



# Chatham County - Savannah Metropolitan Planning Commission

Minutes  
April 9, 2024 at 1:30 pm

## April 9, 2024 MPC MEETING

Members Present: Karen Jarrett - In person  
Travis Cole - In person  
Laureen Boles - In person  
Jay Melder - In person  
Wayne Noha - In person  
Dwayne Stephens - Virtual Attendance  
Tom Woiwode - In person  
Jeff Notrica - In person  
Traci Amick - In person  
Joseph Welch - In person  
Michael Kaigler - In person  
Stephen Plunk - In person  
Coren Ross - In person

Members Absent Joseph Ervin

Staff Present: Melanie Wilson, Executive Director  
Edward Morrow, Director of Development Services/Current Planning  
Sally Helm, Administrative Assistant II, Development Services/Current Planning

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

#### Motion

Item removed from final agenda. Will be on the April 30th Planning Commission agenda.

#### Vote Results ( Approved )

Motion: Travis Coles

Second: Stephen Plunk

Joseph Ervin - Not Present

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

## 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 Items Requested to be Withdrawn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

### [2. Approval of the March 19, 2024 Meeting Minutes](#)

[📎 03-19-2024-mpc-meeting-minutes.pdf](#)

#### **Motion**

Approval of meeting minutes.

#### **Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye

Traci Amick - Aye

3. Major Subdivision | Tract N, Phase 1 | 675 Highlands Blvd | File No. 24-000721-SUBP

- 📎 [23-150 Tract N Ph 1and2.pdf](#)
- 📎 [24-001085-subp-Tract-N-Highlands-phase-1-staff-report.pdf](#)
- 📎 [Application.pdf](#)

**Motion**

Approval of the proposed Major Subdivision subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner of each lot on the Final Plat.

Approval by the Chatham County Health Department and the City review departments including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

4. Major Subdivision | Tract N, Phase 2 | 675 Highlands Blvd | File No. 24-001085-SUBP

- 📎 [APPLICATION.pdf](#)
- 📎 [Plat, 24-001085-SUBP TRACT N PHASE 2 THE HIGHLANDS AT GODLEY STATION.pdf](#)
- 📎 [24-001085-subp-Tract-N-Highlands-phase-2-staff-report.pdf](#)

**Motion**

Approval of the proposed Major Subdivision subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner of each lot on the Final Plat.

Approval by the Chatham County Health Department and the City review departments including the City Engineer.

**Vote Results ( Not Started )**

Motion: Travis Coles

Second: Lauren Boles

[5. Major Subdivision | Oakwood Phase 1B | 3401 Highgate Blvd | File No. 23-006311-SUBP](#)

📎 [APPLICATION.pdf](#)

📎 [Plat,23-006311-SUBP\\_OAKWOOD AT NEW HAMSTEAD PHASE 1B.pdf](#)

📎 [23-006311-subp-Oakwood-at-New-Hampstead-phase-1B-staff-report.pdf](#)

**Motion**

Approval of the proposed Major Subdivision subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner of each lot on the Final Plat.

Approval by the Chatham County Health Department and the City review departments including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Lauren Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye

Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

6. Major Subdivision | Aspire Phase 1 | 3001 Highgate Blvd | File No. 24-000532-SUBP

- [APPLICATION.pdf](#)
- [Plat-Revised.pdf](#)
- [Master Plan.pdf](#)
- [24-000532-subp-Aspire-at-New-Hampstead-phase-1-staff-report.pdf](#)

**Motion**

Approval of the proposed Major Subdivision subject to the following conditions:

Show the signature of a Georgia Registered Land Surveyor and the owner of each lot on the Final Plat.

Approval by the Chatham County Health Department and the City review departments including the City Engineer.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

**VIII. Old Business**

**IX. Regular Business**

[7. Special Use: Accessory Alcohol Sales and Bar/Tavern Uses in TC-1 | 2517 Bull Street | 24-001058-ZA](#)

- [📎 2517 Bull St - 2517 W 42nd St\\_24-001149-ZCL\\_Letter REVISED 2024.03.21.pdf](#)
- [📎 2517 BULL ST, 2517 W 42 ST\\_24-001058-ZA\\_APPLICATION\\_.pdf](#)
- [📎 Bull Street - Concept Plan.pdf](#)
- [📎 Staff Report.pdf](#)

**Motion**

Approval of the requested Special Uses with the following condition:

The Special Use Permit shall be nontransferable.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Stephen Plunk

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[8. Special Use: Accessory Alcohol Sales and Bar/Tavern Uses in TC-1 | 2517 West 42nd Street | 24-001104-ZA](#)

- [📎 2517 Bull St - 2517 W 42nd St\\_24-001149-ZCL\\_Letter REVISED 2024.03.21.pdf](#)
- [📎 2517 BULL ST, 2517 W 42 ST\\_24-001058-ZA\\_APPLICATION\\_.pdf](#)
- [📎 Bull Street - Concept Plan.pdf](#)
- [📎 Staff Report.pdf](#)

**Motion**

Approval of the requested Special Uses with the following condition:

The Special Use Permit shall be nontransferable.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

9. Map Amendment (Rezone from R-A-CO and P-B-C-CO to PD) | 100 Little Neck Road | 23-003457-ZA

- 📎 [Application.pdf](#)
- 📎 [FLU MAP 23-003457-ZA.pdf](#)
- 📎 [Master pod plan.pdf](#)
- 📎 [ZONING MAP 23-003457-ZA.pdf](#)
- 📎 [DRI #4041 Final Report.pdf](#)
- 📎 [006 Keller PD Ordinance - 2023-06-30.pdf](#)
- 📎 [23-078 Keller Mixed-Use Development on Little Neck Rd Savannah- DRI-Traffic Impact Study - 03-15-24.pdf](#)
- 📎 [NARRATIVE, GENERAL UTILITY PLAN, & PHASING PLAN.pdf](#)
- 📎 [Performance Standards.pdf](#)
- 📎 [Permitted Use Table.pdf](#)
- 📎 [C Jones Opposition.pdf](#)
- 📎 [Savannah Rezoning 23-003457-ZA - Keller - MPC Presentation - FINAL.pdf](#)
- 📎 [K Bieber \(WCCCW\) Opposition and Comments.pdf](#)
- 📎 [C Moore Comments.pdf](#)
- 📎 [Staff Report.pdf](#)

**Motion**

Approval of the request to rezone to Planned Development (PD) with the following conditions:

- 1) Board Approval of a General Development Plan (GDP) consistent with the conceptual site plan approved with this petition;
- 2) Implementation of recommendations from the submitted Traffic Impact Study and developer contribute their pro-rata-share to the addendum improvements on the roadways.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

**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.***