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Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
May 21, 2024 at 1:30pm

May 21, 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

[1. Approval of the May 21, 2024 MPC Meeting Agenda](#)

IV. Notices, Proclamations and Acknowledgements

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

[2. FLUM Amendment request to rezone from TR-2 to TC-1 | 1421 West Gwinnett St | 24-001813-ZA](#)

[3. Map Amendment request to rezone from TR-2 to TC-1 | 1421 West Gwinnett St | 24-0001759-ZA](#)

[4. Text Amendment | Zoning Ordinance -Article 7, Section 7.8.10\(b\) Savannah Downtown Historic District Design Standards | 24-000559-ZA](#)

[5. Text Amendment | Zoning Ordinance -Article 7, Section 7.13-1 Hotel Development Overlay District | 24-000558-ZA](#)

[6. Map Amendment request to rezone from B-C to RM-18 | 0 Ft. Argyle Road | 24-002471-ZA](#)

[7. General Development Plan | 1202 E. 69th St & 1206 E. 68th St. | 24-001053-PLAN](#)

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 30, 2023 Meeting Minutes](#)

🔗 [04-30-2024-mpc-meeting-minutes.pdf](#)

[9. Major Subdivision | Oakwood at New Hampstead Phase 1C | 2360 Ft. Argyle Rd | File No. 24-002220-SUBP](#)

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL_1_24-002220-SUBP_OAKWOOD AT NEW HAMPSTEAD PHASE 1C.pdf](#)

🔗 [Staff Report.pdf](#)

[10. Major Subdivision | The Palms Townhomes| 3100 Highgate Blvd| File No. 23-006299-SUBP](#)

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL_1_23-006299-SUBP THE PALMS TOWNHOMES.pdf](#)

🔗 [Master Key Map.pdf](#)

🔗 [Staff Report.pdf](#)

[11. Authorize Executive Director/CEO to execute the Memorandum of Understanding \(MOU\) for the Coastal Region Metropolitan Planning Organization \(CORE MPO\)](#)

🔗 [MPC Board Memo MOU Execution.MW.pdf](#)

🔗 [MPC.pdf](#)

[12. Text Amendment | Hitch Village PUD| plans for ELC | 24-002441-ZA](#)

🔗 [FRED WESSELS_HITCH VILLAGE PUD_SEC. 8-3049_24-002441-ZA_TEXT AMENDMENT APPLICATION.pdf](#)

🔗 [ZONING MAP 24-002441-ZA.pdf](#)

🔗 [LETTER TO MPC_HAS EXEC 20240424 PUD AMENDMENT WITH EXHIBITS.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [Z221030 ECLC Site Plan Exhibit.pdf](#)

🔗 [Amended Master Plan.pdf](#)

🔗 [HAS Explanation of Amendment Request.pdf](#)

VIII. Old Business

[13. Map Amendment request to rezone from R-2/EO to B-N/EO | 202 Shipyard Rd | Z-0923-000412](#)

🔗 [Exhibit 1 - Environmental Overlay Standards.pdf](#)

🔗 [Exhibit 2 - R-2 Use Table.pdf](#)

- 🔗 [Exhibit 3 - Development Standards for Nonresidential Uses.pdf](#)
- 🔗 [Exhibit 4 - B-N Use Table.pdf](#)
- 🔗 [Exhibit 5 - B-N and B-1 Comparison Table.pdf](#)
- 🔗 [Exhibit - Site Plan \(Existing\).pdf](#)
- 🔗 [Application..pdf](#)
- 🔗 [combined letters of opposition.pdf](#)
- 🔗 [Staff Report..pdf](#)
- 🔗 [combined letters of support.pdf](#)
- 🔗 [McCorkle - 202 Shipyard slides.pdf](#)

IX. Regular Business

[14. Master Plan Amendment | 0 Grand Prize of America | 24-0002547-ZA](#)

- 🔗 [0 GRAND PRIZE OF AMERICA AVE_PINS 20436 01048, -045_24-002547-ZA_APPLICATION.pdf](#)
- 🔗 [16716.0003 - Parcel 8A & 8B-2 Master Plan Amendment.pdf](#)
- 🔗 [ZONING MAP 24-002547-ZA.pdf](#)
- 🔗 [MASTERPLAN REVISION - 04.26.2024.pdf](#)
- 🔗 [Staff Report.pdf](#)

[15. Special Use Request for Indoor Amusement/year-round haunted house | 100 West Lathrop Ave | 24-002463-ZA](#)

- 🔗 [100 W LATHROP AVE_24-002463-ZA_APPLICATION.pdf](#)
- 🔗 [ZONING MAP 24-002463-ZA.pdf](#)
- 🔗 [Exhibit 1 - Site Plan \(Special Use\).pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [McCorkle - 100 West Lathrop.pdf](#)

[16. Map Amendment request to rezone from TR-2 to TC-1 | 1100 East 31st Street | 24-002022-ZA](#)

- 🔗 [1100 E 31 ST_24-002022-ZA_APPLICATION.pdf](#)
- 🔗 [TR Development Standards.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [ZONING MAP 24-002022-ZA.pdf](#)
- 🔗 [McCorkle -1100 E 31st slides.pdf](#)

X. Presentations

XI. Other Business

XII. Executive Session

[17. Executive Session | Discuss Personnel Matters](#)

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.