

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
July 19, 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

A. Notice(s)

None.

II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS

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

1. 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 37th Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial-1) classification.

This item has been requested to be removed from the July 19, 2005 Agenda.

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 5, 2005 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petitions – Map amendment

Hutch Island Investments, LLC, Petitioner
Ralph Forbes (Thomas & Hutton), Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050630-38514-2

The petitioner is requesting the rezoning of Hutchinson Island Road from an I-H (Heavy-Industrial) zoning classification to an RIP-C (Medium Density Residential) classification.

The MPC Staff recommends Approval.

C. Victorian Planned Neighborhood Conservation District Certificate of Compatibility

Blackwood Partners, LLC, Petitioner
815-817 Whitaker Street (Vacant Lot)
Beth Reiter, MPC Project Planner
MPC File No. N-050608-36158-2

The petitioner is requesting Part II, Design Detail approval for eight town homes at the northwest corner of Bolton and Whitaker Streets within the Victorian Planned Neighborhood Conservation District. Four units will face Whitaker Street and four will face Howard Street. Part I, Height and Mass was approved on July 5, 2005.

D. General Development Plans / Group Development Plans

Lathrop Avenue
501 East Lathrop Avenue
I-H Zoning District
Thomas Hoffman (Hoffman Engineering Group), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050628-32498-1

Variance requested.

E. Amended Specific Development Plan

Live Oak Park, LLC
314 Stephenson Avenue
PUD-IS-B Zoning District
Downer Davis (Davis Engineering), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-031015-32290-2

Variance requested.

F. 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.

G. Amended Master Plan

Palmetto Row Subdivision
2428 and 2502 Norwood Avenue
R-1 Zoning District
John Larroude, Agent
Gary Plumbley, MPC Project Planner
MPC File No. M-050629-57815-1

Variance requested.

IV. OLD BUSINESS

A. Telecommunications Facility

New Telecommunications Facility at St. Pius X Family Resource Center
705 East Anderson Street
R-4 Zoning District
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Charlotte Moore, MPC Project Planner
MPC File No. P-050427-54009-2

V. **REGULAR BUSINESS**

A. **Zoning Petitions – Map Amendments**

1. International Paper Realty, Petitioner
Bruce Boysen (Wood and Partners, Inc.), Agent
Charlotte Moore, MPC Project Planner
MPC File No. P-050428-41936-2

The petitioner is requesting rezoning of 4,045.4 acres in the vicinity of I-16 and Little Neck Road from an RA-CO (Residential Agriculture-Annexed) zoning classification to a PUD (Planned Unit Development) classification.

The MPC Staff recommends **Approval**.

2. Sandy Marks et al, Owners
Harold Yellin, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-050602-59821-2

The petitioners are requesting rezoning of properties on Wilshire Boulevard from an R-6 (One-Family Residential) zoning classification to P-B-N (Planned Neighborhood Business) and PUD-IS-B (Planned Unit Development-Institutional) classifications. The PUD-IS-B portion is proposed to be rezoned in conjunction with a Master Plan / General Development Plan.

The MPC Staff recommends **Approval**.

AND

Master Plan / General Development Plan
Wilshire Boulevard Future Use
Wilshire Boulevard
Proposed PUD-IS-B Zoning District
Harold Yellin, Agent
Amanda Bunce, MPC Project Planner
MPC File No. M-050714-38810-2

The MPC Staff recommends **Approval**.

B. **General Development Plan**

Chatham Orthopedic Center
4405 Paulsen Street
R-I-P Zoning District
John Farmer (EMC Engineering), Agent
Gary Plumbley, MPC Project Planner
MPC File No. P-050512-34044-2

Variances requested.

VI. **OTHER BUSINESS**

VII. **ADJOURNMENT**