

# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



## REGULAR MEETING Final Agenda March 20, 2007 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)**

- 1. April 3, 2007, at 10:00 AM in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street, Special Meeting: Unified Zoning Ordinance Update, Assessment Report Briefing.**
- 2. April 3, 2007 at 1:30 PM next Regular Scheduled MPC Meeting in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street.**

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

None.

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 March 6, 2007 MPC Meeting Minutes and Briefing Minutes.**

B. **Zoning Petition – Map Amendment**

663 Little Neck Road  
Jamie Csizmadia, Kern-Coleman & Co., Agent  
Three Sisters, LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. Z-070302-29580-1

The petitioner is requesting rezoning of parcels on Little Neck Road from an R-A (Residential-Agriculture) zoning classification to a PUD-M-6 (Planned Unit Development Multifamily, 6 units per acre) classification.

The MPC Staff recommends **approval**.

C. **Master Plan**

Chesley Fields  
663 Little Neck Road  
Proposed PUD-M-6 Zoning District  
Jamie Csizmadia, Kern-Coleman & Co., Agent  
Three Sisters, LLC, Owner  
Gary Plumbley, MPC Project Planner  
MPC File No. M-070305-59971-1

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

Highway 17 Shopping Complex  
4343-4401 Ogeechee Road  
P-B-C Zoning District  
7.76 Acres  
PIN: 1-0836 -02-008, -009, -010, -011, -012, and -013  
Jamie Csizmadia, Kern-Coleman & Co., Agent  
James Thomas Moore, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-070312-38746-1

Buffer variance requested.

**E. Revised General Development Plan/ Group Development Plan**

The Trellis  
850 King George Boulevard  
PUD-C Zoning District  
40 Acres  
PIN: 1-0993 -02-002 and -024  
John W. Panhorst, Thomas & Hutton Engineering, Agent  
The Charter Companies, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. P-070228-39839-1

**F. Revised Master Plan**

Highlands Crossing  
125 Highlands Boulevard  
PUD-C Zoning District  
Ryan Thompson, Thomas & Hutton Engineering Co., Agent  
Genesis Real Estate Group LLC, Owner  
Amanda Bunce, MPC Project Planner  
MPC File No. M-070228-38242-2

**G. Subdivision/Sketch Plan**

New Hampstead Tract R-6, Phase I  
3001 Highgate Boulevard  
PUD-NH Zoning District  
168 Lots – 63.5 Acres  
PIN: 1-1047 -02-003  
Corde Wilson, R6 Development LLC, Owner  
Steve Wohlfeil, P.E., Hussey, Gay, Bell & DeYoung, Inc., Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. S-070201-60426-2

**H. Authorize Executive Director to Execute Hutchinson Island Master Plan Contract**

- 1. Approve Waiver of Procedure**
- 2. Authorize Executive Director to Execute**

**I. Approval of the MPC Budget for Year 2008**

**J. Approval of the MPC Work Program for Year 2007**

**VI. OLD BUSINESS**

**A. Status Report: Unified Zoning Ordinance**

**B. General Development Plan/ Group Development Plan**

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

Buffer and setback variances requested.

**VII. REGULAR BUSINESS**

**A. Zoning Petition - Map Amendment**

510 Stephenson Avenue  
E. Bruce Adams, Agent  
Wakely Properties, LLC, Owner  
Jim Hansen, MPC Project Planner  
MPC File No. Z-070301-42365-2

The petitioner is requesting the addition of Funeral Home (No Crematory) as a special use for the subject property, which is zoned PUD-IS-B (Planned Unit Development Institutional).

The MPC Staff recommends **approval**.

**B. General Development Plan**

Barry's Muffler and Brake Center  
8506 Ferguson Avenue  
B-C/TC Zoning District  
0.42 Acres  
PIN: 1-0377 -09-006 and -007  
Mark Boswell, Engineer  
Barry Wardlaw, Owner  
Debbie Burke, MPC Project Planner  
MPC File No. P-070306-59239-1

Buffer, setback, and parking variances requested.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**