



Chatham County - Savannah Metropolitan Planning Commission

Chatham County Commission Chambers
September 17, 2019 ~ 1:30 PM
FINAL Agenda

September 17, 2019 REGULAR 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

[1. Approval of Agenda](#)

IV. Notices, Proclamations and Acknowledgements

Notice(s)

[2. September 24, 2019 Planning Meeting, 1:00 P.M., County Commission Chambers, 124 Bull Street, 2nd Floor.](#)

[3. October 8, 2019 Regular MPC Meeting, 1:30 P.M., County Commission Chambers, 124 Bull Street, 2nd Floor.](#)

Information Item(s) for Board Members

[4. Development Plans Submitted for Review](#)

[☛ September 17th MPC Meeting Development Log.pdf](#)

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 Items Requested to be Withdrawn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

5. Approval of the August 27, 2019 Briefing and Regular Meeting Minutes.

📎 [08.27.19 MEETING MINUTES.pdf](#)

📎 [08-27-19 MPC BRIEFING MINUTES.pdf](#)

6. Approval of the August 27, 2019 Executive Session Minutes.

VIII. Old Business

IX. Regular Business

7. NEW CONSTRUCTION: VICTORIAN HISTORIC DISTRICT | 19-004833-COA | Address: 1210 Drayton Street |
Petition of Chu's Convenience Mart

📎 [Submittal Packet.pdf](#)

📎 [Sanborn Maps.pdf](#)

📎 [19-004833-COA Staff Recommendation.pdf](#)

📎 [Letter of Objection.pdf](#)

📎 [Letter of Objection 2.pdf](#)

8. REZONING MAP AMENDMENT | 2521, 2529 Fort Argyle Rd. and 101 Middle Landing Rd. | R-A (Residential -
Agriculture) to B-N (Neighborhood Business) | Don Dyches, Jr. as agent for Fort Argyle, LLC | Z-190710-00073-1

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Limits of Rezoning.pdf](#)

📎 [Application.pdf](#)

📎 [Staff Report Z-190710-00073-1.pdf](#)

📎 [Revised Boundaries - 2505 FT ARGYLE REZONE BOUNDARY 9-11-19.pdf](#)

📎 [2505 FT ARGYLE RECOMBINATION 9-13-2019.pdf](#)

9. ZONING MAP AMENDMENT | 6078 Ogeechee Road | Rezone from R-A (Residential Agriculture) to B-N
(Neighborhood Business)

📎 [Maps.pdf](#)

📎 [Survey.pdf](#)

📎 [Concept Plan.pdf](#)

📎 [US-17 - Road Context.pdf](#)

📎 [Staff Report Z-190820-00088-1.pdf](#)

[10. ZONING MAP AMENDMENT | 4504 Ogeechee Road | Rezone from P-B-G & IL to RM-40 | File no. 19-004404](#)

- 🔗 [Petitioners Exhibit.pdf](#)
- 🔗 [Maps.pdf](#)
- 🔗 [B-G Permitted Uses.pdf](#)
- 🔗 [I-L Permitted Uses.pdf](#)
- 🔗 [R-M Permitted Uses.pdf](#)
- 🔗 [Context Aerial.pdf](#)
- 🔗 [Staff Report-19-004404-ZA-MAP SEP17.pdf](#)

[11. REZONING MAP AMENDMENT | 1545 East Montgomery Cross Road | P-R-B-1/EO \(Planned Residential Business - Environmental Overlay\) to B-N \(Neighborhood Business\) | File no. Z-190808-00086-1](#)

- 🔗 [Maps_combined.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report 190808.pdf](#)
- 🔗 [pictometry.pdf](#)

[12. REZONING MAP AMENDMENT | 2327 E. DeRenne Ave. | RM-25 to B-C | Linda Sims | 19-004860-ZA and 19-004893-CPA](#)

- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B - NewZO Map.pdf](#)
- 🔗 [Streetview - 2327 E. DeRenne Ave.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [Staff Report 19-004860-ZA.pdf](#)

X. Presentations

XI. Other Business

XII. Adjournment

[13. Adjourn](#)

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.