



## Chatham County - Savannah Metropolitan Planning Commission

October 15, 2024 MPC Meeting  
Final Agenda

### October 15, 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

##### [1. Special Called Personnel Committee Meeting](#)

[📎 October 2024 Personnel Committee Agenda.pdf](#)

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

##### [2. Site Plan with Variance | 1001, 1015 Whitaker & 120, 124 W. Park | 24-005206-ZA](#)

##### [3. Special Use | 513 E. Oglethorpe Suite G | 24-005199-ZA](#)

##### [4. MAP Amendment | Dean Forest Rd & Ogeechee Rd | Z-0924-000508](#)

##### [5. Site Plan-Variance| Preston Drive/ Pointe Grand | 24-004751-ZA](#)

#### VI. Items Requested to be Withdrawn

##### [6. Site Plan with Variance | 8608 Abercorn Street | 24-004758-ZA](#)

🔗 [Parker's Kitchen Variance Requests Abercorn and Montgomery.pdf](#)

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

### 7. Approval of the September 24, 2024 Meeting Minutes

🔗 [09-24-2024-mpc-meeting-minutes.pdf](#)

### 8. Master Plan Amendment | 0 Little Neck Rd | 24-004499-ZA

🔗 [8.13.2024 REVISED-2024-MASTER-PLAN-AMENDMENT-APPLICATION-AND-CHECKLIST TEH\\_SIGNED.pdf](#)

🔗 [StaffReport\\_24-004499-ZA\\_HopetonLanding.pdf](#)

🔗 [Hopeton South - Letter of Acknowledgement - Interparcel Connection.pdf](#)

🔗 [HOPETON LANDING PD AMENDMENT#2 NARRATIVE\\_.pdf](#)

🔗 [HOPETON LANDING PUD STANDARDS\\_AMENDMENT #2\\_.pdf](#)

🔗 [HOPETON LANDING PD MASTERPLAN\\_AMENDMENT #2\\_.pdf](#)

### 9. Site Plan w/ Variance | 0 Williams Street | 24-005193-ZA

🔗 [0 WILLIAMS ST\\_24-005193-ZA\\_VARIANCE FOR DEVELOPMENT PLAN APPLICATION.pdf](#)

🔗 [Staff Report.pdf](#)

## VIII. Old Business

## IX. Regular Business

### 10. MAP Amendment | 1105 East Anderson St | 24-005184-ZA

🔗 [1105 E ANDERSON ST\\_24-005184-ZA\\_APPLICATION.pdf](#)

🔗 [Neighborhood Outreach Attempt.pdf](#)

🔗 [Staff Report.pdf](#)

### 11. Site Plan Variance | 1100 East 31st Street | 24-004745-ZA

🔗 [ZBA APPLICATION ACCEPTED AS PLANNING COMMISSION APPLICATION.pdf](#)

🔗 [1100 E 31 St\\_24-004754-ZA\\_Variance for Development Plans Application.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [Buffer Concept and Models.pdf](#)

🔗 [20241001\\_124114\\_resized.jpg](#)

🔗 [20241002181609714.pdf](#)

🔗 [Architectural Renderings.pdf](#)

🔗 [Floor Plans.pdf](#)

🔗 [RE\\_1100 E 31st Street.pdf](#)

🔗 [opposition-Schuff- Petition #24-004754-ZA .pdf](#)

🔗 [Combined support letters.pdf](#)

🔗 [McCorkle Slides.pdf](#)

12. Master Plan Amendment | 175 West Mulberry Blvd | 24-005036-ZA

🔗 [175 W MULBERRY BLVD\\_24-005036-ZA\\_MASTER PLAN AMENDMENT APPLICATION.pdf](#)

🔗 [E01-MULBERRY RECLASSIFICATOIN-9-17-24\\_.pdf](#)

🔗 [MPC Thomson Declarant Memo 08-08-12.pdf](#)

🔗 [Declarant Memo.pdf](#)

🔗 [24-005036-ZA Mulberry at Godley Station Master Plan Amendment - Staff Report.pdf](#)

13. TEXT Amendment | Zoning Ordinance- Section 3, Alernative Standards to Sec 5 | Traditional Neighborhood Districts | 24-004284-ZA

🔗 [Final Revisions 10.09.2024.pdf](#)

🔗 [combined public comment.pdf](#)

🔗 [TEXT AMENDMENT 24-0004284-ZA \(Joint Revisions\)\\_2.pdf](#)

🔗 [24-004284-ZA-TEXT Staff Report\\_.pdf](#)

🔗 [AFFORDABLE HOUSING Amendments\\_CombinedPPT\\_10.14.2024\\_final.pdf](#)

**X. Presentations**

**XI. Approved Staff Reviews**

**XII. Other Business**

14. Nominating Committee Report

**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.***