

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



REGULAR MEETING
Final Agenda
June 17, 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)

July 1, 2008 Regular MPC Meeting at 1:30 P.M. in the MPC Arthur A. Mendonsa Hearing Room, 112 East State Street

B. Acknowledgement(s)

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
Barry Brown, Property Owner
Mark Boswell, Boswell Design, Agent
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 July 1, 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 April 8, 2008 MPC Planning Meeting Minutes and Briefing Minutes

B. Approval of June 3, 2008 MPC Meeting Minutes and Briefing Minutes.

C. Zoning Petition - Map Amendment

1508 Mills B. Lane
PIN: 2-0638-06-014B
Fresh Fire, from Heaven Ministries, Property Owner
Tim Baumgartner, EMC Engineering Co., Agent
MPC File No: Z-080528-70076-2

Geoff Goins, MPC Project Planner

- a. The petitioner is requesting an amendment to the Future Land Use Plan of the Tricentennial Comprehensive Plan. In order to address the rezoning request, the Board needs to recommend a change in land use from a Light Industrial classification to a Commercial – Neighborhood classification.
- b. The petitioner is requesting rezoning of property at 1508 Mills B. Lane from an M-CO (Manufacturing, annexed) zoning classification to a BN-1 (Neighborhood-Business-limited) classification.

D. General Development Plan / Group Development

Rockingham Farm Montessori School
Buckhalter Road
R-A and M Zoning Districts
PIN: 1-0943-01-001
David Lerch, Owner
Chip Butts, Kern – Coleman & Co., LLC, Agent
MPC File Number P-080408-00055-1

Geoff Goins, MPC Project Planner

E. Revised Master Plan

The Highlands at Godley Station
100 Highlands Boulevard
Jimmy Deloach Parkway
PUD-C Zoning District
PIN: 2-1016-02-042
Godley Station Enterprises, LLC, Owner
Kern-Coleman & Co, LLC, Agent
MPC File No. M-080602-52265-2

Gary Plumbley, MPC Project Planner

The petitioner is requesting MPC approval of an amendment to the Master Plan for The Highlands.

F. Amended Specific Development Plan

Hollow Oak Borrow Pit / Landfill
2841 Fort Argyle Road
P-D-R Zoning District
PIN: 1-1048-01-001A
James H. Wrenn, Property Owner
Thomas J. Mahoney, Jr., Agent
MPC File No: P-080310-00045-1

Jim Hansen, MPC Project Planner

The petitioner is requesting approval of an amended Specific Development Plan in order to continue utilizing the property as a borrow pit / inert landfill.

VII. OLD BUSINESS

VIII. REGULAR BUSINESS

A. Zoning Petition - Map Amendments

931 Chevis Road (Vallambrosa Plantation PUD)
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

The petitioner is requesting rezoning of property on Chevis Road from an R-A-CO (Residential-Agriculture, annexed) zoning classification to a PUD (Planned Unit Development) classification.

AND

Master Plan/PUD Ordinance

Vallambrosa Plantation PUD
931 Chevis Road
Proposed PUD Zoning District
PINs: 2-1003 -01-002, -003, -012, -013, -014, -055, -056,
1-1003-01-032, 1-1002-01-003, -004 (County PINs annexed by City)
Vallambrosa Development Co, LLC, Owner
Chad Zittrouer, Kern-Coleman & Co., LLC, Agent
MPC File No. Z-071219-39397-2

Amanda Bunce, MPC Project Planner

B. General Development Plan / Group Development

SCAD Gwinnett Village
1025 West Gwinnett Street
P-B-C Zoning District
PIN: 2-0046-08-002
Tomas Paxton, Owner
Tanya Mandel, KRI Engineering, Agent
MPC File No: P-080528-56292-2

Jim Hansen, MPC Project Planner

Variances requested.

IX. OTHER BUSINESS

X. ADJOURNMENT