

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING Final Agenda June 3, 2008 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. June 10, 2008 at 1:00 P.M. MPC Metropolitan Planning Commission Session in the J. P. Jones Conference Room, Pre meeting at 12:00 P.M 110 East State Street
2. June 10, 2008 at 6:00 P.M., next Planning Academy Session scheduled in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street
3. June 17, 2008 Regular MPC Meeting at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

B. Acknowledgement(s)

1. Recognition of the Completion of the Local Update of Census Address (LUCA) project for the 2010 Census

2. **Staff Introductions**

Information Technology

Julie Yawn, Senior Analyst

Savannah Area Geographic Information Systems (SAGIS)

Lara Hall, GIS Technician

Administrative Staff

Shanale Booker, Administrative Assistant

Jessica Mayfield, Administrative Assistant

Sabrina Thomas, Administrative Assistant

3. **Staff Promotions**

Comprehensive Planning

Courtland Hyser, Planner II to Senior Planner

Historic Preservation

Ellen Harris, Planner I to Planner II

Sarah Ward, Planner I to Planner II

Transportation

Jane Love, Planner I to Planner II

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

General Development Plan

New Office/Residential Center
6620 Johnny Mercer Boulevard
PUD-IS-B/TC Zoning District
PIN: 1-0059-01-003A,-043
Mark Boswell, Boswell Design, Agent
Barry Brown, Property Owner
MPC File No. P-080311-00047-1

Amanda Bunce, MPC Project Planner

The petitioner has requested that this item be removed from the Agenda and rescheduled to the June 17, 2008 Regular Meeting.

VI. **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 May 20, 2008 MPC Meeting Minutes and Briefing Minutes.**
- B. **Approval of June 10, 2008 MPC Planning Session Agenda**
- C. **Authorization for Executive Director to execute Transportation Planning 2009 Annual Operating Grant**

D. Zoning Petition - Map Amendment

663 Little Neck Road
SBD Consulting, LLC, Petitioner
Chatham County Public Works & Park Services, Property Owner
Ralph Broeils, Agent
MPC File No: Z-080513-00061-1

Gary Plumbley, MPC Project Planner

The petitioner is requesting rezoning of property at 663 Little Neck Road from a PUD-C (Planned Unit Development-Community) zoning classification to a PUD-M-6 (Planned Unit Development-Multifamily, six units per net acre) classification.

E. Amended Master Plan/General Development Plan

Brighton Square
Formerly Chesley Fields
663 Little Neck Road
PUD-M-6 Zoning District
PINs: 1-1028-01-005A,-035,-036,-037,-038, & portion of 1-1029-01-008
SBD Consultant, LLC, Owner
Ralph Broeils, Agent
MPC File No. P-080129-00028-1

Gary Plumbley, MPC Project Planner

Variance requested.

F. Revised General Development Plan

Hurricane Bay Carwash
10002 Abercorn Street
B-C Zoning District
PIN 2-0588-01-001 (portion)
Ken Emery, Owner
Wesley Martin, Kern-Coleman & Co., Agent
MPC File Number P-071130-37550-2

Amanda Bunce, MPC Project Planner

Variance requested.

G. General Development Plan

Rockingham Farm Montessori School
Buckhalter Road
R-A and M Zoning Districts
PIN 1-0943-01-001
David Lerch, Owner
Chip Butts, Agent
MPC File Number P-080408-00055-1

Geoff Goins, MPC Project Planner

VII. OLD BUSINESS

A. Zoning Petitions - Map Amendments

8502 Hurst Avenue
Ray and Varietta Williams, Owner
Annette Hickey, Agent
MPC File No Z-080326-34784-2

Jim Hansen, MPC Project Planner

1. The petitioner's request for rezoning is not consistent with the Future Land Use Plan (Tricentennial Comprehensive Plan). In order to address the rezoning request, the Board needs to recommend a change in land use from Suburban Single Family Residential to Arterial Corridor Transition Overlay.
2. The petitioner is requesting rezoning of property at 8502 Hurst Avenue from an R-6 (One Family Residential) zoning classification to a P-R-T (Planned Residential Transition) classification in conjunction with a General Development Plan.

VIII. REGULAR BUSINESS

A. Group Development Plans

1. First Baptist Church of the Islands Expansion
6613 Johnny Mercer Boulevard
R-1/EO and R-2-A/TC Zoning Districts
PIN 1-0060-04-002
First Baptist Church of the Islands, Owner
Jay Maupin, Maupin Engineering Inc., Agent
MPC File Number P-080513-00069-1

Amanda Bunce, MPC Project Planner

Variance requested.

2. Cash-n-Carry
500 Staley Avenue
P-D-N Zoning District
PIN 2-0110-01-005
Kenneth Grainger, Owner
Jamie Csizmadia, Kern-Coleman & Co., Agent
MPC File Number P-080514-54622-2

Geoff Goins MPC Project Planner

IX. OTHER BUSINESS

X. EXECUTIVE SESSION

XI. ADJOURNMENT