



Chatham County - Savannah Metropolitan Planning Commission

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

November 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

[2. November 23, 2021 Regular MPC Meeting, 1:30 P.M., Planning Commission, GO-TO- WEBINAR \(VIRTUAL\) to access go to: \[www.thempc.org\]\(http://www.thempc.org\) or Arthur Mendonsa Hearing Room, 112 East State Street..](#)

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

[3. ZONING MAP AMENDMENT | Sweetwater Station | Rezone from R-A - to RSF-4 | File No. 21-003991-ZA](#)

[4. REZONING MAP AMENDMENT | Wicklow Street | Rezone from B-C and RSF-E to RMF-3 | File No. 21-004883](#)

[5. REZONING MAP AMENDMENT | 700 Christopher Drive | Rezone from OI-E to RMF-2-40 | File No. 21-005198-ZA](#)

[6. MINOR SUBDIVISION VARIANCE REQUEST | 8624 Old Montgomery Road | File No. SUBD 0621 - 000140](#)

[7. ZONING MAP AMENDMENT | 7672 Johnny Mercer Blvd | Rezone request from R-1 / EO to R-3-12 / EO | File No. Z-1021-000179](#)

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

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

📎 [10-12-2021 MPC BRIEFING MINUTES.pdf](#)

📎 [10.12.2021 Meeting Minutes.pdf](#)

[9. Adoption of the 2022 Calendar of Meetings](#)

📎 [2022 CALENDAR OF MEETINGS - Tentative.pdf](#)

VIII. Old Business

[10. SPECIAL USE PERMIT | 2301 Montgomery Street | Vehicle Sale, Rental, and Leasing | File No. 21-004407-ZA](#)

📎 [site visit.pdf](#)

📎 [AERIAL MAP 21-004407-ZA.pdf](#)

📎 [FLU MAP 21-004407-ZA.pdf](#)

📎 [LABEL MAP 21-004407-ZA.pdf](#)

📎 [TAX MAP 21-004407-ZA.pdf](#)

📎 [VICINITY MAP 21-004407-ZA.pdf](#)

📎 [ZONING MAP 21-004407-ZA.pdf](#)

📎 [Application.pdf](#)

📎 [FW_ Petition Against File No_ 21-004407-ZA.pdf](#)

📎 [Applicant's improvements to the property for vehical sales.pdf](#)

📎 [P14 - Handicap Parking Sign Mode_201212101131333299.pdf](#)

📎 [P15 - ADA Handicap Parking Space_201212101132156899.pdf](#)

📎 [Staff Report.pdf](#)

[11. ZONING MAP AMENDMENT | Ogeechee Road Multifamily | Rezone request from PUD-BC to R-3-25 | File No. Z-0921-000173](#)

📎 [Access Easement Agmt to Enterprise Bank 8-15-18.pdf](#)

📎 [Access Points.pdf](#)

📎 [Maps Combined.pdf](#)

📎 [Context Aerial.pdf](#)

📎 [Development Progress.pdf](#)

[☞ Staff Report 0173.pdf](#)

IX. Regular Business

12. REZONING MAP AMENDMENT | 5313 Skidaway | Rezone from RSF-10 to O-I | File No. 21-004900

- [☞ Maps.pdf](#)
- [☞ Pic.pdf](#)
- [☞ 21-0136C_C01_DRIVEWAY_CONCEPT.pdf](#)
- [☞ Letters of Suppprt Neighborhood Assn.pdf](#)
- [☞ 5313 Skidaway- DRIVE PERMIT.pdf](#)
- [☞ Residential Conversions.pdf](#)
- [☞ Staff Report 5313 Skidaway.pdf](#)

13. SPECIAL USE PERMIT | 2110 Montgomery Street, Suite A | Packaged Alcohol Sales | File No. 21-005177-ZA

- [☞ AERIAL MAP 21-005177-ZA.pdf](#)
- [☞ FLU MAP 21-005177-ZA.pdf](#)
- [☞ LABEL MAP 21-005177-ZA.pdf](#)
- [☞ VICINITY MAP 21-005177-ZA.pdf](#)
- [☞ ZONING MAP 21-005177-ZA.pdf](#)
- [☞ SITE VISIT.pdf](#)
- [☞ Application.pdf](#)
- [☞ Letter of objection 1.pdf](#)
- [☞ Staff Report.pdf](#)
- [☞ Letter of Objection 2.pdf](#)
- [☞ Letter of Objection 3.pdf](#)
- [☞ Letter of Objection 4.pdf](#)
- [☞ Letter of Objection 5.pdf](#)
- [☞ Letter of Objection 6.pdf](#)

14. REZONING MAP AMENDMENT | Dean Forest Road | Rezone from R-A to I-L | File No. Z-1021-000175

- [☞ Maps Combined.pdf](#)
- [☞ Aerial.pdf](#)
- [☞ Aerial 2.pdf](#)
- [☞ Municipal Boundaries.pdf](#)
- [☞ Staff Report Dean Forest Rd.pdf](#)

X. Presentations

15. Forsyth Park Master Plan Presentation (Draft) - Ellen Harris

16. AMENDED GENERAL DEVELOPMENT PLAN | 4704 Ogeechee Road | 21-000432

- [☞ Plan.pdf](#)
- [☞ Letter of Agreement.pdf](#)

XI. Other Business

XII. Adjournment

[17. 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.