



Chatham County - Savannah Metropolitan Planning Commission

Minutes
March 11, 2025 at 1:30 pm

March 11, 2025 MPC MEETING

Members Present: Travis Coles - In person
 Coren Ross - Online
 Amanda Wilson - In person
 Dwayne Stephens - Online
 Laureen Boles - In person
 Michael Kaigler - In person
 Stephen Plunk - In person
 Tom Woiwode - In person
 Jeff Notrica - In Person
 Joseph Ervin- In Person
 Jay Melder - In Person

Members Absent Joseph Welch
 Karen Jarrett
 Traci Amick

Staff Present: Melanie Wilson, Executive Director/CEO
 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. March 11, 2025 Finance Committee Meeting has been rescheduled to April 1, 2025.](#)

[📎 Finance Committee Agenda March 2025.pdf](#)

[2. Reports \(verbal\) from Finance and Personnel committee meetings](#)

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

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 Items Requested to be Withdrawn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 February 18, 2025 Meeting Minutes

📎 [02-18-2025-mpc-meeting-minutes.pdf](#)

Motion

Approval of the February 18, 2025 meeting minutes.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Laureen Boles

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

VIII. Old Business

IX. Regular Business

4. GDP with Variances | 1940 President Street | SP-0225-000481

- 📎 [Application.pdf](#)
- 📎 [AERIAL MAP SP-0225-000481.pdf](#)
- 📎 [EastPresidentStGA-Hotel Building.pdf](#)
- 📎 [2025-02-21 EastPresidentsGA-Rendering-01.jpg](#)
- 📎 [EastPresidentsStGA-Self Storage Building.pdf](#)
- 📎 [2025-02-21 EastPresidentsGA-Rendering-02.jpg](#)
- 📎 [M-20020612-56138-1.pdf](#)
- 📎 [Staff Report SP-0225-000481 1940 E President Street.pdf](#)
- 📎 [Proposed Site Plan](#)
- 📎 [Brewton Hill-Parkers Original Approved Master Plan.pdf](#)
- 📎 [McCorkle -1940 Pres Street Slides.pdf](#)

Motion

Approval of the requested variances to permit building heights up to 50 feet for the proposed hotel use and 60 feet for the proposed self-storage mini-warehouse as indicated on the submitted general development plan.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Laureen Boles

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

[5. MAP Amendment | E. President Street | Rezone from I-L to PD | 25-000899-ZA](#)

[📎 E President St_25-000899-ZA_Rezoning Application.pdf](#)

[📎 AERIAL MAP 25-000899-ZA.pdf](#)

[📎 ZONING MAP 25-000899-ZA.pdf](#)

[📎 FLU MAP 25-000899-ZA.pdf](#)

[📎 Staff Report.pdf](#)

Motion

Approval of the request to rezone the subject property from I-L to PD.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Laureen Boles

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

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

[6. Master Plan Amendment | E. President Street | 25-000900-ZA](#)

- [E President St_25-000900-ZA_Master Plan Amendment Application \(1\).pdf](#)
- [Amended Final Master Plan.pdf](#)
- [Staff Report 25-000900.pdf](#)

Motion

Approval of the requests to amend the Final Master Plan for the Eastern Wharf/Savannah River Landing PD consistent with the exhibit submitted in association with petition number 25-000900-ZA.

Vote Results (Approved)

Motion: Laureen Boles

Second: Stephen Plunk

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

[7. Master Plan Amendment | 400 & 500 Pilot St, 300 Passage Way, E. President St | 25-000901-ZA](#)

- [Application 400 Pilot St_5 Parcels in Eastern Wharf PD_25-000901-ZA_Master Plan.pdf](#)
- [Staff Report 25-000901.pdf](#)
- [Amended Final Master Plan.pdf](#)

Motion

Approval of the requests to amend the Final Master Plan for the Eastern Wharf/Savannah River Landing PD consistent with the exhibit submitted in association with petition number 25-000900-ZA.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Laureen Boles

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

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

- 📎 [PRESIDENTS SQUARE MULTIFAMILY_1.24.25_ALTA SURVEY.pdf](#)
- 📎 [Revised Application.pdf](#)
- 📎 [Updated Site Plan Submittal.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [28565.0000 - Dimensions Exhibit \(02.25.25\).pdf](#)
- 📎 [17068-01 Exhibit.pdf](#)
- 📎 [McCorkle 925 President Street.pdf](#)

Motion

Item continued to the April 1, 2025 MPC Meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

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

Karen Jarrett	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Not Present
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.