



Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
January 27, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

January 27, 2026, 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

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 Items Requested to be Withdrawn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

[1. Approval of the January 6, 2026 Meeting Minutes](#)

📎 [january-6-2026-mpc-meeting-minutes.pdf](#)

VIII. Old Business

IX. Regular Business

2. GDP with Variance | 21 & 19 Alfred St. | reduce front and rear yard setbacks in RSF-6 zoning district | 25-006080-ZA

- 🔗 [Application 25-006080-ZA_Red.pdf](#)
- 🔗 [Final Site Revision 25-006080-ZA.pdf](#)
- 🔗 [Attachments for Variance Submittal 25-006080-ZA.pdf](#)
- 🔗 [25-006080-ZA Staff report final.pdf](#)
- 🔗 [public comment P, Anderson.pdf](#)
- 🔗 [public comment V. Hendricks.pdf](#)

3. GDP with Variance | 1623 Staley Ave, Gunnie St, and 6 & 7 Gunnie St | reduce front and rear yard setbacks of four lots in RSF-6 zoning district | 25-005776-ZA

- 🔗 [Application 25-005776-ZA_Red.pdf](#)
- 🔗 [25-005776-ZA Staff Report.pdf](#)
- 🔗 [Supporting Documents 25-005776-ZA.pdf](#)
- 🔗 [MPC Staff Exhibit 25-005776-ZA.pdf](#)
- 🔗 [combined public comment from previous ZBA petition.pdf](#)

4. TEXT Amendment | Article 2.0 Review Bodies & Administrators and Article 3.0 Application and Review Procedures-sections 2.5,2.6, 3.12,3.18,3.19,3.21 & 3.23 | 26-000035-ZA

- 🔗 [APPLICATION_Red.pdf](#)
- 🔗 [PROPOSED ORDINANCE REVISIONS SPECIAL EXCEPTIONS AND VARIANCES.docx](#)
- 🔗 [Staff Report 25-000035-ZA.pdf](#)

X. Presentations

XI. Approved Staff Reviews

5. Minor Master Plan Amendment | Keller PD-Hopeton Landing | 25-005768-ZA

- 🔗 [Signed MPC Staff Decision.pdf](#)

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.