

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



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

**A. Notice(s)**

By-Laws Committee Meeting, Tuesday, November 21, 2006, 11:00 A.M., J. P. Jones  
Conference Room, 110 East State Street.

**B. Acknowledgement**

Staff Presentation:United Way.

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

Southside Baptist Church  
5502 Skidaway Road  
R-6 Zoning District  
9.6 Acres  
PIN: 2-0136-06-003  
Michael Johnson, BMW Architects, Architect/Agent  
Southside Baptist Church, Inc., Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-060928-54501-2

This item has been requested to be removed from the Final Agenda at the petitioner’s request and rescheduled for December 5, 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 October 17, 2006 MPC Meeting Minutes and Briefing Minutes.**
- B. **Victorian Planned Neighborhood Conservation District/ Certificate of Compatibility for New Construction**

Janet M. Lewis, Ciphers Design Co., Petitioner  
Brad Baugh, Owner  
101 West Park Avenue  
3-R Zoning District  
PIN No. 2-0044 -30-001  
Beth Reiter, MPC Project Planner  
MPC File No. N-061023-35170-2

The applicant is requesting approval to demolish a non-historic structure and new construction of a three story condominium.

Height and side yard setback variances requested.

- C. **Zoning Petition – Map Amendment**

204 Cottonvale Road  
Jarrod Smith, Maupin Engineering, Agent  
Chatham Commercial Group, LLC., Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-061005-63582-1

The petitioner is requesting rezoning of property at 204 Cottonvale Road from an RA (Residential- Agriculture) classification to a P-R-3-10 classification.

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

1. Cottonvale Townhomes  
200 & 204 Cottonvale Road  
P-R-3-10 Proposed Zoning District (Requested)  
9.83 acres  
PIN: 1-0991 -07-044  
Jarrod Smith, Maupin Engineering, Agent  
Chatham Commercial Group, LLC., Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. P-060927-54479-1

2. Tradeport Business Center  
580 Jimmy DeLoach Parkway  
PUD-C Zoning District  
59.89 acres  
PIN: 2-1016-01-019  
Chad Zittrouer, Kern-Coleman & Co, LLC, Engineer/Agent  
Commonwealth Commercial Properties, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-051028-34019-2

**E. Master Plans**

1. 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. M-060427-48535-1

Variances requested.

2. Bradley Pointe South Master Plan Revision  
104 Dunnoman Drive  
PUD-M-5 Zoning District  
PIN: 2-1030F-01-028  
Kern-Coleman & Co, LLC, Engineer  
Terry Coleman, Agent  
Jack Wardlaw, Owner/Petitioner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-061016-47024-2

**F. Subdivision/Sketch Plan**

Salt Creek Landing Phase 3  
Cottonvale Road  
RA Zoning District  
5 Lots – 1.13 Acres  
PIN: 1-0991C-01-003  
Virginia Smith., Owner  
Jerry Konter, Konter Development, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-061020-53921-1

Lot width and rear setback variances requested.

**G. Subdivision/Concept Plan**

The Villages at New Hampstead (R-13), Phase 2  
401 John Carter Road  
PUD New Hampstead Zoning District  
348 Lots– 94.45 acres  
PIN: 1-1047 -03-002  
Great Southern Homes., Owner  
Cliff Kennedy, Kennedy, Ragsdale, & Associates, Inc., Agent  
Gary Plumbly, MPC Project Planner  
MPC File No. M-061024-39060-2

**H. Approval of the Third Quarter Report**

**I. Approval of Award of Painting Contract**

**J. Approval of the November 14, 2006 Planning Meeting Agenda**

**VI. OLD BUSINESS**

None.

**VII. REGULAR BUSINESS**

**A. General Development Plan / 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

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**