



## Chatham County - Savannah Metropolitan Planning Commission

Final Agenda  
July 15, 2025, MPC Meeting at 1:30 pm  
110 East State Street, Arthur Mendonsa Hearing Room

### July 15, 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

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

[1. 104, 108, 114 Albion St | Special Use Permit for Place of Worship | 25-002664-ZA](#)

[2. FLUM Amendment | from Conservation and Residential -General to Residential-General | 1800 E. 63rd St. | 25-002852-ZA](#)

☞ [Re\\_ Reuben Clark Apartments \(1800 E 63d\) - Defer to 8\\_5.pdf](#)

☞ [1800 E 63 ST\\_25-002852-ZA\\_FLUM APPLICATION.pdf](#)

☞ [Staff Report..pdf](#)

[3. MAP Amendment | rezone from RSF-6 to RMF-2-16| 1800 E. 63rd St. | 25-002851-ZA](#)

☞ [Re\\_ Reuben Clark Apartments \(1800 E 63d\) - Defer to 8\\_5.pdf](#)

☞ [1800 E 63 ST\\_25-002851-ZA\\_REZONING APPLICATION.pdf](#)

☞ [Staff Report..pdf](#)

[4. Master Plan Amendment |1025 W. Gwinnett St. | 25-003224-ZA](#)

☞ [1025 W GWINNETT ST\\_MASTER PLAN AMENDMENT APPLICATION\\_2025.06.20.pdf](#)

☞ [Staff Report.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**

**VIII. Old Business**

[5. Special Use Permit | Principal Use Parking Facility | 0 Bull St, 12,14, & 16 E. 40th St | 25-002526-ZA](#)

☞ [Appliation 0 BULL ST AND 12, 14, 16 E 40TH ST\\_25-002526-ZA.pdf](#)

☞ [public comment L Designs.pdf](#)

☞ [public comment- V. Attaway2.pdf](#)

☞ [public comment, Carolina B..pdf](#)

☞ [Staff Report..pdf](#)

☞ [MCCorkle slides.pdf](#)

[6. MAP Amendment | rezone from BL to BN | 1402 Stiles Ave. | 25-002835-ZA](#)

☞ [1402 STILES AVE APPLICATION-ZA.pdf](#)

☞ [Staff Report.July 15 2025.pdf](#)

**IX. Regular Business**

[7. Variance to GDP | 621 Jefferson St | 25-003244-ZA](#)

☞ [621 JEFFERSON ST\\_25-003244-ZA\\_APPLICATION.pdf](#)

☞ [621 JEFFERSON ST SURVEY.pdf](#)

☞ [SIGNED Board\\_Decision\\_ - 25-002481-COA\\_ 621\\_Jefferson\\_St.pdf](#)

☞ [Staff Report 621 Jefferson St.pdf](#)

[8. Variance to GDP | 480 Geo Meyer Ave | 25-003218-ZA](#)

☞ [480 GEO MEYER AVE\\_25-003218-ZA\\_APPLICATION.pdf](#)

☞ [Staff Report. 480 Geo Meyer Ave.pdf](#)

☞ [AMENDED FINAL MASTER PLAN.pdf](#)

☞ [public comment, M.L. Miller.pdf](#)

[9. Variance to GDP | 430 Geo Meyer Ave | 25-003219-ZA](#)

☞ [430 GEO MEYER AVE\\_25-003219-ZA\\_APPLICATION.pdf](#)

☞ [AMENDED FINAL MASTER PLAN.pdf](#)

☞ [Staff Report 430 Geo Meyer Ave.pdf](#)

10. FLUM Amendment | from Residential Suburban Single Family to Commercial-Neighborhood | 1103 East 69th St | 25-003226-ZA

☞ [1103 E. 69TH ST.\\_25-003170-ZA \(REZONING MAP AMENDMENT\).pdf](#)

☞ [Staff report.\\_FLUM.pdf](#)

☞ [neighborhood feedback, customers letters and signatures\\_20250714\\_0001.pdf](#)

11. MAP Amendment | rezone from OI to BN | 1103 East 69th St. | 25-003170-ZA

☞ [REZONING MAP AMENDMENT APPLICATION\\_20250429\\_0001.pdf](#)

☞ [REZONING CONCEPTUAL SITE PLAN REV 4.pdf](#)

☞ [neighborhood feedback, customers letters and signatures\\_20250714\\_0001.pdf](#)

☞ [Staff Report.\\_MAP.pdf](#)

12. Master Plan Amendment | Highlands Boulevard | 25-002883-ZA

☞ [HIGHLANDS BLVD APPLICATION.pdf](#)

☞ [Staff Report.pdf](#)

13. Special Use Permit | Solid Waste Transfer Station in I-L zoning | 6 Patton Rd | 25-001297-ZA

☞ [Application 6 Patton Rd.pdf](#)

☞ [Permit By Rule.pdf](#)

☞ [DNR\\_TS\\_COL\\_Guidance.pdf](#)

☞ [State Citing Criteria for Solid Waste Handling Facilities.pdf](#)

☞ [Final Report DRI 4453.pdf](#)

☞ [25-00905-BC Architectural Drawings.pdf](#)

☞ [Georgia EPD approval 2019.pdf](#)

☞ [Georgia EPD approval 2025.pdf](#)

☞ [Lite Foot Support ABC Waste.pdf](#)

☞ [Mike V. public comment.pdf](#)

☞ [notify when item returns to agenda M. Vaquer.pdf](#)

☞ [public comment A. Weaver.pdf](#)

☞ [ABC Waste letter.pdf](#)

☞ [public comment S. Findlay.pdf](#)

☞ [Support from Rep. Carl Gilliard.pdf](#)

☞ [Transfer Station - Neighborhood Leaflet.pdf](#)

☞ [RCEC Transfer Station Support.pdf](#)

☞ [public comment- D. Baine.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.***