

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
December 6, 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. Acknowledgement

Recognition of former Chairman Timothy Mackey

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

None.

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 November 15, 2005 MPC Meeting Minutes and Briefing Minutes.

B. Approval of Authorization for the Executive Director to Execute Agreement Between Metropolitan Planning Commission and McMillan and Associates for Consulting and Facilitation Services

C. Approval of Bank Resolution for Depository Authorization

D. Zoning Petitions – Map Amendments

1. Great Ogeechee River Preserve, Petitioner
Kern-Coleman and Company, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-051014-60038-1

The petitioner is requesting rezoning of 1401 Fort Argyle Road from an R-A (Residential-Agriculture) zoning classification to a PDR-SM (Planned Development Reclamation-Surface Mining) classification.

The MPC Staff recommends **approval**.

AND

General Development Plan

Ogeechee River Preserve Barrow Pit
1401 Fort Argyle Road
Rod Spann, Owner
Kern-Coleman & Co, Engineer
Clay Loyless, Agent
R-A Zoning District (Proposed PDR-SM District)
PIN: 1-1050-01-002
MPC File No. P-051110-40139-1
Jim Hansen, MPC Project Planner

2. Claudia Gaughf, Petitioner
Debbie Burke, MPC Project Planner
MPC File No. Z-051108-35167-2

The petitioner is requesting rezoning of 637 and 639 Stephenson Avenue from an R-6 (One-Family Residential) zoning classification to a PUD-IS-B (Planned Unit Development Institutional) classification.

The MPC Staff recommends **approval**.

E. Master Plan

The Highlands at Godley Station- Tracts N, portion of Tract M
Jimmy Deloach Parkway
PUD-C Zoning District
Jim Collins (Thomas & Hutton Engineering Co.), Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-051116-56911-2

F. Major Subdivision/Preliminary Plan

Cobblestone (formerly Wexford) (203 lots)
450 Bush Road
R-A-CO (Residential-Agriculture, Annexed) Zoning District
Jay Maupin (Maupin Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. S-051020-48446-2

IV. OLD BUSINESS

A. General Development Plan

National Wireless Construction Stealth Telecommunications Facility
12915 White Bluff Road
R-6 Zoning District
Jonathan Yates (Nelson, Mullins, Scarborough, LLP), Agent
Charlotte Moore, Project Planner
MPC File No. T-050517-48692-2

Continuation from August 2, 2005 Meeting

V. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

Mr. & Mrs. Mike Davis, Petitioner
Jay Maupin (Maupin Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-051110-51079-2

The petitioner is requesting rezoning of 8113, 8115, and 8117 Waters Avenue from R-6 (One-Family Residential) and PUD-IS-B (Planned Unit Development Institutional) zoning classifications (in conjunction with an approved General Development Plan in accordance with Section 8-3031(D)(1)(a)) to a PUD-IS-B (Planned Unit Development Institutional) classification with a General Development Plan in accordance with Section 8-3031(D)(1)(a).

The MPC Staff recommends **approval**.

AND

Amended General Development Plan

Mr. & Mrs. Mike Davis, Petitioner
Jay Maupin (Maupin Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-051118-41890-2

AND

Special Use

Mr. & Mrs. Mike Davis, Petitioner
Jay Maupin (Maupin Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-051122-51105-2

Special Use at 8113, 8115, and 8117 Waters Avenue for special event rental in a PUD-IS-B district.

VI. OTHER BUSINESS

Discussion of Zoning Board of Appeals Decision on Saint Pius Cell Tower

VII. ADJOURNMENT