

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

JULY 20, 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. RECESS TO EXECUTIVE SESSION

III. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

A. Notice(s)

1. Tricentennial Committee Meeting, August 3, 2004, 11:30 A.M., MPC East Conference Room
2. Finance Committee Meeting, August 17, 2004, 11:30 A.M., MPC 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 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 July 6, 2004 MPC Meeting Minutes and Briefing Minutes.

B. Staff Studies – Text Amendments

1. Text Amendment to the City of Savannah Zoning Ordinance
Re: Adopt Chatham County Zoning Districts and Repeal Redundant Sections
MPC File No. Z-040624-48443-2

The MPC Staff recommends approval.

2. Text Amendment to the Chatham County Zoning Ordinance
Re: Amend Section 4-5.2, B and I Use Schedule, to Allow Uses 52(a), 90(b) and 103(a), in P-I-L-T Zoning Districts
MPC File No. Z-040716-33742-1

The MPC Staff recommends approval.

- C. Staff Study – Map Amendment

Map Amendment to the Chatham County Zoning Ordinance
Re: Bonaventure Road Rezoning Study
MPC File No. Z-040616-52847-1

The MPC Staff recommends approval of a P-I-L-T zoning district.

- D. Master Plan Amendment

The Mulberry at Godley Station
Tract 10
1502 Benton Boulevard
PIN 2-1016-01-013 and 014
3,340 Acres – Total Area of Godley Station
123.78 Acres – Total Petitioned Area
117.49 Uplands Acres (including R/W) - 6.29 Wetlands Acres
PUD-C Zoning District
Thomas and Hutton Engineering Company, Inc., Engineer
Chance Raehn, Agent
The Foxfield Company, Owner
MPC Reference File Number M-030610-57105-2
MPC File Number M-040630-62780-2

No variance requested.

- E. Sketch Plan/Minor Subdivision

Wall Tract Subdivision
354 Felt Drive
1 Lot – 1.18 Acres
PIN 2-0773-01-046
R-10 Zoning District
Mag Belanger, Owner
MPC File No. Z-S-040709-55085-2

Variance requested.

- F. General Development Plan Amendment

Hancock Askew Office Complex
Islands Expressway/Riverview Drive
Thomas and Hutton, Agent
PUD-IS Zoning District
PIN: 1-0235-02-023
MPC File No. P-040702-39189-1

No variance requested.

G. General Development Plan/Group Development Plan

Abercorn Site Investors Office Building
787 King George Boulevard
PUD-CC Zoning District
John Kern, Agent
MPC File No. P-040622-35679-1

Variance requested.

H. Amended General Development Plan/Specific Development Plan
Building Elevations

Abercorn Commons (Abercorn Plaza)
7804 Abercorn Street
PINS: 2-0560-01-001, 003, 004, 005, 006, 008, 009, 009A,
009B, 009C, 009D, 010, 013, 014, 015, and
2-0590-04-002, 007, 008
B-C Zoning District
EMC Engineering Services, Inc., Engineer
MPC reference File No. P-021202-37229-2
MPC File No. P-040617-53836-2

No variances requested.

I. Sign Plan

Whitmarsh Island Properties, LLP
107 Charlotte Road
P-B-N Zoning District
PIN: 1- 0115- 01- 032 and - 033
MPC File No. P-040630-39032-1

Variance requested.

V. **OLD BUSINESS**

A. Zoning Petition - Map Amendment

Petition of Valerie J. Hinesley, Agent
(for Mutual Benevolent Society of 1876, Inc., Owner)
MPC File No. Z-040527-39016-2

The petitioner is requesting rezoning 3030 Barnard Street from a P-RB-1 (Planned Residential-Business) to a P-R-B (Planned Residential-Business) zoning classification.

The MPC Staff recommends **denial**.

AND

General Development Plan / Group Development Plan

Mutual Benevolent Society of 1876, Inc.
3030 Barnard Street
Valerie Hinesley, Agent
P-R-B-1 Zoning District
PIN: 2-0074-38-017/ 018/ 019
MPC File No. P-040709-58778-2

Variances requested.

VI. REGULAR BUSINESS

A. Staff Study – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8-3046, Planned Unit Development-Mixed Use (PUD-MXU) Zoning
District
MPC File No. Z-040604-48887-2

The MPC Staff recommends **approval**.

VII. OTHER BUSINESS

VIII. ADJOURNMENT