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FOR
VIRTUAL MEETING

Chatham County - Savannah Metropolitan Planning Commission

December 17, 2024 at 1:30pm
Final Agenda

December 17, 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

- [1. December 17, 2024 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.](#)
- [2. December 17, 2024 Finance Committee Meeting, 11:00. West Conference Room, 112 East State Street](#)
- [3. December 17, 2024 Personnel Committee Meeting, 11:30am, West Conference Room, 112 East State Street.](#)

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

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 Items Requested to be Withdrawn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

4. Approval of the November 19, 2024 MPC Meeting Minutes

🔗 [11-19-2024-mpc-meeting-minutes.pdf](#)

5. Major Subdivision | Oakwood at New Hampstead Phase 2B | 24-006015-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL_1_24-006015-SUBP_OAKWOOD AT NEW HAMPSTEAD PHASE 2B.pdf](#)

🔗 [24-006015-subp-Oakwood-staff-report.pdf](#)

6. Major Subdivision | Hill Durrence West Tract 3, 4, 5 | 24-006442-SUBP

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL_1_24-006442-SUBP_HILL DURRENCE WEST TRACT 3 & 4_MAJOR SUB.pdf](#)

🔗 [24-006442-subp-Hill-Durrence-staff-report.pdf](#)

VIII. Old Business

IX. Regular Business

7. Site Plan Variance | 7822 Abercorn Street | 24-005896-ZA

🔗 [7822 ABERCORN ST_24-005896-ZA_VARIANCE FOR DEVELOPMENT PLANS APPLICATION.pdf](#)

🔗 [Staff Report_.pdf](#)

🔗 [05-05672-L-001-Landscape Exhibit.pdf](#)

🔗 [05-05672-L-101-Landscape Plan.pdf](#)

🔗 [05-05672-L-100-Tree Disposition Plan.pdf](#)

8. Site Plan Variances | 505 West 36th Street | 24-006270-ZA

🔗 [2024 VARIANCE FOR DEVELOPMENT PLAN REVISED 2.2.2024 KIAH.pdf](#)

🔗 [KIAH SITE PLAN - PLANNING COMMISSION.pdf](#)

🔗 [Staff Report.pdf](#)

9. Special Use | Restaurant w/ Accessory Alcohol Sales | 1308 Montgomery Street | 24-005878-ZA

🔗 [BUSINESS APPROVAL 2024](#)

🔗 [SPECIAL USE APPLICATION](#)

🔗 [Council Minutes - 10 AUG 2023.png](#)

🔗 [VNA Comment.pdf](#)

🔗 [1308 Montgomery St - Special Use.pdf](#)

10. Site Plan Variance | 0 Preston Drive | 24-004751-ZA

🔗 [SAVANNAH PRESTON_24-004751-ZA_VARIANCE FOR DEV.PLANS APPLICATION.pdf](#)

- 🔗 [Staff Report.pdf](#)
- 🔗 [2024.12.10 Pointe Grand Savannah - Wetland Exhibits_v2_compressed.pdf](#)
- 🔗 [IPAC_PointeGrand.pdf](#)
- 🔗 [2024.08.23 GDP PLAN-SAVANNAH PRESTON.pdf](#)
- 🔗 [30 ac corps wet \(Exhibit 2\).pdf](#)
- 🔗 [McCorkle presentation.pdf](#)

11. FLUM Amendment | 1950 Benton Blvd & 76 Highlands Blvd | 24-002877-ZA

- 🔗 [Staff Report - 1950 Benton BLVD.pdf](#)
- 🔗 [DRI #4253 Final Report - Chatham County.pdf](#)
- 🔗 [ALFA and C-17 FLUM amenmend area exhibit.pdf](#)
- 🔗 [FLUM Amendment Application \(Amended\)](#)
- 🔗 [Combine Public Comments.pdf](#)
- 🔗 [Comprehensive Comments to MPC and City Council.pdf](#)
- 🔗 [public comment \(HNA\) Support for FLUM with Conditions and Ongoing Collabora.pdf](#)

12. MAP Amendment | Godley Station PD Major Amendment | 1950 Benton Blvd/ 76 Highlands Blvd | 24-002501-ZA

- 🔗 [Application 1950 BENTON BLVD, 76 HIGHLANDS BLVD_24-002501-ZA_MAP AMENDMENT.pdf](#)
- 🔗 [Godley PUD_1999.pdf](#)
- 🔗 [20212.0004—Safavieh Center PD Master Plan \(FINAL\).pdf](#)
- 🔗 [Proposed Use and Development Standards \(FINAL\).pdf](#)
- 🔗 [DRI #4253 Final Report - Chatham County.pdf](#)
- 🔗 [Staff Report_.pdf](#)
- 🔗 [Combine Public Comments.pdf](#)
- 🔗 [Comprehensive Comments to MPC and City Council.pdf](#)
- 🔗 [public comment \(HNA\) Support for FLUM with Conditions and Ongoing Collabora.pdf](#)

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. 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.