

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda February 7, 2006 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. Notices

Tricentennial Plan - Comprehensive Plan Review. - Continuation of Public Input and Discussion. Time Certain 5:00 P.M.

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

General Development Plan

North Point Warehouse
1325 Dean Forest Road
P-I-L Zoning District (Proposed)
39.43 Acres
PIN: 2-0990-01-010 and 011
Kern-Coleman and Company, Engineer
Mark Crapps, Agent
North Point Real Estate, Petitioner/ Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060105-392960-2 (in association with Z-051221-42845-2)

This item has been requested to be removed from the agenda at the request of the petitioner until further notice.

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 January 17, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Victorian Planned Neighborhood conservation district
Certificate of Compatibility

402 and 406 East Waldburg Street
Patrick McKinnon, Petitioner/Owner
Sarah Ward, Project Planner
MPC File No. N-060118-39648-2

The applicant is requesting approval for new construction of a two-story carriage house/garage at 402 East Waldburg Street and a two-story addition on the historic residence at 406 East Waldburg Street. The proposed garage will be located on a vacant lot on the northeast corner of Waldburg Street and Habersham Street. A three foot rear setback variance and a three foot side setback variance is requested for the new addition.

C. Zoning Petitions – Map Amendments

1. Randall Davis, Petitioner
Robert Redding, Owner
Gary Plumbley, MPC Project Planner
MPC File No. Z-051230-50850-2

The petitioner is requesting rezoning of 1 thru 11 Redding Court from a R-A-1-CO (Residential Agriculture Limited- County) zoning classification to an R-6-B (One-family Semiattached Residential) classification.

The MPC Staff recommends **approval**.

2. Phillip R. McCorkle, Petitioner
455 Montgomery, LLC, Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-06119-52993-2

The petitioner is requesting rezoning of 455 Montgomery Street from a R-B-C-1 (Residential-Business-Conservation, Extended) zoning classification to an R-I-P-A (Residential, Medium Density) classification.

The MPC Staff recommends **denial of a RIP-A** zoning classification but further recommends **approval of a RIP-B classification**.

D. General Development Plan / Group Development Plan

Stephenson Professional Court
639 Stephenson Avenue
Jay Maupin, Agent
Stephenson Developers, LLC, Owner
PUD-IS-B Zoning District
PIN: 2-0490-05-030, -031
Debbie Burke, MPC Project Planner
MPC File No. P-051215-61488-2

E. Approval of the Fourth Quarterly Report

IV. OLD BUSINESS

A. Discussion: Draft Multiple Access to Subdivisions Ordinance

B. Zoning Petition – Map Amendment

William Coursey, Jr., Petitioner
Jim Hansen, MPC Project Planner
MPC File No. Z-051219-55061-2

The petitioner is requesting rezoning of 528 Selma Street from a B-C (Community-Business) zoning classification to an RIP-B (Residential, Medium Density) classification.

The MPC Staff recommends **approval**.

C. Amended General Development Plan / Group Development Plan

Hancock Askew Office Complex
100 Riverview Drive
7.9 Acres
PIN: 1-0235-02-023
PUD-IS Zoning District
EMC Engineering Company, Engineer
Brandy Leighton, Agent
Hancock, Askew and Company, LLP
Gary Plumbley, MPC Project Planner
MPC File No. P-051129-40394-1
MPC Reference File No. P-031001-56980-1 and P-040702-39189-1

V. REGULAR BUSINESS

A. Amended Specific Development Plan/ General Development Plan

Lawrel Hill Village- Phase I
0 Ogeechee Road
5.7 Acres Phase I (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
CJ Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-050506-53554-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

AND

Lawrel Hill Village- Phase 2
0 Ogeechee Road
7.1 Acres Phase 2 (Total site 12.8 Acres)
PIN: 1-1029 -01-028
P-B-C Zoning District
CJ Chance, Hussey, Gay, Bell & Deyoung, Engineer
Henderson Property Holdings, LLC
Debbie Burke, MPC Project Planner
MPC File No. P-051227-36735-1
MPC Reference File No. M-041116-35569-1 and M-050224-61018-1

B. Sign Plan

Bible Baptist Church
4700 Skidaway Road
PIN: 2-0120-01-004
PUD-IS Zoning District
Doug Bean Signs, Applicant
Charlotte Moore, MPC Project Planner

VI. OTHER BUSINESS

VII. ADJOURNMENT