



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
February 2, 2021 ~ 1:30 PM
FINAL Agenda

February 2, 2021 Regular MPC Meeting, 1:30 P.M.

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. February 2, 2021 Swearing-in of MPC Commission by Chief Judge Penny Haas Freesemann Chatham County Superior Court.](#)

[3. February 23, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: \[www.thempc.org\]\(http://www.thempc.org\).](#)

Proclamations and Acknowledgements

[4. Acknowledgement of Appreciation by Joseph Welch, Chair to Ellis Cook](#)

[5. Acknowledgement of Appreciation by Joseph Welch, Chair to Lacy Manigault](#)

[6. Acknowledgement of Appreciation by Joseph Welch, Chair to Tanya Milton](#)

Information Item(s) for Board Members

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

📎 [2-2-21 MPC Case Log.pdf](#)

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

[8. REZONING MAP AMENDMENT | 8020 Waters Avenue | Rezone from RSF-10 to O-I | File No. 20-004502](#)

[9. SPECIAL USE APPROVAL REQUEST | 4429 Skidaway Road | Restaurant w/ Alcohol Sales | File No. 20-006247](#)

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

[10. Approval of the January 12, 2021 Briefing and Regular Meeting Minutes.](#)

📎 [01.12. 2021 Meeting Minutes.pdf](#)

📎 [01-12-2021 MPC BRIEFING MINUTES.pdf](#)

VIII. Old Business

IX. Regular Business

[11. REZONING PLANNED DEVELOPMENT | Little Neck Road | Rezone from R-A to P-D | File No. 20-005235](#)

📎 [Hopeton Landing Masterplan 2021.01.06.pdf](#)

📎 [Hopeton Landing PUD Standards.pdf](#)

📎 [Maps Combined.pdf](#)

📎 [County Engineering Comments.pdf](#)

📎 [Annexation Letter.pdf](#)

📎 [Context Aerials and Street View.pdf](#)

📎 [Staff Report 5235.pdf](#)

[12. ZONING TEXT AMENDMENT - Amending Sections 3.21, 3.23, 3.24, 8.4.24, 8.4.3, and 8.8.3 - 21-000448-ZA](#)

📎 [Parcels_in_TN1_StreetLabels.pdf](#)

📎 [Parcels_in_TN2_StreetLabels.pdf](#)

📎 [Ordinance Update \(002\).pdf](#)

[13. ZONING MAP AMENDMENT | 1902 & 1920 Waters Avenue & 1111 E 36th Street | Rezone from TC-1 & TR-3 to PD Planned Development | 20-003664-ZA](#)

📎 [Maps.pdf](#)

- ④ [11.18.20 General and Final development plan.pdf](#)
- ④ [210118_WATERS AND 36TH_MPC PRESENTATION \(002\).pdf](#)
- ④ [Site Views.pdf](#)
- ④ [Letter of Support.pdf](#)
- ④ [Letter of Objectiion.pdf](#)
- ④ [Block Pattern.pdf](#)
- ④ [Staff Report 3664.pdf](#)
- ④ [Support McDermott.pdf](#)
- ④ [Opposition Merrell.pdf](#)
- ④ [Support Winters.pdf](#)
- ④ [Waters Corridor support letter.pdf](#)
- ④ [Letter from True Light Bible Institute.pdf](#)
- ④ [Midtown Opposition.pdf](#)
- ④ [Support Wilvers.pdf](#)
- ④ [Support Miller.pdf](#)

X. Presentations

XI. Other Business

Recess to Executive Session - motion required

XII. Executive Session

The Planning Commission may adjourn to Executive Session for the purposes that may include litigation, personnel, or any other matter allowed by the Georgia Open Meetings Act.

Motion to recess to Executive Session.

XIII. Adjournment

14. 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.