

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda August 2, 2005 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. Notice(s)**

None.

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

##### **1. Amended General Development Plan**

Hope VI – Phase 5 (Senior Housing)  
Anderson Street  
PUD-M-16 Zoning District  
Cliff Kennedy (EMC Engineering), Engineer  
Marsha Verdree (Housing Authority), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050317-49784-2

Variances requested.

The petitioner has requested that this item be continued until August 16, 2005.

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 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 the July 19, 2005 MPC Meeting Minutes and Briefing Minutes.**

IV. OLD BUSINESS

- A. **Zoning Petition – Map Amendment**

David Fritts, Owners  
Gary Sanders (Ciphers Design Co.), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050519-86472-2

The petitioner is requesting rezoning of 8 West 37<sup>th</sup> Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial-1) classification.

The MPC Staff recommends **denial**.

V. REGULAR BUSINESS

- A. **Zoning Petition – Map Amendment**

First Cousins Realty & Development, Petitioner  
Steve Wohlfeil, HGBD Engineering, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-050615-52793-1

The petitioner is requesting the rezoning of 5107, 5111 and 5203 Garrard Avenue from R-A (One-Family Residential) and R-1 (One-Family Residential, 5 units per acre) zoning classifications to a P-R-3-10 (Planned Multifamily Residential, 10 units per acre) classification.

The MPC Staff recommends **denial of a P-R-3-10 classification**, but further recommends **approval of a P-R-3-7.5** classification.

- B. **Victorian Planned Neighborhood Conservation District Certificate of Compatibility**

503 & 505 East Park Avenue Residences  
1-R Zoning District  
Wayne Anderson and Rick Little, Petitioners  
Beth Reiter, Project Planner  
MPC File No. N-050630-55492-2

Variations requested.

**C. General Development Plan/Specific Development Plan / Group Development Plan**

Sam's Club and Sam's Gas Station/Car Wash  
1975 East Montgomery Cross Road  
PUD-B-C / EO Zoning District  
Thomas Cetti (Thomas & Hutton Engineering), Engineer  
Phillip McCorkle, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050713-34772-1

No variances requested.

**D. Major Subdivision/Preliminary Plan**

The Enclave, Phase 3  
100 Enclave Boulevard  
PUD-C Zoning District  
PIN 1-1008-02-051  
Cristi Lawrence, Agent  
Gary Plumbley, MPC Project Planner  
MPC File Number S-050422-51082-1

Variances requested.

**E. Telecommunications Facility**

National Wireless Construction, LLC  
12915 White Bluff Road  
R-6 Zoning District  
Jonathan Yates, Agent  
MPC File No. T-050517-48692-2

No variances requested.

**F. Appointment of Nominating Committee**

**VI. OTHER BUSINESS**

**Discussion: Eastside Neighborhood and Design Review**

**VII. ADJOURNMENT**