

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda



September 7, 2004

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. Acknowledgment

Introduction of New Staff Member: Roger Beall, Information Technology Administrator

B. Notice(s)

1. Tricentennial Plan Steering Committee and Technical Advisory Committee Meeting, September 9, 2004, at 9:00 A.M. in the Arthur A. Mendonsa Hearing Room
2. Thomas Square Open House, September 9, 2004, 4:00 P.M. until 7:30 P.M. in the Auditorium of the Bull Street Library
3. United Way of the Coastal Empire and Combined Federal Campaign Kick-Off Luncheon, Wednesday, September 8, 2004 at 11:45 A.M., Savannah Civic Center Arena

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

1. Zoning Petitions – Map Amendments

- a. Hal Evans, EM Commercial, LLC, Agent
(for Kern-Coleman and Company, Owner)
MPC File No. Z-040818-34882-1

The petitioner is requesting rezoning property located on Ogeechee Road from an R-A (Residential-Agriculture) classification to a P-B (Planned Business) classification.

The MPC Staff recommends **denial**.

The petitioner has requested that this item be continued to September 21 2004 MPC meeting.

- b. Richard W. Collins, Agent
(for Housing Authority of Savannah, Owner)
MPC File No. Z-040402-55623-2

The petitioner is requesting rezoning property located in the 1100 block of Gwinnett Street, Graydon Street, and Bolton Street between Waters Avenue and Live Oak Street and property in the 700 and 800 block of Waters Avenue between Culver Street and Bolton Street and property in the 1300 block of Ash Street between Henry Street and Anderson Street from RB-1 (Residential-Business), R-4 (Four-Family Residential) and P-RM-25 (Planned Multi-Family Residential) zoning classifications to an RIP-B (Residential, Medium Density) classification.

The petitioner has requested that this item be continued to October 19, 2004 MPC meeting.

AND

General Development Plan

Hope VI, Phase IV
Karolina Bako, Agent
MPC File No. P-040714-49299-2

The petitioner has requested that this item be continued to October 19, 2004 MPC meeting.

2. Specific Development Plan/Group Development Plan

Cingular Wireless and National Wireless Construction, LLC
125 West DeRenne Avenue
B-H Zoning District
Hayden Horton, Agent
MPC File No. T-040702-53114-2

Variance requested.

The petitioner has requested that this item be continued to October 5, 2004 MPC meeting.

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 August 17, 2004 MPC Meeting Minutes and Briefing Minutes.

- B. Zoning Petition – Map Amendment

Ralph Forbes, Agent
(for CSX Real Property, Inc., Frank Peebles and Jack Reese, Owners)
MPC File No. Z-40727-56716-2

The petitioner is requesting rezoning property located at President Street and General McIntosh Boulevard from P-B-B (Planned Bayfront Business), I-H (Heavy Industrial), PUB-B-C (Planned Unit Development-Business-Community Center) and I-L (Light Industrial) zoning classifications to a PUD-MXU (Planned Unit Development-Mixed Use) zoning classification.

The MPC Staff recommends approval.

- C. General Development Plan/Group Development Plan

The Mulberry Office Park at Godley Station
1502 Benton Boulevard
Chance Raehn, Thomas & Hutton Engineering Co., Agent
PUD-C Zoning District
PIN: 2-1016-01-013
MPC File No. P-040729-38039-2

Variance requested.

- D. Specific Development Plan-Lighting Plan

Country Convenience Store #3
1102 E. Victory Drive
B-C Zoning District
Theresa Wexel, Agent
MPC File No. P-040713-34902-2

No variance requested.

- E. Amended Specific Development Plan

Hester and Zipperer Expansion
6725 Skidaway Road
Downer Davis, Agent (Davis Engineering, Inc.)
PUD-IS-B Zoning District
PIN: 2-0157-02-014
MPC File No.: P-030827-48731-2

Variance requested.

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS

A. Master Plan Amendment-Parking Variance

Eisenhower Medical Center
310 Eisenhower Drive
Anesthesiology Associates and Rouse Properties, LLC
The Spriggs Group, P.C. and The CFP Group, LLC, Architects
P-I-P Zoning District
MPC File No. M-040827-38633-2

Variance requested.

B. Minor Subdivisions/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
3 lots - 0.58 acres
R-1-Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-55551-1

Variations requested.

C. General Development Plan

Wheaton Street Business Exchange
1220 Wheaton Street
I-L Zoning District
Valerie Hinesley, Agent
MPC File No. P-040816-48808-2

Variations requested.

D. Specific Development Plan

Mercy Ministries
4327 A.C.L. Boulevard
Theresa Wexel (Clemmons Engineers), Agent
Cowart Coleman Group, Architect
Zoning District: P-BG-1
PIN: 2-0705-02-001
MPC File No.: P-040817-36079-2

Variations requested.

- E. Approval of the September 14, 2004 Planning Session Agenda
- F. Report of Finance Committee: Recommend Approval of Budget Adjustments
- G. Report of Nominating Committee

VI. OTHER BUSINESS

VII. ADJOURNMENT