



Chatham County - Savannah Metropolitan Planning Commission

Final Agenda
March 19, 2024 at 1:30pm

March 19, 2024 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

[1. March 19, 2024 Finance Committee Meeting, 11:30am, Jerry Surrency Conference Room, 112 East State Street](#)

[☞ March 2024 Finance Committee Agenda .pdf](#)

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

[2. Special Use Request to permit alcohol sales and a managed food hall | 2517 Bull Street | 24-001058-ZA](#)

[3. Special Use Request to have alcohol sales and a managed food hall | 2517 W. 42nd Street | 24-001104-ZA](#)

[4. Recombination Subdivision | Warren Ward | 301 E. Bay Street | File No. 23-006231-SUBP](#)

[5. Comprehensive Plan Future Land Use Map Amendment | 4801 Meding St | 24-000287-ZA](#)

[6. Hotel Development Overlay Text Amendment | New ZO Section 7.13-1 | 24-000558-ZA-TEXT](#)

[7. Historic District Height Text Amendment | New ZO Section 7.8-4 | 24-000559-ZA-TEXT](#)

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 February 27, 2024 Meeting Minutes](#)

📎 [02-27-2024-mpc-meeting-minutes.pdf](#)

[9. Major Subdivision | Cobblestone Phase 2 | Bush Rd and Little Neck Rd Intersection | File No. 23-002429-SUBP](#)

📎 [23-002429-SUBP-Cobblestone Phase 2-Staff Report - BC.pdf](#)

📎 [Application.pdf](#)

📎 [Plat.pdf](#)

[10. Major Subdivision | Brookline Phase 3 | 690 Highlands Blvd | File No. 24-000208-SUBP](#)

📎 [DRAFT 24-000208-SUBP-Brookline Phase 3-Staff Report.pdf](#)

📎 [Application..pdf](#)

📎 [Plat.pdf](#)

VIII. Old Business

[11. Map Amendment request to rezone from R-2/EO to P-R-A/EO | 9965 Ferguson Ave & 10001 Bethesda | Z-0823-000406](#)

📎 [Application.pdf](#)

📎 [ZONING HISTORY MAP Z-0823-000406.pdf](#)

📎 [Staff Report_Feb 6 2024.pdf](#)

IX. Regular Business

[12. Map Amendment request to rezone from R-2/EO to B-N/EO | 202 Shipyard Rd | Z-0923-000412](#)

📎 [Application.pdf](#)

📎 [combined maps.pdf](#)

📎 [Staff Report.pdf](#)

📎 [Exhibit - Site Plan \(Existing\).pdf](#)

📎 [Exhibit 1 - Environmental Overlay Standards.pdf](#)

📎 [Exhibit 2 - R-2 Use Table.pdf](#)

📎 [Exhibit 3 - Development Standards for Nonresidential Uses.pdf](#)

📎 [Exhibit 4 - B-N Use Table.pdf](#)

📎 [Exhibit 5 - B-N and B-1 Comparison Table.pdf](#)

📎 [combined letters of opposition.pdf](#)

📎 [Letter_of_support_Friend.pdf](#)

13. Site Plan w/ Variance | off-street parking variance | 200 International Trade Parkway |SP-0224-000440

- 🔗 [Application.pdf](#)
- 🔗 [combined maps.pdf](#)
- 🔗 [Exhibit 1 - Sec 6-3 Parking Calculations.pdf](#)
- 🔗 [Exhibit 2 - Existing Conditions.pdf](#)
- 🔗 [Exhibit 3 - Proposed Construction.pdf](#)
- 🔗 [Staff Report SP-0224-000440 200 International Trade Parkway.pdf](#)

14. Site Plan w/ Variance | Front set back variance and parking variance | Lot 6 Gamble Road |SP-0224-000449

- 🔗 [Application.pdf](#)
- 🔗 [Site Plan.pdf](#)
- 🔗 [Exhibit 2 - Sec 6-3 Parking Calculations.pdf](#)
- 🔗 [Exhibit 1 - Site Plan..pdf](#)
- 🔗 [Staff Report SP-0224-000449 2222 Gamble Road.pdf](#)

15. Site Plan w/ Variance | maximum permissible height for apartments variance | Pointe Grand, Canebrake Rd and Ogeechee Rd |SP-1123-000425

- 🔗 [Application.pdf](#)
- 🔗 [GDP.pdf](#)
- 🔗 [Exhibit 3 - Apartment Elevation Drawing.pdf](#)
- 🔗 [Exhibit 2 - General Site Plan Overview.pdf](#)
- 🔗 [Staff Report SP-1123-000425 Ogeechee Rd. - Pointe Grand Chatham.pdf](#)

16. Special Use Request to have a Restaurant with Alcohol Sales within TC-1 zoning district | 2401-2403 Bull Street | 24-001093-ZA

- 🔗 [2401-2403 Bull St_24-001093-ZA_Application_New Property Owner.pdf](#)
- 🔗 [combined maps.pdf](#)
- 🔗 [RE_ Letter regarding Special Use Permit for Restaurant with Alcohol at 2401-2403 Bull Street \(24-001093-ZA\).pdf](#)
- 🔗 [Staff Report.pdf](#)

X. Presentations

XI. Other Business

17. Affordability Incentive

- 🔗 [11032023-amending-zoning-ordinance-to-permit-variances-for-affordable-housing.pdf](#)
- 🔗 [zoning-text-amendment-affordable-housing.pdf](#)
- 🔗 [density-bonus-variance-lurc-1212023.pdf](#)

18. 9 Parcels on East Broad, E. Gwinnett St and E. Bolton

- 🔗 [Gwinnett Street Apartments S-PD 3.1.24.pdf](#)
- 🔗 [Arch Site Plan and Elevations 3.1.24.pdf](#)
- 🔗 [EX1 GDP PLAN.pdf](#)

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.