



Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
July 25, 2023 at 1:30pm

July 25, 2023 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

IV. Notices, Proclamations and Acknowledgements

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

[1. Zoning Map Amendment | 100 Little Neck Road | Mixed-use Planned Development](#)

[Master pod plan.pdf](#)

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 Items Requested to be Withdrawn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

VIII. Old Business

IX. Regular Business

2. MAP AMENDMENT | 222 West Duffy Street | Rezone from TN-1 to TC-1 | 23-003454-ZA

- 🔗 [HPC Victorian Board Decision - 22-002166-COA - 222 W Duffy St.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [combined maps.pdf](#)
- 🔗 [Site Visit.pdf](#)
- 🔗 [222 West Duffy - Map Ammendment.pdf](#)

3. SPEICAL USE PERMIT | 222 West Duffy Street | Request to have alcohol as an accessory use within the restaurant | 23-003455-ZA

- 🔗 [combined maps.pdf](#)
- 🔗 [Site Visit.pdf](#)
- 🔗 [Application.pdf](#)
- 🔗 [222 West Duffy - Staff Report.pdf](#)

4. Master Plan Amendment | Berwick Multifamily | Request to change Berwick Church Site Pod to Multifamily Residential Use

- 🔗 [Master Plan Amendment Staff Report.pdf](#)
- 🔗 [Proposed Master Plan.pdf](#)
- 🔗 [Berwick Multifamily 1st Floor Plan.pdf](#)

5. MPC Site Plan Approval with Variances | 1002 Memorial Lane | Request to Establish a retail use in the PUD-IS zoning district

- 🔗 [Preliminary Concept Plan.pdf](#)
- 🔗 [Staff Report.pdf](#)

6. Special Use | 1600 Staley Avenue | Establish an Event Venue

- 🔗 [Site plan.pdf](#)
- 🔗 [AERIAL MAP 23-003460-ZA.pdf](#)
- 🔗 [ZONING MAP 23-003460-ZA.pdf](#)
- 🔗 [1600 Staley - Special Use Staff Report.pdf](#)
- 🔗 [Ref # _2064201048 letter of opposition Property at 1600 Staley Avenue . Petition No. 23-003460-ZA \(Zoning...pdf](#)
- 🔗 [letters of opposition.pdf](#)
- 🔗 [Petition # 23-003460-ZA opposition.pdf](#)
- 🔗 [Staley Ave Opposition.pdf](#)
- 🔗 [doc00500820230725015302.pdf](#)

7. Text Amendment | Zoning Ordinance - Article 7, Section 13, 1-6, Hotel Development Overlay District

- 🔗 [23-003464-ZA Staff Report.pdf](#)
- 🔗 [MPC Joint letter.pdf](#)

8. Map Amendment | Zoning Ordinance - Article 7, Section 13, Hotel Development Overlay District

- 🔗 [ZONING MAP 23-003465-ZA.pdf](#)
- 🔗 [23-003465-ZA HDO Expansion Boundary .pdf](#)
- 🔗 [CB HDO Oposition.pdf](#)
- 🔗 [23-003465-ZA Staff Report.pdf](#)
- 🔗 [Opposition to Hotel Overlay proposal..pdf](#)
- 🔗 [Letters of Suport Hotel Overlay.pdf](#)

9. Comprehensive Plan Future Land Use Map (FLUM) Review | In vicinity of 343 Buckhalter Road

- 🔗 [Application.pdf](#)
- 🔗 [Letter-Deny the permit.pdf](#)
- 🔗 [Letters of Support for the request.pdf](#)
- 🔗 [Letters of Opposition for zoning change.pdf](#)
- 🔗 [Amended Buckhalter Map.png](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [letters of opposition.pdf](#)

X. Presentations

XI. Other Business

XII. Executive Session

XIII. Adjournment

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.