



Arthur A. Mendonsa Hearing Room  
June 29, 2010 1:30 p.m.  
FINAL Agenda

## June 29, 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](http://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

#### Notice(s)

1. [July 20, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

#### Proclamation(s)

2. [Resolution of Appreciation for Sidney Nutting](#)

**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 June 8, 2010 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [06.08.10 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.08.10 MINUTES.pdf](#)

**Authorization(s)**

4. [Authorize the Executive Director to execute three American Recovery and Reinvestment Act of 2009 \(ARRA\) supplemental contracts for three transportation studies with the Georgia Department of Transportation \(GDOT\).](#)

Attachment: [Thomson Planning Commission, Re; Supplemental Contract Approvals for CORE MPO ARRA Funded Studies 062910.pdf](#)

**Amended Master Plan**

5. [Bradley Pointe South](#)

Attachment: [TAX MAP.pdf](#)

Attachment: [DETAILS OF MEETING WITH PROPERTY OWNERS.pdf](#)

Attachment: [SIGN IN SHEET FOR MEETING WITH PROPERTY OWNERS.pdf](#)

Attachment: [EXISTING BRADLEY POINTE SOUTH MASTER PLAN.pdf](#)

Attachment: [PROPOSED BRADLEY POINTE SOUTH MASTER PLAN.pdf](#)

Attachment: [06-29-10 STAFF REPORT M-100610-32828-2 Bradley Pointe South Master Plan Amendment.pdf](#)

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**Zoning Petition - Map Amendment**

6. Fort Argyle Road and Bush Road - RA to P-BN

Attachment: [AERIAL\\_MAP.pdf](#)  
Attachment: [TAX\\_MAP.pdf](#)  
Attachment: [ZONING\\_MAP.pdf](#)  
Attachment: [FLUM Designation.pdf](#)  
Attachment: [EXISTING R-A USE TABLE.pdf](#)  
Attachment: [PROPOSED B -N USE TABLE.pdf](#)  
Attachment: [Correspondence.pdf](#)  
Attachment: [STAFF REPORT.pdf](#)

7. 55 East Deerwood Road - PUD/EO to P-R-3-13.5/EO

Attachment: [VICINITY\\_MAP.pdf](#)  
Attachment: [LAND\\_USE\\_MAP.pdf](#)  
Attachment: [ISLANDWOOD, WILMINGON PARK, AND DIAMOND TRACT PUD'S.pdf](#)  
Attachment: [AERIAL\\_MAP.pdf](#)  
Attachment: [EXISTING MULTIFAMILY DEVELOPMENTS.pdf](#)  
Attachment: [Existing Buffer - Pic 1 - View of buffer from outside of tennis courts at the northeast corner of tennis court.pdf](#)  
Attachment: [Existing Buffer - Pic 2 - View of buffer from inside of tennis courts approximate halfway down fence line.pdf](#)  
Attachment: [Building Location Map.pdf](#)  
Attachment: [Existing Buffer - Pic 5- View of buffer from outside of tennis courts end of existing privacy fence.pdf](#)  
Attachment: [LETTER FROM CONCERNED CITIZENS.pdf](#)  
Attachment: [PETITIONERS RESPONSE TO CONCERNS OF NEIGHBORS.pdf](#)  
Attachment: [STAFF REPORT FOR BUCCANEER TRACE.pdf](#)

**XI. OTHER BUSINESS**

8. Patrick Shay - Urban Ecology Presentation

Attachment: [Thomson Planning Commission, Re; Urban Ecology Presentation 062410.pdf](#)

**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.*