



## Chatham County - Savannah Metropolitan Planning Commission

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Final Agenda  
August 15, 2023 1:30pm

### AUGUST 15, 2023 MPC MEETING

*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

[1. August 15, 2023, MPC Bylaws workshop 11:30am, Jerry Surrency Conference Room, 112 East State Street](#)

📎 [2023 Board Comments to Bylaws Update.pdf](#)

📎 [MPC ByLaws As Amended 2014 redlined comments from Board.pdf](#)

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

[2. Text Amendment | Zoning Ordinance -Article 7, Section 13-1 Hotel Development Overlay District](#)

[3. Text Amendment | Zoning Ordinance - Article 7, Section 13, 1-6, Hotel Development Overlay District](#)

[4. Map Amendment | Zoning Ordinance - Article 7, Section 13, Hotel Development Overlay District](#)

[5. Map Amendment | Zoning Ordinance - Article 7, Section 13, Hotel Development Overlay District](#)

[6. 810 E. Board St, 613-623 E. Gwinnett St, 610-614 E Bolton St | request to rezone 9 parcels | 23-001408-ZA](#)

## 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

### 7. Approval of the July 25, 2023 Special Called Meeting Minutes

📎 [07.25.2023-special-called-mpc-meeting-minutes.pdf](#)

### 8. 202 East 37th Street |Major Subdivision | 23-002825

📎 [Application.pdf](#)

📎 [Checklist.pdf](#)

📎 [Plat.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [23-002825-SUBP-202 E. 37th Street - Staff Report.pdf](#)

### 9. Authorize Executive Director to Execute and file FY 2024 FTA Transit Planning Grant (Section 5303)

📎 [Staff Notice.pdf](#)

📎 [Authorizing Resolution.pdf](#)

## VIII. Old Business

## IX. Regular Business

### 10. 115 West Bolton Street | Special Use request to establish an educational building used by a college, university, or seminary within the TN-1 zoning district | 23-003820-ZA

📎 [Application.pdf](#)

📎 [COA - 115 West Bolton Street 18-003175-COA.pdf](#)

📎 [115 W Bolton St\\_23-002544-ZCL\\_Letter\\_Revised2023.07.28.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [115 West Bolton Street - Site Visit.pdf](#)

📎 [115 West Bolton Street - Staff Report.pdf](#)

📎 [Letters of Support.pdf](#)

### 11. 3129 Bull Street | Special Use request to establish accessory alcohol sales within a restaurant | 23-003790-ZA

📎 [Application.pdf](#)

📎 [Combined Maps.pdf](#)

📎 [3129 Bull Street - Staff Report.pdf](#)

### 12. Comprehensive Plan Future Land Use Map Amendment | 20 W 60th Street | 23-003919-ZA-FLUM

📎 [20 W 60th FLUM Staff Report.pdf](#)

📎 [Site Plan.pdf](#)

[13. Zoning Map Amendment | 20 W 60th Street | 23-003824-ZA](#)

- 📎 [4307 Bull Street Design concept.pdf](#)
- 📎 [Site plan.pdf](#)
- 📎 [20 W 60th Staff Report.pdf](#)
- 📎 [Bull - 60th apts letter of support.docx](#)
- 📎 [Letters of Opposition.pdf](#)

**X. Presentations**

**XI. Other Business**

[14. Appointment of a Nominating committee](#)

**XII. 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.***