

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda February 21, 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. Swearing-in of MPC Members

Judge John E. Morse, Jr., Superior Court Judge

B. Proclamation(s)

1. Resolution of Appreciation for Alexander S. Luten
2. Resolution of Appreciation for Freddie B. Patrick
3. Resolution of Appreciation for John P. Jones

C. Tricentennial Plan - Comprehensive Plan Review. - Continuation of Public Input and Discussion and approval to submit to the Mayor and Aldermen and the Chatham County Commissioners. Time Certain 5:00 P.M.

D. 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 7, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Amended General Development Plan

Hope VI, Phase IV
Various Blocks of Waters Avenue, Graydon Street, Bolton Street & Ash Street
RIP-B Zoning District (with General Development Plan as per Section 8-3031(D)(1)a)
Marsha Verdree (Integral Properties, LLC), Applicant and Agent
Charlotte Moore, MPC Project Planner
MPC File No. P-051130-35638-2
(MPC File Link: P-040714-49299-2)

C. Victorian Planned Neighborhood Conservation District- New Construction

Vernon Purcell, Petitioner
220 West Bolton Street
Beth Reiter, MPC Project Planner
MPC File No. N-051221-33339-2

The petitioner is requesting approval to erect a garage at 220 West Bolton Street.

Variances requested.

D. Zoning Petition – Map Amendment

National Wireless Construction, LLC
Charles E. Douglas, Owner
Jonathan Yates, Nexsen Pruet, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. Z-060109-32729-1

The petitioner is requesting rezoning of a portion of 835 Chevis Road from an R-A (Residential-Agriculture) zoning classification to an R-A/ WT (Residential-Agriculture/Wireless Telecommunication Overlay) classification.

AND

General Development Plan

National Wireless Telecommunications Facility
835 Chevis Road
R-A Zoning District
Charles E. Douglas, Owner
Jonathan Yates, Nexsen Pruet, LLC, Agent
Amanda Bunce, MPC Project Planner
MPC File No. T-060103-59583-1

Setback variance requested.

E. Master Plan

The Commons at New Hampstead, Tracts R-9 & R-14
New Hampstead
PIN 1-1047 -03-002 (portion)
230.8 Acres – 679 lots
PUD- New Hampstead Zoning District
Ryan Thompson, Thomas & Hutton Engineering, Agent
Centex Homes, Developer
Charlotte Moore, MPC Project Planner
MPC File No. M-060202-53194-2

F. Master Plan/ General Development Plan

Saltgrass Plaza
5975 Ogeechee Road
P-B-C Zoning District
7.62 Acres
PIN: 2-0990-01-010 and 011
Kern-Coleman and Company, Engineer
Terry Coleman, Agent
Hallmark Homes, Owner
Gary Plumbley, MPC Project Planner
MPC File No. P-060202-60360-1

G. General Development Plan / Group Development Plan

Louisville Road Warehouse- Mini Storage
2305 Louisville Road
I-H Zoning District
6.7 Acres
PIN: 2-0599 -01-005C
Mark Crapps, Kern-Coleman and Company, Agent
Turner Enterprises of Savannah, LLC, Owner
Amanda Bunce, MPC Project Planner
MPC File No. P-060123-35616-2

H. Major Subdivision/ Preliminary Plan

The Lakes at Cottonvale- Phase 3
104 Fontenot Drive
PIN 1-0992-01-011
109 Lots – 34.3 Acres
R-A Zoning District
Hussey, Gay, Bell & DeYoung, Engineer
Steve Wohlfeil, Agent
Greenway Developers, Inc., Owner/Developer
Gary Plumbley, MPC Project Planner
MPC File Number S-060120-87355-1

I. Major Subdivision/ Concept Plan

Autumn Place (formerly 1911 Staley Avenue Subdivision)
1911 Staley Avenue
PIN 2-0703 -02-002, -003
18 Lots – 6.43 Acres
R-6 Zoning District
Jay Maupin, Engineer
William and Victor Jones, Owner
Amanda Bunce, MPC Project Planner
MPC File Number S-060202-55540-2

IV. OLD BUSINESS

None.

V. REGULAR BUSINESS

A. Master Plan

Commodore Point East
201 Schooner Drive
PIN 1-0139 -01-001
12.68 Acres
R-1-A/EO Zoning District
Jim Woods, Agent
Port City Enterprises, Inc., Owner
Gary Plumbley, MPC Project Planner
MPC File No. M-060131-61336-1

VI. OTHER BUSINESS

VII. ADJOURNMENT