

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING  
Final Agenda  
October 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. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

**A. Notices**

None.

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

**1. 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

This item has been requested to be removed from the Final Agenda at the petitioner’s request and rescheduled for November 7, 2006 Regular Meeting.

**2. General Development Plans/Group Development Plans**

- a. 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  
Dennis Hutton, 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 November 7, 2006 Regular Meeting.

- b. 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

This item has been requested to be removed from the Final Agenda at the petitioner's request and rescheduled for November 7, 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 3, 2006 MPC Meeting Minutes and Briefing Minutes.**

**B. Zoning Petitions – Map Amendments**

1. 2501, 2750, 2680 Little Neck Road  
Robert B. Brannen, Jr., Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-060926-39944-2

The petitioner is requesting rezoning of property on Little Neck Road from an R-A (Residential-Agriculture) classification to a New Hampstead PUD (Planned Unit Development) classification.

The MPC Staff recommends **approval**.

2. 10804 White Bluff Road  
Harold Yellin, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-060928-33663-2

The petitioner is requesting rezoning of property at 10804 White Bluff Road from an R-6 (One-Family Residential) classification to a PUD-IS-B (Planned Unit Development Institutional) classification.

The MPC Staff recommends **approval**.

3. 4401 Ogeechee Road  
Phillip McCorkle, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-060928-49980-1

The petitioner is requesting rezoning of property at 4401 Ogeechee Road from an R-A (Residential-Agriculture) classification to a P-B-C (Planned Community Business) classification.

The MPC Staff recommends **approval**.

**C. General Development Plans**

1. Comdoc Office-Warehouse  
2003 Chatham Center Drive  
PUD-B Zoning District  
2.0 acres  
PIN: 2-0739 -01-010  
Chad Zittrouer, Kern-Coleman & Co, LLC, Engineer/Agent  
Comdoc, Owner  
Courtland Hyser, MPC Project Planner  
MPC File No. P-060824-53259-2

Buffer width variance requested.

2. Southside Fire Department Headquarters  
10705 White Bluff Road  
PUD-IS-B Zoning District  
0.86 acres  
PIN: 2-0648 -05-005  
Mark Crapps, Kern-Coleman & Co, LLC, Engineer/Agent  
Southside Fire Department, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-060928-59774-2

Buffer width variance requested.

**D. General Development Plan/ Group Development Plan**

Olde Towne at Berwick  
50 Berwick Boulevard  
PUD-C Zoning District  
4.65 acres  
PIN: 1-1008 -02-070 and -065  
Robertson Loia Roof Architects & Engineers, Agent  
The Kilburn Family Partnership, LLLP, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. P-061006-60848-1

**E. Final Minor Subdivision**

Sturgess Tract- Lot 2B  
6069 Ogeechee Road  
3 Lots -13.9 Acres  
PIN: 1-1029-05-003A  
Bryan James, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. S-060913-51094-1

Paving variance requested.

**F. Subdivision/Concept Plan**

New Hampstead Tracts R-9 and R-14  
2401 Little Neck Road  
PUD New Hampstead Zoning District  
516 Lots in Phase I & II - 218.81 total acres (145.38 acres in Phase I & II)  
PIN: 2-1047 -03-001 (portion of)  
North Godley Developers, Inc., Owner  
Jamie Csizmadia, Kern-Coleman & Co, LLC, Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. M-061005-43010-2

**VI. OLD BUSINESS**

**Zoning Petition – Map Amendment**

1. 1108 East Henry Street  
Steven Horner, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. Z-060824-50597-2

The petitioner is requesting rezoning of property at 1108 East Henry Street from an R-4 (Four-Family Residential) classification to a P-R-I-P-B (Planned Residential, Medium Density) classification.

The MPC Staff recommends **denial**.

AND

**Master Plan**

The Screven House Inn  
1108 East Henry Street  
Proposed P-R-I-P-B Zoning District  
0.18 acres  
PIN: 2-0055-02-012  
Steven Horner, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-061011-42971-2

**VII. REGULAR BUSINESS**

**None.**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**► Next Regular Scheduled MPC Meeting: November 7, 2006 at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room ◀**