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Chatham County - Savannah Metropolitan Planning Commission

February 18, 2025 MPC Meeting 1:30pm
FINAL Agenda

February 18, 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

[1. February 18, 2025 at 11:30 AM Personnel Committee Meeting, West Conference Room, 110 East State Street](#)

📎 [February 2025 Personnel Committee Agenda.pdf](#)

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

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

📎 [925, 1303 E PRESIDENT ST_25-000401-ZA_VARIANCE FOR DEVELOPMENT PLAN 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 Items Requested to be Withdrawn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 January 28, 2025 Meeting Minutes

🔗 [01-28-2025-mpc-meeting-minutes.pdf](#)

4. Major Subdivision | Hopeton Plantation Tract 7 Phase 1A | 25-000147-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [HOPETON WEST GDP_1.10.25.pdf](#)

🔗 [Staff Report 25-000147-SUBP-Hopeton West Phase 1A.pdf](#)

🔗 [SUBMITTAL_1_25-000147-SUBP HOPETON TRACT 7 PHASE 1A.pdf](#)

5. Major Subdivision | Hopeton Plantation Tract 7 Phase 1B | 25-000149-SUBP

🔗 [APPLICATION \(1\).pdf](#)

🔗 [SUBMITTAL_1_25-000149-SUBP HOPETON TRACT 7 PHASE 1B.pdf](#)

🔗 [HOPETON WEST GDP_1.10.25.pdf](#)

🔗 [25-000149-SUBP-Hopeton West Phase 1B-Staff Report.pdf](#)

6. Ratification of Resolution for Executive Director/CEO to Execute a Coastal Incentive Grant with the Georgia Department of Coastal Resources Division

🔗 [CIG_MPC_Resolution_Signed_KJ.pdf](#)

VIII. Old Business

IX. Regular Business

7. Special Use | 116 & 0 Arnold Street | 25-000377-ZA

🔗 [116 & 0 ARNOLD ST_25-000377-ZA_SPECIAL USE PERMIT APPLICATION.pdf](#)

🔗 [Staff Report.pdf](#)

8. Variance to GDP | 2815 Williams Street | 25-000487-ZA

🔗 [Staff Report.pdf](#)

🔗 [updated 2815 Williams St_25-000487-ZA_Variance for Development Plans.pdf](#)

🔗 [Site Plan.pdf](#)

🔗 [Petitioner Statement](#)

🔗 [public comment Seuntjens LOS-2815Williams.pdf](#)

9. Variance to GDP | 1001/1015 Whitaker St & 120/124 W. Park Ave. | 25-000446-ZA

🔗 [1001, 1015 WHITAKER ST, 120, 124 W PARK AVE_25-000446-ZA_VARIANCE FOR DEVELOPMENT PLA.pdf](#)

🔗 [EXHIBIT A_20250124_SAV OFFICE BLDGS_VARIANCE NARRATIVE.pdf](#)

- 🔗 [EXHIBIT C_REVISED SITE PLAN AND ELEVATIONS.pdf](#)
- 🔗 [7WEBB_HI_0001X.pdf](#)
- 🔗 [7WEBB_HI_0005X.pdf](#)
- 🔗 [7WEBB_HI_0002X.pdf](#)
- 🔗 [7WEBB_HI_0003X.pdf](#)
- 🔗 [7WEBB_HI_0008X.pdf](#)
- 🔗 [7WEBB_HI_0000X.pdf](#)
- 🔗 [Staff Recommended Building Heights.png](#)
- 🔗 [Staff Report_Feb18.pdf](#)
- 🔗 [Combined Public Comments Compressed.pdf](#)

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

[10. Master Plan Amendment | Highlands Business Park | 143, 149, 155 Shellbark Way | 25-000046-ZA](#)

- 🔗 [143, 149, 155 SHELLBARK WAY_25-000046-ZA_MASTER PLAN AMENDMENT \(1\).pdf](#)

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.