



# Chatham County - Savannah Metropolitan Planning Commission

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Minutes

## February 6, 2024 MPC MEETING

Members Present: Karen Jarrett, Chairmanwoman  
Travis Cole, Vice Chair  
Laureen Boles  
Coren Ross  
Wayne Noha  
Dwayne Stephens  
Tom Woiwode  
Jeff Notrica  
Traci Amick

Members Absent Joseph Welch  
Michael Kaigler  
Joseph Ervin  
Jay Melder

Staff Present: Melanie Wilson, Executive Director  
Edward Morrow, Director of Development Services  
Brad Clement, Planner, Development Services  
Nykobe Richards, Planning Tech, Development Services  
Sally Helm, Administrative Assistant II, MPC/CORE MPO

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

📎 [Application..pdf](#)

📎 [Plat.pdf](#)

📎 [comined public comments.pdf](#)

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

📎 [Application..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 Items Requested to be Withdrawn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

### [3. Approval of the January 16, 2024 Meeting Minutes](#)

📎 [01-16-2024-mpc-meeting-minutes.pdf](#)

### [4. General Development Plan | 5731 Ogeechee Road | SP-0124-000427](#)

📎 [Application.pdf](#)

📎 [Site plans.pdf](#)

📎 [MPC Comments - SP-0124-000427 - Waffle House 5731 Ogeechee Road.pdf](#)

## VIII. Old Business

### [5. Map Amendment request to rezone from R-2/EO to P-R-A/EO | 9965 Ferguson Ave & 1001 Bethesda | Z-0823-000406](#)

📎 [Application.pdf](#)

📎 [Site Plan.pdf](#)

📎 [Development Standards for R-2 \(Table 1\).pdf](#)

📎 [Exhibit 1 - R-2 Uses.pdf](#)

📎 [Exhibit 2 - R-A Uses.pdf](#)

📎 [Petitioner's Exhibit.pdf](#)

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

📎 [Staff Report\\_Feb 6 2024.pdf](#)

📎 [Public Meeting.pdf](#)

## IX. Regular Business

### [6. Special Use Requesting a Bar/Lounge use within TC-1 zoning district | 2501 Bull St | 24-000227-ZA.](#)

📎 [Application..pdf](#)

📎 [Streetcar Contributing Resources Map.jpg](#)

📎 [Bar\\_Tavern Definition.pdf](#)

📎 [AERIAL MAP - SP - 24-000227-ZA.pdf](#)

📎 [Staff Report.pdf](#)

### [7. Map Amendment request to rezone from R-2-A/EO to P-D-N/TC | 6703 Johnny Mercer Blvd | Z-0224-000435](#)

📎 [Application.pdf](#)

📎 [combined maps.pdf](#)

📎 [Staff Report Z-1207-000201 \(6703 Johnny Mercer BLVD\).pdf](#)

### [8. Map Amendment request to rezone from R-3-13 to P-B-C | 5792 Ogeechee Rd | Z-0224-000432](#)

- ④ [5792 Ogeechee Rd Rezoning Application.pdf](#)
- ④ [Updated Site Plan \(Ex. 1\).pdf](#)
- ④ [fayetteville8.pdf](#)
- ④ [Staff Report - Z-1207-000201- 5792 Ogeechee Road.pdf](#)
- ④ [AERIAL MAP \(5792 Ogeechee Rd.\).pdf](#)
- ④ [FLU MAP \(5792 Ogeechee Rd.\).pdf](#)
- ④ [5786, 5782, 5792 Ogeechee Rd AUGUST 31, 2021.pdf](#)

9. SDP with Variance for gravel surface |390 Fort Argyle Rd | 23-006442-ZA

- ④ [Application.pdf](#)
- ④ [AERIAL MAP 23-006442-ZA.pdf](#)
- ④ [ZONING MAP 23-006442-ZA.pdf](#)
- ④ [Site Plan \(Ex 2\).pdf](#)
- ④ [SDP \(sediment, erosion, pollution control\) Ex 3.pdf](#)
- ④ [Ch 3 Part 1 Stormwater Mgmt\\_2ed \(Ex 1\).pdf](#)
- ④ [Staff Report 23-006442-ZA 390 Fort Argyle\\_.pdf](#)

10. Recombination Subdivision | Meldrim Ward | 515 W. 31st St | File No. 22-003409-SUBP

- ④ [Application..pdf](#)
- ④ [Plat.pdf](#)
- ④ [22-003409-SUBP - EM - Recomb of Lots Meldrim Ward.pdf](#)

11. Amendment to Existing Approved Master Plan| 224 Basswood Dr | 23-006295-PLAN

- ④ [Application.pdf](#)
- ④ [24956 Master Plan Amendment Exhibit - 12.2023\\_2.2.24 Update.pdf](#)
- ④ [Staff Report - 224 Basswood - 23-006295-PLAN.pdf](#)
- ④ [Highlands Park Commercial - Morrow Memo 12-8-23.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.***