



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
April 1, 2025 at 1:30 PM

April 1, 2025 MPC MEETING

Members Present: Travis Coles - In person
 Coren Ross - Online
 Karen Jarrett - In person
 Dwayne Stephens - In person
 Laureen Boles - In person
 Michael Kaigler - In person
 Stephen Plunk - In person
 Tom Woiwode - In person
 Jeff Notrica - In person
 Traci Amick- In person
 Jay Melder - In person
 Amanda Wilson- In person

Members Absent Joseph Welch
 Joseph Ervin

Staff Present: Pamela Everett, Assistant Executive Director of Compliance & Operations
 Edward Morrow, Director of Development Services/Current Planning
 Sally Helm, Administrative Assistant II, Development Services/Current Planning
 Sadie Esch-Laurent, Assistant Planner, Development Services

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

[1. April 1, 2025 Finance Committee Meeting, 11:00 am, West Conference Room, 110 East State Street](#)

☞ [Finance Committee Agenda April 2025.pdf](#)

Ms. Karen Jarrett, Chairwoman, stated there was a Finance Committee meeting. There were no decisions made during that meeting.

[2. April 1, 2025 Special Called Personnel Committee Meeting, 11:30 am, West Conference Room, 110 East State Street](#)

☞ [SPECIAL CALLED April 1 2025 Personnel Committee Agenda.pdf](#)

Ms. Karen Jarrett, Chairwoman, stated there was a Special Called Personnel committee meeting and they made a decision to award a bonus to the Executive Director.

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

[3. Variance to GDP | 925 & 1303 E. President Street | 25-000401-ZA](#)

- [📎 Second Site Plan Submittal.pdf](#)
- [📎 Revised Application.pdf](#)
- [📎 Updated Site Plan Submittal - Mar 26, 2025](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

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

[4. Master Plan Amendment | New Hampstead, 2100 & 2501 Little Neck Rd | 23-004262-ZA](#)

- [📎 2100 and 2501 Little Neck Rd_ New Hampstead PUD_ 23-004262-ZA_ Master Plan Amendment Application.pdf](#)
- [📎 26404.0000 NH_LUP_PUD-EXHIBIT_2024-11-04-NH_CONCEPT-MP, 1.pdf](#)
- [📎 53 301 - PLAT - PARCEL I-7.pdf](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

| | |
|--------------|---------------|
| Joseph Ervin | - Not Present |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Not Present |

| | |
|-----------------|-------|
| Coren Ross | - Aye |
| Karen Jarrett | - Aye |
| Dwayne Stephens | - Aye |
| Jeff Notrica | - Aye |
| Laureen Boles | - Aye |
| Stephen Plunk | - Aye |
| Jay Melder | - Aye |
| Michael Kaigler | - Aye |
| Traci Amick | - Aye |
| Amanda Wilson | - 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

[5. Approval of the March 11, 2025 MPC Meeting Minutes](#)

[📎 03-11-2025-mpc-meeting-minutes.pdf](#)

Motion

Approval of the March 11, 2025 MPC meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

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

VIII. Old Business

IX. Regular Business

6. FLUM Amendment | 605 Old River Road | 25-001356-ZA

- 🔗 [605 OLD RIVER RD, SANDHILL RD_25-001356-ZA_FLUM APPLICATION.pdf](#)
- 🔗 [PET.25-124_OLD RIVER RD_SANDHILL_JR STOKES PROP_JEFF GREINER_PIN 11046 01001A_11046 01001B_RECVD. 03-11-2025.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)
- 🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)
- 🔗 [K. Bieber_ Public Comments_ 605 Old River Road _ 25-001356-ZA.pdf](#)

Motion

Item continued to the April 22, 2025 MPC Meeting to allow the Petitioner time to address the density and Wetland Delineation Plan along with the impacts of the project.

Vote Results (Approved)

Motion: Laureen Boles

Second: Travis Coles

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

7. Map Amendment | 605 Old River Road | 25-001312-ZA

- 🔗 [Chatham County R-A Uses.pdf](#)
- 🔗 [As initially filed by HM - Application Zoning Petition.pdf](#)
- 🔗 [DRI #4405 Final Report - Chatham County FINAL.pdf](#)
- 🔗 [Comments on DRI #4405-Riverside Planned Development-Savannah.pdf](#)
- 🔗 [K. Bieber_ Public Comments_ 605 Old River Road _ 25-001356-ZA.pdf](#)
- 🔗 [25-001312-ZA Staff Report \(Forino PD\) Final.pdf](#)

Motion

Item continued to the April 22, 2025 MPC Meeting to allow the Petitioner time to address the density and Wetland Delineation Plan along with the impacts of the project.

Vote Results (Approved)

Motion: Laureen Boles

Second: Travis Coles

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

[8. Master Plan Amendment | 3400 Highgate Blvd, 2602 Fort Argyle Rd | 25-001303-ZA](#)

- [3400 HIGHGATE BLVD, HIGHGATE BLVD, 2602 FORT ARGYLE RD_25-001303-ZA_APPLICATION.pdf](#)
- [THE PINES_SUPPORTING DOCUMENTS_MASTER PLAN AMENDMENT.pdf](#)
- [2024-2025 Proposed Master Plan.pdf](#)
- [2018 \(Current\) Master Plan.pdf](#)
- [Staff Report.pdf](#)

Motion

Approval of the request to amend the Final Master Plan for Tracts R-3 and R-3A within the New Hampstead PUD.

Vote Results (Approved)

Motion: Travis Coles

Second: Stephen Plunk

| | |
|--------------|---------------|
| Joseph Ervin | - Not Present |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Not Present |
| Coren Ross | - Not Present |

| | |
|-----------------|-------|
| Karen Jarrett | - Aye |
| Dwayne Stephens | - Aye |
| Jeff Notrica | - Aye |
| Laureen Boles | - Aye |
| Stephen Plunk | - Aye |
| Jay Melder | - Aye |
| Michael Kaigler | - Aye |
| Traci Amick | - Aye |
| Amanda Wilson | - Aye |

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. Executive Session

XVIII. 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.