



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
May 18, 2021 ~ 1:30 PM
FINAL Agenda

May 18, 2021 Regular MPC Meeting, 1:30 P.M.

This Agenda and supporting material will be available prior to the meeting date at <https://www.thempc.org/Board/Tpc>.

This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.

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 and Pledge of Allegiance

III. Approval of Agenda

[1. Approval of Agenda](#)

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. June 8, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: \[www.thempc.org\]\(http://www.thempc.org\).](#)

Information Item(s) for Board Members

[3. Development Plans Submitted for Review](#)

[☞ May 12, 2021 Development Review Log.pdf](#)

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

[4. SPECIAL USE REQUEST | 10601 Abercorn; 99,101 & 103 Wilshire Boulevard - Package Store](#)

[5. REZONING MAP AMENDMENT | 10601 Abercorn St and 99,101,103, 105, 107 & 109 - Rezone from PUD - IS to BN / 16 21-001929](#)

[6. REZONING MAP AMENDMENT | 527 E 39th Street | Rezone from TN-2 to PD | File No. 21-002411](#)

[7. REZONING MAP AMENDMENT | 6098 Ogeechee Road | Rezone from R-A to BN & RTF | 21-002357-ZA](#)

[8. ZONING TEXT AMENDMENT | East Broad Market PD | Expand Planned Development Boundaries | File No. 21-002377-ZA](#)

VI. Items Requested to be Withdrawn

[9. ZONING MAP AMENDMENT | 1019, 1025 & 1031 Bryan Woods Loop Road | Rezone from PUD-IS to R3-16 | Z-0421-000120](#)

[10. REZONING MAP AMENDMENT | 1030 Bryan Woods Loop and 1002 Memorial Lane - Rezone from PUD-IS to R3-16 Z-0421-000121 and Z-0421-000121](#)

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

[11. Approval of the April 27, 2021 Briefing and Regular Meeting Minutes.](#)

[📎 04.27.2021 Meeting Minutes.pdf](#)

[📎 04-27-2021 MPC BRIEFING MINUTES.pdf](#)

VIII. Old Business

IX. Regular Business

[12. ZONING MAP AMENDMENT | ACL Boulevard | Rezone request from RSF-6 to OI-E | File No. 21-001244-ZA](#)

[📎 ACL Blvd visuals.pdf](#)

[📎 ACL Blvd 5.14.pdf](#)

[13. REZONING MAP AMENDMENT | 5651 Ogeechee Road | Rezone from R-A, AT & PB to R-3 | File No. Z-1120 - 000095](#)

[📎 Maps Combined.pdf](#)

[📎 Aerial Map.pdf](#)

[📎 Staff Report-00116.pdf](#)

[14. REZONING MAP AMENDMENT | Diamond Causeway & Ferguson Ave | Rezone from R-A/EO to PUD-BN / EO | File No. Z-0421-000122](#)

[📎 19-548 Concept Plan Render 04-14-2021.pdf](#)

[📎 19-548 Conceptual Landscape Plan 2021.04.14.pdf](#)

[📎 Street Views.pdf](#)

[📎 Context Aerial.pdf](#)

- 🔗 [Retail shops only_012320.pdf](#)
- 🔗 [cstore only_012320.pdf](#)
- 🔗 [2020.02.20 19-548 Enmarket GDP to CES - Current.pdf](#)
- 🔗 [Quit Claim Report.pdf](#)
- 🔗 [Maps combined.pdf](#)
- 🔗 [Staff Report - 000122.pdf](#)
- 🔗 [Bethesda Site Rezoning - DOE Comments.pdf](#)
- 🔗 [Public Comments.pdf](#)

15. ZONING MAP AMENDMENT | 815 Wheaton Street | Rezone request from I-L to IL-T | File No. 21-002124-ZA

- 🔗 [Staff Report 5.14.pdf](#)
- 🔗 [Wheaton St visuals.pdf](#)

16. MASTER PLAN AMENDMENT | Berwick PUD | Land Use Amendment from Commercial to Multifamily | SP-0421-000124

- 🔗 [Maps Combined.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report 000124.pdf](#)

17. ZONING MAP AMENDMENT | 315 West 38th Street | Rezone request from TN-2 to TC-1 | File No. 21-002322-ZA

- 🔗 [Staff Report.pdf](#)
- 🔗 [315 W 38th St visuals.pdf](#)

18. SPECIAL PERMITTED USE | 211 East Gaston Street | Special Use for Restaurant | File No. 21-002160-ZA

- 🔗 [Staff Report 5.13rev.pdf](#)
- 🔗 [211 E Gaston visuals.pdf](#)

19. MINOR SUBDIVISION VARIANCE | South Gardens Lots 456-467 and 517-526 | 21-002111-SUBP

- 🔗 [Maps Combined.pdf](#)
- 🔗 [FINAL PLAT - 21-002111-SUBP - 1216 E. Derenne Avenue.pdf](#)
- 🔗 [05-18-21 - Staff Report - 21-002111-SUBP - South Gardens- 2-Lot Minor Recomb. SD-1216 East DeRenne.pdf](#)
- 🔗 [North side of 72nd.pdf](#)

X. Presentations

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

The Planning Commission may adjourn to Executive Session for the purposes that may include litigation, personnel, or any other matter allowed by the Georgia Open Meetings Act.

Motion to recess to Executive Session.

XIII. Adjournment

[20. Adjourn](#)

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