



## Chatham County - Savannah Metropolitan Planning Commission

Arthur Mendonsa Room  
110 E. State Street, Savannah Ga. 31401  
April 22, 2025 at 1:30pm  
Action Minutes

### April 22, 2025 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](http://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. Map Amendment | 420 & 302 Bush Rd | Request to rezone under existing PD to permit Mixed-Use Residential, Single Family, Apartments, and Townhomes | 25-001709=ZA](#)

#### Motion

Item removed from the final agenda.

#### 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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[2. Special Use | 6 Patton Rd | request to allow a solid waste transfer station in I-L Zoning District | 25-001297-ZA](#)

**Motion**

Item removed from the final agenda.

**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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[3. FLUM Amendment | 101 E. 34th Street | 25-001706-ZA](#)

[@ appearance date change request.pdf](#)

**Motion**

Item removed from the final agenda.

**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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[4. Map Amendment | 101 E. 34th Street | 25-001705-ZA](#)

[📎 appearance date change request.pdf](#)

**Motion**

Item removed from the final agenda.

**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	- Not Present
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 April 1, 2025 meeting minutes](#)

[📎 04-1-2025-mpc-meeting-minutes.pdf](#)

#### **Motion**

Approve of the April 1, 2025, 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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

### [6. Major Subdivision | The Station at Sweetwater | Sessile Oak Dr & Club House Dr. | 25-001497-SUBP](#)

[📎 APPLICATION.pdf](#)

[📎 21-344\\_ Revised Master Plan\\_50' LOTS 12.8.2021-REVISED MASTERPLAN.pdf](#)

[📎 Ex 1 - 25-001497-SUBP-The Station at SWEETWATER.pdf](#)

[📎 Ex 2 - Amended Master Plan - Sweetwater Plantation.pdf](#)

[📎 Staff Report 25-001497-SUBP- The Station at Sweetwater \(Sessile Oak Drive\).pdf](#)

**Motion**

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

Show the signature of a Georgia Registered Land Surveyor and appropriate dedications of right-of way, shared community spaces, and storm water features.

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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[7. Execution of MOU between MPC and Effingham County](#)

📎 [2025-212\\_MOU\\_Chatham County-Savannah MPC\\_04152025.pdf](#)

**Motion**

Approval of the MOU between MPC and Effingham County.

**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	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

**VIII. Old Business**

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

- [Application 925 & 1303 E President St Revised.pdf](#)
- [28565.0000 President Square Conceptual Development Plan.pdf](#)
- [Staff Report.pdf](#)
- [McCorkle Slides 4-22-25.pdf](#)

**Motion**

Approval of the requested variance to exceed the maximum block length within the D-C zoning district.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Jeff Notrica

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

[9. FLUM Amendment | 605 Old River Rd. | 25-001356-ZA](#)

- 🔗 [Application 605 Old River Rd \(FLUM\).pdf](#)
- 🔗 [FW\\_ Hunter Army Airfield review.pdf](#)
- 🔗 [K. Bieber\\_ Public Comments\\_ 605 Old River Road \\_ 25-001356-ZA.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [J. Forehand public comment.pdf](#)
- 🔗 [31945.0000 Flooding Map Exhibit.pdf](#)
- 🔗 [Riverside Only\\_Old\\_River\\_Road\\_Map\\_Package.pdf](#)
- 🔗 [Fw\\_ Additional Public Comment\\_ 605 Old River Rd \\_ 25-001312-ZA..pdf](#)
- 🔗 [TREE CLEARING EXHIBIT.pdf](#)

**Motion**

Approval of the requested FLUM amendment from Residential Suburban Single-family to Planned Development for the identified portions of the subject properties.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Joseph Welch

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

[10. Map Amendment | 605 Old River Rd | 25-001312-ZA](#)

- 🔗 [Application 605 Old River Rd \(MAP\).pdf](#)
- 🔗 [FW\\_ Hunter Army Airfield review.pdf](#)
- 🔗 [K. Bieber\\_ Public Comments\\_ 605 Old River Road \\_ 25-001356-ZA.pdf](#)
- 🔗 [25-001312-ZA Staff Report \(Forino PD\).pdf](#)
- 🔗 [J. Forehand public comment.pdf](#)
- 🔗 [31945.0000 Flooding Map Exhibit.pdf](#)
- 🔗 [Riverside Only\\_Old\\_River\\_Road\\_Map\\_Package.pdf](#)
- 🔗 [Fw\\_ Additional Public Comment\\_ 605 Old River Rd \\_ 25-001312-ZA..pdf](#)

[TREE CLEARING EXHIBIT.pdf](#)

### Motion

Approval of the proposed rezoning of the subject properties from R-A (Residential Agriculture-Chatham County) to PD (Planned Development-City of Savannah) with the following condition:

1. Prior to MPC approval of any final Master Plans:
  - a. the Petitioner shall provide a Wetland Plan identifying wetlands present on the site and identifying areas proposed to be filled and preserved.
  - b. the Petitioner shall provide an updated General Master Plan reflecting the required Wetland Plan.
2. On-site wastewater treatment shall not be permitted.
3. Prohibits clearing and grading of the site until wetland-related permitting has been resolved.
4. All phases shall demonstrate adequate public facilities, i.e. roads, police, plans for runoff, protection of neighboring subdivisions from flooding, wetlands plan, etc. are in place.

### Vote Results ( Approved )

Motion: Stephen Plunk

Second: Joseph Welch

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

## IX. Regular Business

### [11. Master Plan and PUD Text Amendment | New Hampstead | 23-004262-ZA](#)

- [Application 2100 & 2501 Little Neck Rd.pdf](#)
- [DNR Comments 4091.pdf](#)
- [New Hampstead PUD Ordinance \(Redline\).pdf](#)
- [New Hampstead PUD Ordinance 2025 \(Clean\).pdf](#)
- [DRI #4091 Final Report.pdf](#)
- [Staff Report\\_.pdf](#)



**Motion**

Approval of the requests to amend the PUD Ordinance and revised Final Master Plan for the New Hampstead PUD.

**Vote Results ( Approved )**

Motion: Travis Coles

Second: Laureen Boles

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

**X. Presentations**

**XI. Approved Staff Reviews**

**XII. Other Business**

**XIII. 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.***