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Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
April 9, 2024 at 1:30 pm

April 9, 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. Comprehensive Plan Future Land Use Map Amendment| 4801 Meding St | 24-000287-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 Items Requested to be Withdrawn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

[2. Approval of the March 19, 2024 Meeting Minutes](#)

[03-19-2024-mpc-meeting-minutes.pdf](#)

3. Major Subdivision | Tract N, Phase 1 | 675 Highlands Blvd | File No. 24-000721-SUBP

[23-150 Tract N Ph 1and2.pdf](#)

[24-001085-subp-Tract-N-Highlands-phase-1-staff-report.pdf](#)

[Application.pdf](#)

4. Major Subdivision | Tract N, Phase 2 | 675 Highlands Blvd | File No. 24-001085-SUBP

[APPLICATION.pdf](#)

[Plat, 24-001085-SUBP TRACT N PHASE 2 THE HIGHLANDS AT GODLEY STATION.pdf](#)

[24-001085-subp-Tract-N-Highlands-phase-2-staff-report.pdf](#)

5. Major Subdivision | Oakwood Phase 1B | 3401 Highgate Blvd | File No. 23-006311-SUBP

[APPLICATION.pdf](#)

[Plat,23-006311-SUBP_OAKWOOD AT NEW HAMSTEAD PHASE 1B.pdf](#)

[23-006311-subp-Oakwood-at-New-Hampstead-phase-1B-staff-report.pdf](#)

6. Major Subdivision | Aspire Phase 1 | 3001 Highgate Blvd | File No. 24-000532-SUBP

[APPLICATION.pdf](#)

[Plat-Revised.pdf](#)

[Master Plan.pdf](#)

[24-000532-subp-Aspire-at-New-Hampstead-phase-1-staff-report.pdf](#)

VIII. Old Business

IX. Regular Business

7. Special Use: Accessory Alcohol Sales and Bar/Tavern Uses in TC-1 | 2517 Bull Street | 24-001058-ZA

[2517 Bull St - 2517 W 42nd St_24-001149-ZCL_Letter REVISED 2024.03.21.pdf](#)

[2517 BULL ST, 2517 W 42 ST_24-001058-ZA_APPLICATION_.pdf](#)

[Bull Street - Concept Plan.pdf](#)

[Staff Report.pdf](#)

8. Special Use: Accessory Alcohol Sales and Bar/Tavern Uses in TC-1 | 2517 West 42nd Street | 24-001104-ZA

[2517 Bull St - 2517 W 42nd St_24-001149-ZCL_Letter REVISED 2024.03.21.pdf](#)

[2517 BULL ST, 2517 W 42 ST_24-001058-ZA_APPLICATION_.pdf](#)

[Bull Street - Concept Plan.pdf](#)

[Staff Report.pdf](#)

9. Map Amendment (Rezone from R-A-CO and P-B-C-CO to PD) | 100 Little Neck Road | 23-003457-ZA

[Application.pdf](#)

[FLU MAP 23-003457-ZA.pdf](#)

[Master pod plan.pdf](#)

[ZONING MAP 23-003457-ZA.pdf](#)

[DRI #4041 Final Report.pdf](#)

- 🔗 [006 Keller PD Ordinance - 2023-06-30.pdf](#)
- 🔗 [23-078 Keller Mixed-Use Development on Little Neck Rd Savannah- DRI-Traffic Impact Study - 03-15-24.pdf](#)
- 🔗 [NARRATIVE, GENERAL UTILITY PLAN, & PHASING PLAN.pdf](#)
- 🔗 [Performance Standards.pdf](#)
- 🔗 [Permitted Use Table.pdf](#)
- 🔗 [C Jones Opposition.pdf](#)
- 🔗 [Savannah Rezoning 23-003457-ZA - Keller - MPC Presentation - FINAL.pdf](#)
- 🔗 [K Bieber \(WCCCW\) Opposition and Comments.pdf](#)
- 🔗 [C Moore Comments.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.