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Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
September 10, 2024 at 1:30 pm

September 10, 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. Text Amendment | Zoning Ordinance- Section 5.4; Sec. 8.7.24; Sec. 8.4.32 | Permitting Restaurants and Accessory Alcohol Sales in the TN-1 Zoning District adjoining Park Ave. between Whitaker and Drayton Streets.](#)

[📎 TN-1 RESTAURANT_24-004304-ZA_TEXT AMENDMENT APPLICATION.pdf](#)

[2. Special Use | allow for Retail Consumption and Ancillary Retail Sales of Alcohol | 17 West Park Ave. | 24-004300-ZA](#)

[📎 17 WEST PARK_24-004300-ZA_SPECIAL USE APPLICATION.pdf](#)

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

3. Approval of the August 13, 2024 Meeting Minutes

🔗 [08-13-2024-mpc-meeting-minutes.pdf](#)

4. Major Subdivision | Norwood Ward Lots 72-78 | Pearl Street | 24-003635-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL_1_24-003635-SUBP_NORWOOD WARD LOTS 72 & 78.pdf](#)

🔗 [24-003635-SUBP-Norwood Ward Staff Report.pdf](#)

VIII. Old Business

IX. Regular Business

5. Map Amendment | request to rezone from PBC to R-3-19 (19 d/u per acre) | Z-0824-000494

🔗 [Application.pdf](#)

🔗 [Petitioner Exhibit 1.pdf](#)

🔗 [Petitioner Exhibit 2.pdf](#)

🔗 [Site Visit.pdf](#)

🔗 [Staff Report - Z-0824-000494.pdf](#)

6. Site Plan Variances in TC-2 Zoning District | Increase to maximum allowed height and construction of a four-story building | 9 parcels at E. Broad, E. Gwinnett, and E. Bolton streets | 24-004388-ZA

🔗 [810 E BROAD ST_9 PARCELS_24-004388-ZA_VARIANCE FOR DEVELOPMENT PLANS APPLICATION.pdf](#)

🔗 [810 E. BROAD - ATTACHMENTS.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [2024.08.30 810 E Broad- Site Plan Revised and 3D Conceptual Views.pdf](#)

7. Special Exception | Increase maximum building footprint in the TC-2 Zoning District | 9 Parcels on E. Broad, E. Gwinnett, and E. Bolton Streets | 24-004321-ZA

🔗 [810 E. BROAD - SPECIAL EXCEPTION APPLICATION.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [2024.08.30 810 E Broad- Site Plan Revised and 3D Conceptual Views.pdf](#)

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

8. Appointment of Nominating Committee

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.