418-39998-2

The petitioner is seeking approval of new construction.

Variances requested.

V. OLD BUSINESS

A. Major Subdivision/Preliminary Plan

Champion Street Subdivision
1810 Champion Street
R-6 Zoning District
PIN 2-0642-01-056
Boswell Design Services, Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-050206-41444-2

No variance requested

VI. REGULAR BUSINESS

A. General Development Plans / Group Development Plans

Smith Family Development, Phase 2
621 Stephenson Avenue
PUD-IS-B Zoning District
J. Mark Mobley (EMC Engineering), Agent
John Howell, MPC Project Planner
MPC File No. P-050331-56312-2

Variances requested.

B. Sign Plan

Kia Automotive Dealership at the Savannah Park of Commerce
Chatham Parkway and Park of Commerce Boulevard
Dan Gay, ASLA (Thomas & Hutton Engineering Co.), Agent
PUD-B-R Zoning District
PIN: 2-0831-02-020 / 021
MPC Planner: Charlotte Moore, AICP
MPC File Number: P-050415-40575-2 (MPC File No. Link: P-050331-46910-2)

**C. Authorization for Executive Director to Execute FY 2006 Unified Planning Work
Program Grant**

D. Approval of Agenda for May 10, 2005 Planning Meeting

VII. OTHER BUSINESS

VIII. ADJOURNMENT