



## Chatham County - Savannah Metropolitan Planning Commission

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Arthur Mendonsa Hearing Room  
October 18, 2022 ~ 1:30 PM  
Final Agenda

### OCTOBER 18, 2022 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](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 and Pledge of Allegiance

#### III. Approval of Agenda

#### IV. Notices, Proclamations and Acknowledgements

##### Notice(s)

[1. October 18, 2022 Swearing-in of MPC Officers by Judge Benjamin W. Karpf, Chatham County Superior Court, 1:30 P.M., MPC Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

[2. MAP AMENDMENT | Wild Heron Road | Rezone from A-1 to RMF-1 and RSF-4 | 22-002692-ZA](#)

[3. MASTER PLAN AMENDMENT | 1901 Benton Boulevard | 22-003026](#)

[4. MAP AMENDMENT | 362 Fort Argyle Road | Rezone from A-1 to I-L | 22-003510](#)

[5. MAP AMENDMENT | 12500 Apache Avenue | Rezone from RSF-E to B-M | 22-004424-ZA](#)

[6. SPECIAL USE PERMIT | 12500 Apache Avenue | Request for an accessory alcohol sale by the drink within a marina restaurant | 22-004426-ZA](#)

[7. REZONING MAP AMENDMENT | 1800 E. 63rd Street | Rezone from RSF-6 to RMF-2-20 | 22-004421](#)

## VI. Items Requested to be Withdrawn

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

[8. Authorize Executive Director to Execute and file FY 2024 FTA Transit Planning Grant \(Section 5303\)](#)

☞ [Authorizing Resoultion.pdf](#)

## VIII. Old Business

## IX. Regular Business

[9. TEXT AMENDMENT | Expansion of Permitted Districts for Small Restaurants | 22-003650-ZA](#)

☞ [Staff Report 2.pdf](#)

[10. TEXT AMENDMENT | SECS. 7.8, 7.9, 7.10, 7.11 AND 13.5, HISTORIC DISTRICTS TRUE STUCCO CLARIFICATION | 22-004185-ZA | STAFF INITIATED](#)

☞ [Proposed Ordinance Amendments 22-004185-ZA.pdf](#)

☞ [Technical Briefs and Documents.pdf](#)

☞ [Staff Report - 22-004185-ZA.pdf](#)

[11. SPECIAL USE PERMIT | 1504 & 1506 Bull Street | Request for an accessory alcohol sale by the drink within two restaurants | 22-004422-ZA](#)

☞ [Application, File no. 22-004422-ZA.pdf](#)

☞ [COMBINED MAPS.pdf](#)

☞ [PETITION OF SUPPORT\\_SIGNED.pdf](#)

☞ [STAFF REPORT.pdf](#)

☞ [LETTERS OF SUPPORT.pdf](#)

[12. REZONING MAP AMENDMENT | South End of Cottonvale Road | Rezone from R-A to PUD](#)

☞ [Cottonvale Master Plan.pdf](#)

☞ [LEBANON PLANTATION FARM TRACT SIGNED PLAT.pdf](#)

☞ [Maps.pdf](#)

☞ [Application File No. Z-0922-000314.pdf](#)

☞ [Staff Report 000314.pdf](#)

## X. Presentations

## XI. Other Business

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**

**Executive Session**

[13. Executive Session](#)

**XIII. Adjournment**

*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.*