

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda January 17, 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. Notice(s)

1. Tricentennial Plan - Comprehensive Plan Review. - Continuation of Public Input and Discussion. Time Certain 4:00 P.M.
2. APA Audio/Web Conference, “Introduction to the Planning Commission Part I of 2,” Wednesday, January 18, 2006, 4:00 P.M. – 6:00 P.M., Jerry Surrency Conference Room, 110 East State Street
3. Telecommunications Facilities Workshop, Tuesday, February 7, 2006, 10:00 A.M. – 12:00 Noon, Arthur A. Mendonsa Hearing Room, 110 East State Street

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

1. 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

This item has been requested to be continued to the February 7, 2006 Regular Meeting.

2. 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

This item has been requested to be continued to the February 7, 2006 Regular Meeting.

3. 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 (in association with Z-051221-42845-2)

This item has been requested to be continued to the February 7, 2006 Regular Meeting.

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 3, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Zoning Petition – Map amendment

North Point Real Estate, Petitioner
Mark Crapps, Kern-Coleman & Co., Agent
Gary Plumbley, MPC Project Planner
MPC File No. Z-051221-42845-2

The petitioner is requesting rezoning of 1315 and 1325 Dean Forest Road from a P-D-R-SM (Planned Development-Reclamation Surface Mining) zoning classification to an P-I-L (Planned Light-Industrial) classification.

The MPC Staff recommends **approval**.
MPC File No. P-051130-35638-2 (MPC File Link: P-040714-49299-2)

C. Master Plan

Chatham Center, Lot 1A
1001 Chatham Center Drive
PIN 2-0739-01-012
14.52 Acres
PUD-B-R Zoning district
Terry Coleman, Kern-Coleman & Company, Agent
PHRM Holdings, LLC, Owner
Debbie Burke, MPC Project Planner
MPC File No. M-051012-56734-2

- E. **Approval of the 2006 MPC Budget**
- F. **Approval of the 2006 Program of Work and Budget**

IV. **OLD BUSINESS**

A. **Zoning Petition - Text Amendment**

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Section 8, Chapter 3, and Article B (Zoning Districts)
Jim Hansen, Project Planner
MPC File No. Z-051214-30962-2

B. **General Development Plan**

Southeastern Orthopedic Center- Phase 2
210 East Derenne Avenue
Daniel E. Gay, Jr., Thomas & Hutton Engineering, Agent
PUD-IS-B Zoning District
PIN: 2-0113 -21-005
Gary Plumbley, MPC Project Planner
MPC File No. P-051215-87529-2

C. **General Development Plans / Group Development Plans**

Enmark and Mayes
204 Johnny Mercer Boulevard
PIN 1-0078-01-002
1.67 Acres
P-B-C/TC Zoning District
Harold Yellin, Agent
Enmark Stations, Inc. and Jerral Lee Mayes, Sr., Owners
Gary Plumbley, MPC Project Planner
MPC File Number P-051130-56392-1

V. **REGULAR BUSINESS**

A. **Zoning Petitions – Map Amendments**

1. William Coursey, Jr., Petitioner
Jim Hansen, 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**.

B. Specific Development Plan (Building Elevations)

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

C. 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

A. Discussion: Draft Multiple Access to Subdivisions Ordinance

VII. ADJOURNMENT