

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda June 20, 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. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

A. Notice(s)

MPC By-Laws Committee will meet Tuesday, July 11, 2006 at 11:00 A.M. in the J. P. Jones Conference Room

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

1. General Development Plan

St. Andrews School Unified Campus Plan
601 Penn Waller Road
PUD-IS/EO Zoning District
PIN: 1-0062 -01-002
Hussey, Gay, Bell & DeYoung, Inc., Engineer
Steven C. Wohlfeil, P.E., Agent
St. Andrews on the Marsh, Inc., Owner/Petitioner
Gary Plumbley, MPC Project Planner
MPC File No. P-060427-48535-1

15' to 25' buffer width variance.

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for July 18, 2006 Regular Meeting.

2. Telecommunications Facility

New Telecommunications Facility
0 Spring Hill Road
R-6 Zoning District
Hayden Horton (National Wireless Construction, LLC), Applicant
Jonathan Yates, Agent
Jim Hansen, MPC Project Planner
MPC File No. T-060320-57975-2

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for July 18, 2006 Regular Meeting.

V. 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 June 6, 2006 MPC Meeting Minutes and Briefing Minutes.

B. Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction

Ryan E. Williamson, Petitioner and Owner
525 East Bolton Street
1-R Zoning District
PIN No. 2-0043- 11-030
MPC File No. N-060601-36203-2

The petitioner is requesting approval for new construction of a two-story single-family residence.

MPC Staff recommends **approval** subject to condition.

C. Zoning Petitions – Map Amendments

1. 808-902 Elliot Street (9 lots)
Courtland Hyser, MPC Project Planner
MPC File No. Z-060418-49255-2

Staff is proposing rezoning of nine lots on the east side of Elliot Street (808 through 902) from a B-C (Community-Business) zoning classification to an R-4 (Four-Family Residential) classification.

The MPC Staff recommends **approval**.

2. 10401 White Bluff Road
Timothy Walmsley, Agent
Dolphus Hodges Jr., Owner
Amanda Bunce, MPC Project Planner
MPC File No. Z-060601-39284-2

The petitioner is requesting rezoning of 10401 White Bluff Road from a PUD-IS-B (Planned Unit Development-Institutional) zoning classification to a B-N (Neighborhood-Business) classification.

The MPC Staff recommends **approval**.

D. Master Plan/ General Development Plan

Union Mission- Dutchtown Campus Revision
9611 Middleground Road
R-4 Zoning District
PIN 2-0751-01-008 thru 2-0751-01-022
Lominack Kolman Smith Architects, Architect
Ann Smith, Agent
New Horizon- UMI, Inc., Owner
Debbie Burke, MPC Project Planner
MPC File Number M-060606-42153-2

E. Approval of the July 11, 2006 Planning Session Agenda

VI. OLD BUSINESS

A. Zoning Petition- Map Amendment

3 Columbus Drive
James T. Grantham Sr., Owner
Debbie Burke, MPC Project Planner
MPC File No. Z-060410-53777-2

The petitioner is requesting rezoning of 3 Columbus Drive from an R-6 (One-Family Residential) zoning classification to a P-RT (Planned Residential Transition) classification.

The MPC Staff recommends **denial**.

AND

General Development Plan

3 Columbus Drive
P-R-T Proposed Zoning District
PIN: 2-0093- 28-013
James T. Grantham Sr., Owner
Debbie Burke, MPC Project Planner
MPC File No. P-060609-54803-2

VII. REGULAR BUSINESS

A. Zoning Petition – Map Amendment

18 East 34th Street
Phillip McCorkle, Agent
Thomas Square Associates, LLC., Owner
Jim Hansen, MPC Project Planner
MPC File No. Z-060601-35903-2

The petitioner is requesting rezoning of 18 East 34th Street from a TN-2 (Traditional Neighborhood-2) zoning classification to a TC-1 (Traditional Commercial-Neighborhood) classification.

The MPC Staff recommends **denial**.

VIII. OTHER BUSINESS

IX. ADJOURNMENT