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VIRTUAL MEETING

Chatham County - Savannah Metropolitan Planning Commission

April 30th 2024 at 1:30pm
Final Agenda

April 30, 2024 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. 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

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

- [1. Map Amendment Request to Rezone R-2/EO to B-N/EO | 202 Shipyard Rd | Z-0923-000412](#)
- [2. Map Amendment request to rezone from TR-2 to TC-1 | 1421 W. Gwinnett St | 24-001759-ZA](#)
- [3. FLUM Amendment request to rezone from TR-2 to TC-1 | 1421 W. Gwinnett St | 24-001813-ZA](#)
- [4. 1860 Ft. Argyle Rd. | Specific Development Plan | SP-0324-000458](#)
- [5. Text Amendment | Zoning Ordinance -Article 7, Section 7.8.10\(b\) Hotel Development Overlay District | 24-000559-ZA](#)
- [6. Text Amendment | Zoning Ordinance -Article 7, Section 13-1 Hotel Development Overlay District | 24-000558-ZA](#)

[7. Map Amendment | request to rezone from TR-2 to TC-1 | 1100 East 31st Street | 24-002022-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

[8. Approval of the April 9, 2024 Meeting Minutes](#)

🔗 [4-9-2024-mpc-meeting-minutes.pdf](#)

[9. Major Subdivision | Hamilton I and Hamilton II of Eastern Wharf | 401 Upper East Avenue | File No. 23-004726-SUBP](#)

🔗 [Staff report.pdf](#)

🔗 [PLAT.pdf](#)

VIII. Old Business

[10. MAP Amendment | Nine \(9\) Parcels on East Broad St, Gwinnett St, and East Bolton St | 23-001408-ZA | item was remanded back from City Council.](#)

🔗 [TC-2 Development Standards.pdf](#)

🔗 [Arch Site Plan and Elevations 3.1.24.pdf](#)

🔗 [Color Renderings.pdf](#)

🔗 [EX1 GDP PLAN.pdf](#)

🔗 [Gwinnett Street Apartments S-PD 3.1.24.pdf](#)

🔗 [Gwinnett Street Apartments Markup_1.pdf](#)

🔗 [PUBLIC COMMENT combined.pdf](#)

🔗 [McCorkle Exhibit for 4-23-24 special called meeting.pdf](#)

🔗 [Staff Report 23 Apr 24_.pdf](#)

🔗 [fpca-presentation-planning-commissionn2024_0423.pdf](#)

[11. Text Amendment 5.4 \(I-L\) | 100 Old Lathrop Ave | 24-000624-ZA | item was remanded back from City Council](#)

🔗 [Staff Report_April 2024.pdf](#)

🔗 [Indoor Sports Facility Definition.pdf](#)

🔗 [Indoor Amusement Definition.pdf](#)

[12. Map Amendment Request to Rezone R-2/EO to P-R-A/EO | 9965 Ferguson Ave & 10001 Bethesda | Z-0823-000406](#)

🔗 [Staff Report .pdf](#)

🔗 [Application.pdf](#)

🔗 [Site Plan.pdf](#)

🔗 [Development Standards for R-2 \(Table 1\).pdf](#)

🔗 [RE_ Request for rezoning _Donald E. Dyches, Jr property ID is 10518-04002.pdf](#)

IX. Regular Business

13. Variance for Development Plans | 1511 Staley Ave | 24-002024-ZA

- 🔗 [EX - Internal Circulation.pdf](#)
- 🔗 [Exhibit 1 -C400 - SITE PLAN.pdf](#)
- 🔗 [Exhibit 2 - CITY OF SAVANNAH COMMENT.pdf](#)
- 🔗 [1511 STALEY AVE_24-002024-ZA_VARIANCE FOR DEVELOPMENT PLANS.pdf](#)
- 🔗 [Staff Report 24-002024-ZA 1517 Staley Avenue .pdf](#)
- 🔗 [Combined public comment.pdf](#)

14. Master Plan Amendment | 691 Highlands Blvd | 24-001942-PLAN

- 🔗 [Density Approval 23-001033-PLAN March 2023.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [HIGHLANDS MASTERPLAN AMENDMENT TRACT N-1_APPLICATION_SIGNED_4.2.24.pdf](#)
- 🔗 [HIGHLANDS MASTERPLAN AMENDMENT TRACT N-1_HIGHLANDS MASTER PLAN AMENDMENT 4.2.24.pdf](#)
- 🔗 [public comment combined.pdf](#)

15. Map Amendment request to rezone from P-R-3-6 to PUD-M | 5011 Garrard Ave | Z-0324-000459

- 🔗 [Exhibit 1.pdf](#)
- 🔗 [Exhibit \(PUD\).pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [Exhibit 2.pdf](#)

16. Comprehensive Plan Future Land Use Map Amendment| 4801 Meding St | 24-000287-ZA

- 🔗 [Wilson Brown MPC Review of the Fairgrounds RFP Submittals 12112020.pdf](#)
- 🔗 [THE LEGACY_CONCEPT PLAN 2024.01.10.pdf](#)
- 🔗 [Press Release.pdf](#)
- 🔗 [Application_Jan 2024.pdf](#)
- 🔗 [DRI Additional Information Form #3547.pdf](#)
- 🔗 [DRI Initial Information Form #3547.pdf](#)
- 🔗 [Staff Report_V2.pdf](#)

17. Amendment to Future Land Use Map from TN-1 to TC-1 | 1201 Abercorn St,115 E. Duffy St | 24-002111-ZA

- 🔗 [Staff Report.pdf](#)
- 🔗 [1201ABERCORN_PAGE 1 AND 2 OF REVISED APPLICATION.pdf](#)
- 🔗 [FLU MAP 24-002111-ZA.pdf](#)

18. Map Amendment request to rezone from TN-1 to TC-1 | 1201 Abercorn St.,115 E. Duffy St | 24-002007-ZA

- 🔗 [Hartley Support.pdf](#)

🔗 [1201ABERCORN_PAGE 1 AND 2 OF REVISED APPLICATION.pdf](#)

🔗 [ZONING MAP 24-002007-ZA.pdf](#)

🔗 [TC Uses and Dev Standards.pdf](#)

🔗 [TN Uses and Dev Standards.pdf](#)

🔗 [Staff Report.pdf](#)

[19. Special Use Request to allow accessory alcohol sales in restaurant withing TN-1 | 1201 Abercorn St/115 E. Duffy St | 24-002006-ZA](#)

🔗 [1201ABERCORN_SPUSE_APP.4.5.2024.pdf](#)

🔗 [ZONING MAP 24-002006-ZA.pdf](#)

🔗 [Staff Report.pdf](#)

X. Presentations

XI. Other Business

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.