

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda March 1, 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. Finance Committee Meeting, 11:00 A.M.
J. P. Jones East Conference Room**
- 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 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 February 15, 2005 MPC Meeting Minutes and Briefing Minutes.**

B. General Development Plan

Envision Eye Care
321 West Montgomery Cross Road
PUD-IS-B-12 Zoning District
PIN 2-0644-01-013
Gary Shuman (Hussey, Gay, Bell & DeYoung), Agent
John Howell, MPC Project Planner
MPC File No. P-050209-55263-2

Variances requested

C. Amended Master Plan / General Development Plan /Group Development Plan

Victory Square
1915 East Victory Drive
B-C Zoning District
PIN 2-0083-03-004
Ronald Bryson (New Plan Excel Realty Trust, Inc), Agent
Amanda Bunce, MPC Project Planner
MPC File No. P-050209-58861-2

No variance requested

D. Master Plan Amendment

Highlands Business Park (Tracts 6-A and 6-B)
Benton Boulevard and Highlands Boulevard
PUD-C Zoning District
PIN 2-1016-02-029 (portion of)
Ryan Thompson (Thomas & Hutton), Agent
Amanda Bunce, MPC Project Planner
MPC File No. S-050209-56312-2

No variance requested

E. Major Subdivisions / Preliminary Plans

1. Champion Street
1810 Champion Street
R-6 Zoning District
PIN 2-0642-01-056
Boswell Design Services, Agent
Gary Plumbley, MPC Project Planner

No variance requested

2. Teal Lake Subdivision
Chief O. F. Love Road
R-A Zoning District
PIN 1-1029 -02-012
Stuart Abel, III Construction, Owner and Agent
Gary Plumbley, MPC Project Planner

Variance requested

F. Minor Subdivision/Final Plat

Beverly Farms Subdivision
4130 and 4140 Colt Road
Lots 40 and 41
PIN 1-0841-01-004 and 021
2 lots – 10.021 acres
R-A Zoning District
MPC File No. S-050213-53122-1
Kern-Coleman and Company, Surveyor
Travis Randall, Agent
Tim Wilson and Lou Ann Dolly Wright, Owners
Gary Plumbley, MPC Project Planner

Variance requested

G. Approval of 2005 MPC Budget

IV. OLD BUSINESS

A. General Development Plan

National Wireless Construction, LLC
705 East Anderson Street
R-4 Zoning District
PIN 2-0054-12-0016
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Charlotte Moore, MPC Project Planner
MPC File No. T-040702-52437-2

V. REGULAR BUSINESS

A. Zoning Petitions – Map Amendments

1. Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners
Harold Yellin, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050210-42502-2

The petitioner is requesting rezoning of 1105-1123 Delesseps Avenue from R-6 (One-Family Residential) and B-N (Neighborhood Business) zoning classifications to a P- B-N (Planned Neighborhood Business) classification.

The MPC Staff recommends **denial**.

2. Carver State Bank, Petitioner
Harold Yellin, Agent
Jim Hansen, MPC Project Planner
MPC File No. Z-050210-52002-2

The petitioner is requesting rezoning of 7110-7114 Skidaway Road and 2109-2111 Beaumont Drive from R-6 (One-Family Residential) and B-N (Neighborhood Business) zoning classifications to a P-B-N (Planned Neighborhood Business) classification.

The MPC Staff recommends **denial** of a P-B-N classification but further recommends **approval** of an alternate P-BN-1 classification.

B. Specific Development Plan/Group Development Plan

Cingular Wireless and National Wireless Construction, LLC
101 West DeRenne Avenue
B-C Zoning District
PIN 2-0127 -01-027
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
John Howell, MPC Project Planner
MPC File No. T-050124-38385-2

Variance requested

C. Approval of Agenda for March 8, 2005 Planning Meeting

VI. OTHER BUSINESS

VII. ADJOURNMENT