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FOR
VIRTUAL MEETING

Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Room
110 E. State Street, Savannah Ga. 31401
April 22, 2025 at 1:30pm

April 22, 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. 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. Map Amendment | 420 & 302 Bush Rd | Request to rezone under existing PD to permit Mixed-Use Residential, Single Family, Apartments, and Townhomes | 25-001709=ZA](#)

[2. Special Use | 6 Patton Rd | request to allow a solid waste transfer station in I-L Zoning District | 25-001297-ZA](#)

[3. FLUM Amendment | 101 E. 34th Street | 25-001706-ZA](#)

[☞ appearance date change request.pdf](#)

[4. Map Amendment | 101 E. 34th Street | 25-001705-ZA](#)

[☞ appearance date change request.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 April 1, 2025 meeting minutes

🔗 [04-1-2025-mpc-meeting-minutes.pdf](#)

6. Major Subdivision | The Station at Sweetwater | Sessile Oak Dr & Club House Dr. | 25-001497-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [21-344_ Revised Master Plan_50' LOTS 12.8.2021-REVISED MASTERPLAN.pdf](#)

🔗 [Ex 1 - 25-001497-SUBP-The Station at SWEETWATER.pdf](#)

🔗 [Ex 2 - Amended Master Plan - Sweetwater Plantation.pdf](#)

🔗 [Staff Report 25-001497-SUBP- The Station at Sweetwater \(Sessile Oak Drive\).pdf](#)

7. Execution of MOU between MPC and Effingham County

🔗 [2025-212_MOU_Chatham County-Savannah MPC_04152025.pdf](#)

VIII. Old Business

8. Variance to GDP | 925 & 1303 E. President Street | 25-000401-ZA

🔗 [Application 925 & 1303 E President St Revised.pdf](#)

🔗 [28565.0000 President Square Conceptual Development Plan.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [McCorkle Slides 4-22-25.pdf](#)

9. FLUM Amendment | 605 Old River Rd. | 25-001356-ZA

🔗 [Application 605 Old River Rd \(FLUM\).pdf](#)

🔗 [FW_ Hunter Army Airfield review.pdf](#)

🔗 [K. Bieber_ Public Comments_ 605 Old River Road _ 25-001356-ZA.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [J. Forehand public comment.pdf](#)

🔗 [31945.0000 Flooding Map Exhibit.pdf](#)

🔗 [Riverside Only_Old_River_Road_Map_Package.pdf](#)

🔗 [Fw_ Additional Public Comment_ 605 Old River Rd _ 25-001312-ZA..pdf](#)

🔗 [TREE CLEARING EXHIBIT.pdf](#)

10. Map Amendment | 605 Old River Rd | 25-001312-ZA

🔗 [Application 605 Old River Rd \(MAP\).pdf](#)

🔗 [FW_ Hunter Army Airfield review.pdf](#)

🔗 [K. Bieber_ Public Comments_ 605 Old River Road _ 25-001356-ZA.pdf](#)

- 🔗 [25-001312-ZA Staff Report \(Forino PD\).pdf](#)
- 🔗 [J. Forehand public comment.pdf](#)
- 🔗 [31945.0000 Flooding Map Exhibit.pdf](#)
- 🔗 [Riverside Only_Old_River_Road_Map_Package.pdf](#)
- 🔗 [Fw_ Additional Public Comment_ 605 Old River Rd _ 25-001312-ZA..pdf](#)
- 🔗 [TREE CLEARING EXHIBIT.pdf](#)

IX. Regular Business

11. Master Plan and PUD Text Amendment | New Hampstead | 23-004262-ZA

- 🔗 [Application 2100 & 2501 Little Neck Rd.pdf](#)
- 🔗 [DNR Comments 4091.pdf](#)
- 🔗 [New Hampstead PUD Ordinance \(Redline\).pdf](#)
- 🔗 [New Hampstead PUD Ordinance 2025 \(Clean\).pdf](#)
- 🔗 [DRI #4091 Final Report.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.