



Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room
June 8, 2021 ~ 1:30 PM
FINAL Agenda

June 8, 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

[2. June 29, 2021 Personnel Committee Meeting, 10:30 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

[3. June 29, 2021 Finance Committee Meeting, 11:00 A.M., GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

[4. June 29, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: www.thempc.org.](#)

Information Item(s) for Board Members

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

[☞ May 3 2021 Development Review Log.pdf](#)

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

[6. REZONING MAP AMENDMENT | 6098 Ogeechee Road | Rezone from R-A to BN & RTF | 21-002357-ZA](#)

[7. SPECIAL PERMITTED USE | 348 Whitaker Street | Special Use for Alcohol Sales by the Drink in Association with a Restaurant | File No. 21-002772-ZA](#)

VI. Items Requested to be Withdrawn

[8. SPECIAL USE REQUEST | 10601 Abercorn; 99,101 & 103 Wilshire Boulevard - Package Store](#)

[9. REZONING MAP AMENDMENT | 10601 Abercorn St and 99,101,103, 105, 107 & 109 - Rezone from PUD - IS to BN / 16 21-001929](#)

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 May 18, 2021 Briefing and Regular Meeting Minutes.](#)

[☞ 05.18.2021 Meeting Minutes.pdf](#)

[☞ 05-18-2021 MPC BRIEFING MINUTES.pdf](#)

VIII. Old Business

[11. ZONING MAP AMENDMENT | 815 Wheaton Street | Rezone request from I-L to IL-T | File No. 21-002124-ZA](#)

[☞ Wheaton St visuals rev.pdf](#)

[☞ Staff Report 6.4 rev.pdf](#)

[12. ZONING MAP AMENDMENT | 315 West 38th Street | Rezone request from TN-2 to TC-1 | File No. 21-002322-ZA](#)

[☞ 315 W 38th St visuals.pdf](#)

[☞ 315 West 38th Staff Report.pdf](#)

[☞ 315 W 38th St_21-002967-ZCL.pdf](#)

[☞ TN-2 corner lot uses.pdf](#)

IX. Regular Business

[13. TEXT AMENDMENT: HISTORIC BUILDINGS MAP | Cuyler-Brownville Historic District | 21-001516-COA](#)

[☞ 617 West 31st Street - Owner Objection.pdf](#)

[☞ Commercial Buildings - Survey Reports and Photos.pdf](#)

[☞ Institutional Buildings - Survey Reports and Photos.pdf](#)

[☞ Multi-Family Residential Buildings - Survey Reports and Photos.pdf](#)

[☞ Outbuildings - Survey Reports and Photos.pdf](#)

[☞ Single- and Two-Family Residential Buildings - Survey Reports and Photos - 1.pdf](#)

- ☞ [Single- and Two-Family Residential Buildings - Survey Reports and Photos - 2.pdf](#)
- ☞ [Single- and Two-Family Residential Buildings - Survey Reports and Photos - 3.pdf](#)
- ☞ [617 West 31st Street - Deed.pdf](#)
- ☞ [Proposed 2021 Map - Cuyler-Brownville Contributing.pdf](#)
- ☞ [Proposed 2021 Map Supplement - Cuyler-Brownville Contributing Resources.pdf](#)
- ☞ [Proposed Ordinance Revision 21-001516-ZA.pdf](#)
- ☞ [Staff Report - 21-001516-ZA.pdf](#)

14. REZONING MAP AMENDMENT | 527 E 39th Street | Rezone from TN-2 to PD | File No. 21-002411

- ☞ [Staff Report-2411.pdf](#)
- ☞ [Maps Combined.pdf](#)
- ☞ [PD Boundaries.pdf](#)
- ☞ [Pic 527 E 39th.pdf](#)
- ☞ [Letter of Support.pdf](#)
- ☞ [Letter of Support2.pdf](#)
- ☞ [Restaurant Zoning for 527 E 39th.pdf](#)

15. ZONING TEXT AMENDMENT | East Broad Market PD | Expand Planned Development Boundaries | File No. 21-002377-ZA

16. SPECIAL PERMITTED USE | 9 West 43rd Street | Special Use for Alcohol Sales by the Drink in Association with a Restaurant | File No. 21-002668-ZA

- ☞ [9 W 43rd visuals 6.1.pdf](#)
- ☞ [staff-report-6.8.pdf](#)

17. ZONING TEXT AMENDMENT | SEC 7.11.13.c | MLK / MONTGOMERY CORRIDOR | File No. 21-00284-ZA

- ☞ [Staff Report - 2884.pdf](#)

18. ZONING TEXT AMENDMENT | Section 2 Definitions; Section 3-6.1 Location of Accessory Buildings on Residential Lots

- ☞ [Staff Report Text Amendment County.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

19. 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.