



## Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Hearing Room  
May 3, 2022 ~ 1:30 PM  
FINAL Agenda

### MAY 3, 2022 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](http://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. May 24, 2022 Regular MPC Meeting, 1:30 P.M., Planning Commission, Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

##### [3. SPECIAL USE APPROVAL REQUEST | 2110 West Gwinnett Street | File no. 21-006747-ZA](#)

##### [4. REZONING REQUEST | 5659 Ogeechee Rd | File No. Z-1221-000211](#)

##### [5. REZONING REQUEST | 241 Broadwater Lane | File No. Z-0222-000229 - Rezone from PDR-SM to R-A](#)

##### [6. REZONING MAP AMENDMENT | Dillon Street | Rezone from RSF-4 to RSF-6 | 22-001625](#)

[7. REZONING MAP AMENDMENT | 0 Fort Argyle Road | Rezone from A-I \(Agricultural\) district to a B-C \(Community Business\) and I-L \(Light Industrial\) district - 22-001626-ZA](#)

## 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 April 12, 2022 Briefing and Regular Meeting Minutes.](#)

📎 [4-12-2022 MPC BRIEFING MINUTES.pdf](#)

📎 [04.12.2022 Meeting Minutes.pdf](#)

## VIII. Old Business

## IX. Regular Business

[9. SPECIAL USE | 2805 Bull Street | A special use request for a bar/tavern | File No. 22-001219-ZA](#)

📎 [Maps\\_Combined.pdf](#)

📎 [BOUNDARY SURVEY\\_ FLOOR PLAN\\_ ELEVATIONS.pdf](#)

📎 [Sanborn\\_Map\\_1955\\_Sheet166.pdf](#)

📎 [Site\\_Visit\\_3\\_30\\_2022.pdf](#)

📎 [Application, File no. 22-001219-ZA.pdf](#)

📎 [Letters of Support for Late Air Wine.pdf](#)

📎 [2805 Bull St\\_22-001896-ZCL.pdf](#)

📎 [2805 Bull Street Special Use Presentation.pdf](#)

📎 [STAFF REPORT.pdf](#)

📎 [Late Air letter- Neighborhood Association.pdf](#)

📎 [PRESENTATION.pdf](#)

[10. SPECIAL USE | 11 East 40th Street | File No. 22-001608-ZA](#)

📎 [ZONING MAP 22-001608-ZA.pdf](#)

📎 [VICINITY MAP 22-001608-ZA.pdf](#)

📎 [AERIAL MAP 22-001608-ZA.pdf](#)

📎 [Street View.pdf](#)

📎 [Staff Report.pdf](#)

[11. AMENDED MASTER PLAN | 705 Southbridge Boulevard | SP-0422-000245](#)

📎 [Master Plan Exhibit 3-21-16.pdf](#)

📎 [Aerial 705 Southbridge Boulevard.pdf](#)

📎 [Waterford\\_2022-Amended-MasterPlan.pdf](#)

[WATERFORD \[SP-0422-000254\]\\_GDP - Review 1.pdf](#)

[Staff Report.pdf](#)

**X. Presentations**

**XI. Other Business**

**XII. Adjournment**

12. 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.***