

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING



Final Agenda

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

**JUNE 21, 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. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

- A. Notice(s)  
None.
- 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 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 June 1, 2004 MPC Meeting Minutes and Briefing Minutes.
- B. Certificate of Compatibility  
Victorian Planned Neighborhood Conservation District  
  
200 Block of East Anderson Street  
Lots 82 an 83  
Fred Stringer, Owner  
MPC File No. N-040601-60003-2  
  
No variance requested.

- C. Amended Master Plan – The Highlands  
Master Plan – The Highlands Tract K-2
- The Highlands at Godley Station  
Tract K-2  
2119 Benton Boulevard  
PIN 1-1016-02-021  
1,959 Acres – The Highlands  
115.4 Acres – 419 Dwelling Units (Tract K-2)  
PUD-C Zoning District  
Kern - Coleman Engineering Company, Engineer  
Terry Coleman, Agent  
North Godley Development Group, Owner  
MPC File Number M-040428-50548-2  
MPC Reference File Number M-040128-57569-2

Variances requested

- D. General Development Plan/Group Development Plan

Crossroads Business Center  
Tract 1C-2 Office Warehouse  
165 Knowlton Way  
I-H Zoning District  
Barry Jenkins, Agent  
MPC File No. P-040526-54028-2  
MPC File No. P-040510-57790-2

No variance requested.

**IV. OLD BUSINESS**

Amended Specific Plan

Savannah Tire Expansion  
222 E. Montgomery Cross Road  
P-B-N Zoning District  
Chris Argo, Agent  
MPC File No. P-040512-51944-2

No variances requested.

**V. REGULAR BUSINESS**

- A. Zoning Petition – Map Amendment

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-R-B-1 (Planned Residential-Business) zoning classification to a P-R-B (Planned Residential-Business) classification.

The MPC Staff recommends **denial**.

B. Staff Study - Map Amendment

Map Amendment to the County Zoning Ordinance  
Re: Morningside Drive – Oemler Loop Rezoning  
MPC File No. Z-040601-33047-1

The MPC Staff recommends **approval**.

C. General Development Plan  
Parking Plan

Southbridge Condominiums  
Phase 18  
126 Egret Point  
PIN 1-1009-02-004  
97.6 Acres (44 upland acres)  
PUD-C Zoning District  
Thomas and Hutton Engineering Co., Engineer  
Cristy Lawrence, Agent  
Southbridge Development Company, Inc., Owner  
MPC File No. P-040517-87923-1  
MPC Reference File No. S-021029-31869-1

No variance requested.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**