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## Chatham County - Savannah Metropolitan Planning Commission

Final Agenda  
April 1, 2025 at 1:30 PM

### April 1, 2025 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. April 1, 2025 Finance Committee Meeting, 11:00 am, West Conference Room, 110 East State Street](#)

🔗 [Finance Committee Agenda April 2025.pdf](#)

[2. April 1, 2025 Special Called Personnel Committee Meeting, 11:30 am, West Conference Room, 110 East State Street](#)

🔗 [SPECIAL CALLED April 1 2025 Personnel Committee Agenda.pdf](#)

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

[3. Variance to GDP | 925 & 1303 E. President Street | 25-000401-ZA](#)

🔗 [Second Site Plan Submittal.pdf](#)

🔗 [Revised Application.pdf](#)

🔗 [Updated Site Plan Submittal - Mar 26, 2025](#)

[4. Master Plan Amendment | New Hampstead, 2100 & 2501 Little Neck Rd | 23-004262-ZA](#)

- 🔗 [2100 and 2501 Little Neck Rd\\_New Hampstead PUD\\_23-004262-ZA\\_Master Plan Amendment Application.pdf](#)
- 🔗 [26404.0000 NH\\_LUP\\_PUD-EXHIBIT\\_2024-11-04-NH\\_CONCEPT-MP, 1.pdf](#)
- 🔗 [53 301 - PLAT - PARCEL I-7.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**

[5. Approval of the March 11, 2025 MPC Meeting Minutes](#)

- 🔗 [03-11-2025-mpc-meeting-minutes.pdf](#)

**VIII. Old Business**

**IX. Regular Business**

[6. FLUM Amendment | 605 Old River Road | 25-001356-ZA](#)

- 🔗 [605 OLD RIVER RD, SANDHILL RD\\_25-001356-ZA\\_FLUM APPLICATION.pdf](#)
- 🔗 [PET.25-124\\_OLD RIVER RD\\_SANDHILL\\_JR STOKES PROP\\_JEFF GREINER\\_PIN 11046 01001A\\_11046 01001B\\_RECVD. 03-11-2025.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)
- 🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)
- 🔗 [K. Bieber\\_Public Comments\\_605 Old River Road\\_25-001356-ZA.pdf](#)

[7. Map Amendment | 605 Old River Road | 25-001312-ZA](#)

- 🔗 [Chatham County R-A Uses.pdf](#)
- 🔗 [As initially filed by HM - Application Zoning Petition.pdf](#)
- 🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)
- 🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)
- 🔗 [K. Bieber\\_Public Comments\\_605 Old River Road\\_25-001356-ZA.pdf](#)
- 🔗 [25-001312-ZA Staff Report \(Forino PD\) Final.pdf](#)

[8. Master Plan Amendment | 3400 Highgate Blvd, 2602 Fort Argyle Rd | 25-001303-ZA](#)

- 🔗 [3400 HIGHGATE BLVD, HIGHGATE BLVD, 2602 FORT ARGYLE RD\\_25-001303-ZA\\_APPLICATION.pdf](#)
- 🔗 [THE PINES\\_SUPPORTING DOCUMENTS\\_MASTER PLAN AMENDMENT.pdf](#)
- 🔗 [2024-2025 Proposed Master Plan.pdf](#)
- 🔗 [2018 \(Current\) Master Plan.pdf](#)

 [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.***