



Arthur A Mendonsa Hearing Room
December 1, 2009
FINAL Agenda 1:30 PM

December 1, 2009 Regular MPC Board Meeting

This Agenda and supporting material will be available after 5:00 p.m. on the Friday prior to the meeting date at <http://www.thempc.org/administrative/Archive/2009agenda.htm>

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 ACKNOWLEDGEMENTS

Notice(s)

1. [December 1, 2009 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

Attachment: [Finance Committee MeetingAgenda120109 \(2\).pdf](#)

2. [December 22, 2009 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

V. PRESENTATIONS

VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL 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 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.

VII. CONSENT AGENDA

Approval of MPC Meeting Minutes and Briefing Minutes

3. [Approval of November 10, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [11.10.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [11.10.09 MPC Meeting Minutes.pdf](#)

Authorization(s)

4. [2009 Budget Adjustment](#)

Attachment: [Budget Adjustment \(2\).pdf](#)

Attachment: [Budget Adjustment 09-01.pdf](#)

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

Amended Master Plan

5. [New Hampstead Amended Master Plan](#)

Attachment: [EXISTING NEW HAMPSTEAD PUD MASTER PLAN.pdf](#)

Attachment: [AMENDED NEW HAMPSTEAD PUD MASTER PLAN.pdf](#)

Attachment: [M-091123-32217-2 AERIAL MASTER PLAN.pdf](#)

Attachment: [M-091123-32217-2 MASTER PLAN.pdf](#)

Attachment: [12-01-09 Staff Report M-091123-32217-2 STAFF REPORT NEW HAMPSTEAD AMENDED MASTER PLAN.pdf](#)

Zoning Petition - Map Amendment

6. [455 John Carter Road \(New Hampstead\)](#)

Attachment: [TAX MAP Z-091002-41561-2.pdf](#)

Attachment: [LAND USE MAP Z-091002-41561-2.pdf](#)

Attachment: [AERIAL MAP Z-091002-41561-2.pdf](#)

Attachment: [Staff Zoning Report Z-091002-41561-2.pdf](#)

X. REGULAR BUSINESS

Tower - New Facility/Nonconcealed Freestanding-Monopole

7. [CitySwitch LLC/Verizon/Gulfstream Tower](#)

- Attachment: [Verizon Letter of Need.pdf](#)
- Attachment: [Municipality Location.pdf](#)
- Attachment: [Mosquito Control Letter.pdf](#)
- Attachment: [Gulfstream FAA \(no hazard approval letter\).pdf](#)
- Attachment: [Gulfstream FCC Compliance Statement.pdf](#)
- Attachment: [Statement from Verizon Wireless RE other WTFs and History of Ring.pdf](#)
- Attachment: [Photo 1 \(1200' west of the site\).pdf](#)
- Attachment: [Photo 2 \(1200' North of the site\).pdf](#)
- Attachment: [Photo 3 \(1200' East of the site\).pdf](#)
- Attachment: [Photo 4 \(1200' South of the site\).pdf](#)
- Attachment: [Gulfstream - Const Drawings 11.02.09.pdf](#)
- Attachment: [MPC Consultant Recommended Conditions.pdf](#)
- Attachment: [MPC Consultant Report 11.13.09.pdf](#)
- Attachment: [Gulfstream Evidence of Need Statement \(final 11-10\).doc.pdf](#)
- Attachment: [Evidence of Need w- Signatures.pdf](#)
- Attachment: [Verizon Search Ring with WTF locations.pdf](#)
- Attachment: [STAFF WTF Report to MPC T-090819-00058-1.pdf](#)
- Attachment: [Location-Zoning-Imagery.pdf](#)

Zoning Petition - Map Amendment

8. [12214 Deerfield Road](#)

- Attachment: [Z-091102-33743-2 Tax Map.pdf](#)
- Attachment: [Z-091102-33743-2 Aerial.pdf](#)
- Attachment: [Z-091102-33743-2 Land Use Map.pdf](#)
- Attachment: [P-1 Subject Property.pdf](#)
- Attachment: [P-2 Southeast along Deerfield.pdf](#)
- Attachment: [P-3 West across street from site.pdf](#)
- Attachment: [P-4 Southwest along Deerfield.pdf](#)
- Attachment: [P-5 Northeast site & commercial area.pdf](#)
- Attachment: [P-6 East Pharmacy & Commercial.pdf](#)
- Attachment: [P-7 North Commercial.pdf](#)
- Attachment: [STAFF REPORT Z-091102-33743-2 12214 DEERFIELD DRIVE.pdf](#)

XI. OTHER BUSINESS

XII. ADJOURNMENT