

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda March 7 2006 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. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Proclamation(s)

Resolution of Appreciation for Thomas D. Wilson

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 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 February 21, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map Amendment

0 Harbor Street and 1250 President Street
Woodchips Export Corp., Owner
Ralph Forbes, Thomas & Hutton, Agent
Charlotte Moore, MPC Project Planner
MPC File No. Z-060215-87801-2

The petitioner is requesting rezoning of 0 Harbor Street and 1250 President Street from I-L (Light-Industrial) and P-B-G (Planned General-Business) zoning classifications to PUD-MXU (Planned Unit Development Mixed Use) classification.

The MPC Staff recommends **approval**.

C. General Development Plan

Tradeport Business Center – Phase 1
580 Jimmy DeLoach Parkway
PUD-C Zoning District
Chad Zittrouer, Kern-Coleman & Co, LLC, Engineer/Agent
Commonwealth Commercial Properties, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-051028-34019-2

D. Major Subdivision/Concept Plan

Argyle Lake
589 Bush Road
PINS 1-1036-01-013, 013B, and 1-1035-01-001
14 Lots- 7.08 Acres
R-A/CO Zoning District
EMC Engineering Company, Engineer
Dan Fischer, Agent
Bart Redmond, Owner/ Developer
Gary Plumbley, MPC Project Planner
MPC File No. S-

Right of way width and sidewalk variances requested

E. Approval of Committee Appointments

F. Approval of the March 14, 2006 Planning Session Agenda

IV. OLD BUSINESS

A. Specific Development Plan

Petition of Integral Properties, LLC, Petitioner
Marsha Verdee, Agent
MPC File No. Z-051219-52118-2
(MPC File Link No. Z-040402-55623-2)

V. **REGULAR BUSINESS**

A. **Amended General Development Plan**

Hope VI, Phase IV
Various Blocks of Waters Avenue, Graydon Street, Bolton Street & Ash Street
RIP-B Zoning District (with General Development Plan as per Section 8-3031(D)(1)a)
Marsha Verdree (Integral Properties, LLC), Applicant and Agent
Charlotte Moore, MPC Project Planner
MPC File No. P-051130-35638-2 (MPC File Link: P-040714-49299-2)

B. **Zoning Petition – Map Amendment**

408 and 412 Edgewater Road
Amy Brannen, Owner
Randall Davis, Agent
Debbie Burke, MPC Project Planner
MPC File No. Z-060215-86812-2

The petitioner is requesting rezoning of 408 and 412 Edgewater Road from an R-6 (One-Family Residential) zoning classification to an R-6-B (One-Family Semiattached Residential) classification.

The MPC Staff recommends **denial**.

C. **Amended Specific Development Plan**

Hollow Oak Borrow Pit (Time Extension)
2841 Fort Argyle Road
PD-R-SM Zoning District
James Wrenn, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060201-59855-1

VII. **RECESS TO EXECUTIVE SESSION**

VIII. **OTHER BUSINESS**

IX. **ADJOURNMENT**