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Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
September 24, 2024 at 1:30 pm

September 24, 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. September 10, 2024 Finance Committee Meeting, 11:00am, Jerry Surrency Conference Room, 112 East State Street.](#)

📎 [Finance Committee Agenda September 2024.pdf](#)

[2. September 10, 2024 Personnel Committee Meeting, 11:30am, Jerry Surrency Conference Room, 112 East State Street.](#)

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

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

[3. Text Amendment | Zoning Ordinance - Section 3, Alternative Standards to Sec 5 | Traditional Neighborhood Districts | 24-004284-ZA](#)

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

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

[6. Site Plan with Variance | 1100 E. 31st Street | 24-004754-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

[7. Approval of the September 10, 2024 Meeting Minutes](#)

🔗 [09-10-2024-mpc-meeting-minutes.pdf](#)

[8. Major Subdivision | Hill Durrence Tract, 180 Fort Argyle Rd | 24-000431-SUBP](#)

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL_1_24-000431-SUBP_HILL DURRENCE TRACT.pdf](#)

🔗 [21-879 SIP 95 Durrence Hill V6-CONCEPT PLAN.pdf](#)

🔗 [24-000431-SUBP-Hill-Durrence.pdf](#)

[9. Major Subdivision | Savannah Highlands Phase 9, 610 Highlands Blvd | 24-004757-SUBP](#)

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL_1_24-004757-SUBP_SAVANNAH HIGHLANDS PHASE 9.pdf](#)

🔗 [Staff Report 24-004757-SUBP-Savannah-Highlands.pdf](#)

[10. Master Plan Amendment | The Reserve at Savannah Harbor | Reserve Way, Delilah's Way, and Only Sara's Way | 24-004580-SUBP](#)

🔗 [Reserve Way_24-004580-ZA_Master Plan Amendment Application.pdf](#)

🔗 [Staff Report 24-4580-ZA The Reserve at Hutchinson Island Master Plan Amendment.pdf](#)

VIII. Old Business

IX. Regular Business

[11. Zoning Map Amendment | Rezone from C-P, RMF-2-25 to Fairgrounds PD | 4801 Meding St | 24-004493-ZA](#)

🔗 [4801 Meding St_24-004493-ZA_Rezoning Application 9-4-24.pdf](#)

🔗 [2024.06.13 Master Plan Exhibit.pdf](#)

🔗 [Fairgrounds Phasing Plan.pdf](#)

🔗 [Fairgrounds PD Standards.pdf](#)

🔗 [Staff Report.pdf](#)

[12. Text Amendment | Zoning Ordinance- Article 7.15 | Conservation Overlay- Kensington Park/Groveland Neighborhood | 24-004607-ZA](#)

🔗 [NEW CONSERVATION DISTRICT APPLICATION.pdf](#)

🔗 [24-004608-ZA Staff Report.pdf](#)

🔗 [combined opposition public comment.pdf](#)

13. MAP Amendment |Kensington Park/Groveland Conservation Overlay District (Zoning Map Overlay Adoption) | 24-004608-ZA

🔗 [KENSINGTON PARK-GROVELAND_MAP AMENDMENT_24-004608-ZA_APPLICATION.pdf](#)

🔗 [24-004608-ZA Staff Report.pdf](#)

🔗 [combined public comment support.pdf](#)

🔗 [combined public comment opposition.pdf](#)

14. 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](#)

🔗 [VNA Letter of support.pdf](#)

🔗 [Victorian TN1 1.png](#)

🔗 [24-004304-ZA Staff Report_.pdf](#)

15. Special Use | Allow for ancillary retail sales of alcohol with on-site consumption | 17 West Park Ave. | 24-004300-ZA

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

🔗 [Staff Report.pdf](#)

16. Subdivision with Variance | 31, 35, 37 Island Drive | SUBD-0524-000477

🔗 [Application.pdf](#)

🔗 [Original Plat.pdf](#)

🔗 [31, 35, 37 Island Dr. - SUBD-0524-0477 Staff Report.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.