



Arthur A. Mendonsa Hearing Room
December 14, 2010 1:30 p.m.
Tentative Agenda

December 14, 2010 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/2010agenda.htm>

All persons in attendance are requested to sign-in on the "Sign-In Sheet" located on the table outside the entrance of the meeting room. Persons wishing to speak on an agenda item should indicate their intent on a blue speaker card, noting the agenda item by number. Please give speaker cards to a MPC staff member.

It is the intent of the Planning Commission to allow all interested parties to comment on a particular item. To ensure that those present have the opportunity to comment, the Chairman shall reserve the right to set time limits on the debate as per the *MPC Procedure Manual and By-Laws*. Both sides of the issue shall be afforded a total of at least ten [10] minutes but not more than thirty [30] minutes for testimony. Groups are encouraged to designate a spokesperson who should identify him/herself on the speaker card and when coming to the podium. Regardless, the Chairman has the discretion to limit or extend time limits.

The *Georgia Conflict of Interest in Zoning Actions Statute* (OCGA Title 36 Chapter 67A) requires disclosure of certain campaign contributions (totaling \$250.00 or more) made by applicants or opponents for rezoning actions. Failure to comply is a misdemeanor. More information is available on the internet at www.lexis-nexis.com/hottopics/gacode/default.asp. Forms are available from MPC staff for individuals subject to this disclosure.

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Swearing-in of MPC Commissioners

1. [January 11, 2011 Swearing-in of MPC Commissioners by Judge John E. Morse, Jr., Chatham County Superior Court](#)

Notice(s)

2. [December 14, 2010 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. January 11, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. 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

4. Approval of November 23, 2010 MPC Meeting Minutes and Briefing Minutes

Attachment: 11.23.10 MPC BRIEFING MINUTES.pdf

Attachment: 11.23.10 MINUTES.pdf

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Amended Master Plan

5. 178 Enclave Boulevard - The Enclave Subdivision

Attachment: TAX MAP MAP.pdf

Attachment: AERIAL MAP.pdf

Attachment: INITIAL ENCLAVE MASTER PLAN.pdf

Attachment: PROPOSED ENCLAVE PH. 3 MASTER PLAN AND PHASING.pdf

Attachment: BERWICK PLANTATION MASTER PLAN THE ENCLAVE PH. 3 HIGHLIGHTED.pdf

Attachment: THE ENCLAVE PHASES COLOR CODED.pdf

Attachment: 12-14-10 STAFF REPORT M-101206-00095-1 THE ENCLAVE AMENDED MASTER PLAN.pdf

Amended Specific Development Plan

6. 4704 Ogeechee Road - Constantine Tract Borrow Pit

Attachment: ZONING MAP.pdf

Attachment: [TAX MAP MAP.pdf](#)
Attachment: [AERIAL_MAP.pdf](#)
Attachment: [EXISTING DEVELOPMENT PLAN.pdf](#)
Attachment: [PROPOSED AMENDED DEVELOPMENT PLAN.pdf](#)
Attachment: [MAP OF EXPANDED MINING AREA AND LAND USE CHANGE.pdf](#)
Attachment: [12-14-10 STAFF REPORT P-101123-34083-2 Constantine Borrow Pit Amended Specific Development Plan.pdf](#)

Zoning Petition - Text Amendment

7. [Amendment to Chatham County Zoning Ordinance Section 4-5.2](#)

Attachment: [Staff Report Z-101122-00091-1.pdf](#)

Zoning Petition - Map Amendment

8. [310 West Charlton Street - B-C to RIP-A](#)

Attachment: [AERIAL_MAP.pdf](#)
Attachment: [LAND USE_MAP.pdf](#)
Attachment: [TAX_MAP.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [staff rpt Z-101124-50558-2.pdf](#)

XI. OTHER BUSINESS

XII. ADJOURNMENT

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.