

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
September 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. 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 August 16, 2005 MPC Meeting Minutes and Briefing Minutes.

**B. Zoning Petition – Map Amendment**

Gladys Hill and Joyce Durrence, Petitioners  
Daniel Falligant, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-050818-31362-2

The petitioners are requesting rezoning of 306 Felt Drive and 13907 & 13909 Coffee Bluff Road from an R-10 (One-Family Residential, 4 units per acre) zoning classification to a PUD-M 3.3 (Planned Unit Development-Multifamily, 3.3 units per acre) classification.

The MPC Staff recommends **approval**.

**C. General Development Plan**

Drs. Osborne and Pischke Dental Office  
340 Eisenhower Drive  
P-I-P Zoning District  
Merrill Levy, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. P-050721-36103-2

Variance requested.

**D. General Development Plans / Group Development Plans**

1. Johnston Street Hotel  
5711 Abercorn Street  
R-I-P Zoning District  
Mark Crapps (Kern-Coleman & Co), Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050801-49313-2
2. Georgia Commerce Center II  
Telfair Road  
I-H Zoning District  
Todd Staley, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050818-55290-2

**E. Amended Specific Development Plan**

Berwick Market Place  
Formerly The Exchange at Berwick Plantation  
5720 Ogeechee Road  
PUD-C Zoning District  
Charles Worthen, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. P-040128-32998-1

**F. Amended Master Plan**

Sweetwater Station  
Sweetwater Station Drive  
PUD-M-6 Zoning District  
Downer Davis, Agent  
Charlotte Moore, MPC Project Planner  
MPC File No. M-040616-36977-2

**G. Major Subdivision / Final Plat**

Herb River Bend Subdivision  
6407 LaRoche Avenue  
R-1 Zoning District  
John Farmer (EMC Engineering), Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. S-050817-36372-1  
MPC Reference File No. S-050224-39681-1

**H. Approval of the September 13, 2005 Planning Session Agenda**

**IV. OLD BUSINESS**

**A. 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

Variance requested.

**V. REGULAR BUSINESS**

**A. Zoning Petition – Map Amendment**

Gladys Hill, Petitioner  
Ed Hill, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-050815-33058-2

The petitioner is requesting rezoning of 8502 Lyn Avenue from an R-6 (One-Family Residential) zoning classification to a P-R-T (Planned-Residential-Transition) classification.

The MPC Staff recommends **approval**.

AND

**General Development Plan**

Lyn Avenue Office Development  
8502 Lyn Avenue  
Proposed P-R-T Zoning District  
Ed Hill, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-040116-89862-2

Variances requested.

**B. Master Plan**

Grove Point Subdivision  
1507 Grove Point Road  
R-A Zoning District  
Mark Boswell, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. M-050817-56024-1

**C. Report of the Nominating Committee**

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**