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## Chatham County - Savannah Metropolitan Planning Commission

November 4, 2024 at 1:30 pm  
Final Agenda

### November 4, 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](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

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

[1. Subdivision w/Variations | 809 E. 36th St | 24-005191-ZA](#)

[2. Map Amendment | Rezone from PBC to PB | Dean Forest Rd & Ogeechee Rd | Z-0924-000508](#)

[3. Site Plan Variance | 0 Preston Drive | 24-004751-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 Items Requested to be Withdrawn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

### 4. Approval of the October 15, 2024 MPC Meeting Minutes

🔗 [10-15-2024-mpc-meeting-minutes.pdf](#)

### 5. Master Plan Amendment | The Reserve at Savannah Harbor | 24-005502-ZA

🔗 [16716.0003 - MASTER PLAN-10-11-24.pdf](#)

🔗 [PROJECT NARRATIVE.pdf](#)

🔗 [0 RESERVE WAY \(0 GRAND PRIZE OF AMERICA AVE\)\\_24-005502-ZA\\_MASTER PLAN AMENDMENT APPLICATION.pdf](#)

🔗 [Staff Report 24-005502-ZA The Reserve Parcels 8A and 8B Master Plan Amendment.pdf](#)

### 6. Major Subdivision | Hidden Pointe Phase 2A | Navajo Rd & Fulton Rd | 24-003554-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL\\_1\\_24-003554-SUBP\\_HIDDEN POINTE PHASE 2A.pdf](#)

🔗 [24-003554-SUBP-Hidden-Pointe Staff Report.pdf](#)

### 7. Major Subdivision | Hidden Pointe Phase 2B | Navajo Rd & Fulton Rd | 24-003555-SUBP

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL\\_1\\_24-003555-SUBP\\_HIDDEN POINTE PHASE 2B.pdf](#)

🔗 [24-003555-SUBP-Hidden-Pointe Staff Report.pdf](#)

### 8. Major Subdivision | Hill Durrence East Tract | Ft. Argyle Rd | 24-003181-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL\\_1\\_24-003181-SUBP\\_HILL DURRENCE EAST TRACT PARCEL B.pdf](#)

🔗 [24-003181-SUBP-Hill-Durrence Staff Report.pdf](#)

🔗 [Master Plan Amendment Proposal Exhibit 2.pdf](#)

### 9. MPC 2025 Holiday Schedule

🔗 [2025 Holiday Schedule.pdf](#)

## VIII. Old Business

## IX. Regular Business

### 10. FLUM Amendment | 108, 112 East Henry St and 1210 Drayton St | 24-005524-ZA-FLUM

🔗 [1210 Drayton St, 108, 112 E Henry St\\_24-005524-ZA\\_FLUM Amendment Application.pdf](#)

🔗 [24-005524-ZA\\_FLUM Staff Report.pdf](#)

### 11. Map Amendment | Rezone from TN-1 to TC-1 | 112 East Henry St | 24-005471-ZA

🔗 [112 E HENRY ST\\_24-005471-ZA\\_REZONING APPLICATION.pdf](#)

🔗 [24-005471-ZA\\_MAP\\_Staff Report.pdf](#)

🔗 [Public comment - VNA - MPC Meeting November 4, 2024, Agenda Items 10, 11, and 12..pdf](#)

### 12. Special Use | Parking Facility | 108, 112 E. Henry St and 1210 Drayton St | 24-005474-ZA

🔗 [1210 DRAYTON ST, 108, 112 E HENRY ST\\_24-005474-ZA\\_SPECIAL USE PERMIT APPLICATION.pdf](#)

[🔗 Staff Report 24-005474-ZA\\_SE.pdf](#)

**X. Presentations**

**XI. Approved Staff Reviews**

**XII. Other Business**

[13. Election of 2025 Officers](#)

**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.***