

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
April 3, 2007
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. April 17, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.

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

None known at this time.

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 March 20, 2007 MPC Meeting Minutes and Briefing Minutes.**

B. Zoning Petition - Text Amendment

Text Amendment to the Chatham County Zoning Regulations

Re: Amend Section 4.5 .1 Provisions Regarding Use in C-Districts and R-Districts to permit "Honey production and distribution of honey and honey related products" as a use

Harold Yellin, Agent for the Savannah Bee Company

Jim Hansen, MPC Project Planner

MPC File No. Z-070315-38709-1

The MPC Staff recommends **approval**.

C. Revised Master Plan

Highlands Crossing

125 Highlands Boulevard

PUD-C Zoning District

Ryan Thompson, Thomas & Hutton Engineering Co., Agent

Genesis Real Estate Group LLC, Owner

Amanda Bunce, MPC Project Planner

MPC File No. M-070228-38242-2

D. Authorize Executive Director to Execute Contract with GDOT for Congestion Management Process (CMP) L230 Planning Funding

VI. OLD BUSINESS

None known at this time.

VII. REGULAR BUSINESS

A. Zoning Petitions - Map Amendments

1. 321 Montgomery Street
Harold Yellin, Agent
321 Montgomery Street LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070316-41752-2

The petitioner is requesting rezoning of property at 321 Montgomery Street from a B-C (Community-Business) zoning classification to a B-C-1 (Central-Business) classification.

The MPC Staff recommends **approval**.

2. 307 West Harris Street
Harold Yellin, Agent
307 West Harris Street LLC, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-070316-42685-2

The petitioner is requesting rezoning of property at 307 West Harris Street from a B-C (Community-Business) zoning classification to a B-C-1 (Central-Business) classification.

The MPC Staff recommends **approval**.

B. General Development Plan

Motel at Mall Way
304 Mall Way
B-C Zoning District
1.69 Acres
PIN: 2-0533 -03-012
Jamie Csizmadia, Kern-Coleman & Co., Agent
Ganeshji Properties, LLC, Mike Patel, Owner
Debbie Burke, MPC Project Planner
MPC File No. P-070323-32570-2

Height variance requested.

C. Specific Development Plan

Wal-Mart - 14030 Abercorn Street
14030 Abercorn Street
PUD-B-C Zoning District
25.62 Acres
PINs: 2-0862-01-017A, -013, 2-0860A-03-008, 2-0862-02-004, -005, -006, 007, -008
Michael Blinn, BRR Architecture, Architect
Tom Cetti, Thomas & Hutton Engineering Co., Engineer/Agent
Wal-Mart Stores East, LP, Property Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-070314-39217-2

Setback and parking variances requested.

VIII. OTHER BUSINESS

IX. ADJOURNMENT