

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
July 1, 2008  
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. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notice(s)**

1. July 1, 2008 Personnel Committee Meeting at 11:30 AM in the J.P. Jones Conference Room, 110 East State Street
2. July 1, 2008 Vallambrosa Plantation PUD, Development Meeting at 6:00 PM at Bamboo Farms Administration Building, 2 Canebrake Road
3. July 15, 2008 Regular MPC Meeting at 1:30 PM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

**B. Acknowledgement(s)**

**Staff Introductions**

**Administrative Staff**

Mary Mitchell, Administrative Assistant

V. 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 June 17, 2008 MPC Meeting Minutes and Briefing Minutes.**

**B. Authorization for Executive Director to execute MPC Lease Agreement.**

**C. Zoning Petition - Map Amendment**

Fresh Fire, from Heaven Ministries, Property Owner  
1508 Mills B. Lane  
Aldermanic District 1, 5  
County Commission District 8, 5  
PIN: 2-0638-06-014B  
Tim Baumgartner, EMC Engineering Co., Agent  
MPC File No: Z-080528-70076-2

Geoff Goins, MPC Project Planner

- a. The petitioner is requesting an amendment to the Future Land Use Plan of the Tricentennial Comprehensive Plan. In order to address the rezoning request, the Board needs to recommend a change in land use from a Light Industrial classification to a Commercial – Neighborhood classification.
- b. The petitioner is requesting rezoning of property at 1508 Mills B. Lane from an M-CO (Manufacturing, annexed) zoning classification to a BN-1 (Neighborhood-Business-limited) classification.

**D. General Development Plan**

Southside Fire Department  
2606 East President Street  
Aldermanic District 3  
County Commission District 3  
I-L Zoning District  
PIN: 2-0007-03-001  
Southside Fire Department, Owner  
Mark Crapps, Kern-Coleman & Co., Engineering, Agent  
MPC File No: P-080602-58026-2

Gary Plumbley, MPC Project Planner

Variance requested.

**E. Revised Master Plan**

The Highlands Tracts K and M  
555 Highlands Boulevard  
Aldermanic District 1  
County Commission District 7  
PUD-C Zoning District  
PINs: 2-1016 -02-021, 2-1016-01-005  
Godley Station Enterprises, LLC, Owner  
Kern-Coleman & Co., LLC, Agent  
MPC File No. M-080602-53647-2

Gary Plumbley, MPC Project Planner

The petitioner is requesting MPC approval of an amendment to the Master Plan for The Highlands.

**VI. OLD BUSINESS**

**A. General Development Plan / Group Development**

New Office/Residential Center  
6620 Johnny Mercer Boulevard  
County Commission District 4  
PUD-IS-B/TC Zoning District  
PIN: 1-0059-01-003A,-043  
Mark Boswell, Boswell Design, Agent  
Barry Brown, Property Owner  
MPC File No. P-080311-00047-1

Amanda Bunce, MPC Project Planner

Variations requested.

**VII. OTHER BUSINESS**

**VIII. EXECUTIVE SESSION**

**IX. ADJOURNMENT**