



Chatham County - Savannah Metropolitan Planning Commission

May 13, 2025 at 1:30pm
110 East State Street, Arthur Mendonsa Hearing Room
Action Minutes

May 13, 2025 MPC MEETING

Members Present: Travis Coles - In person
 Coren Ross - In person
 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

Members Absent Joseph Welch
 Joseph Ervin
 Amanda Wilson

Staff Present: Melanie Wilson, Executive Director/CEO
 Edward Morrow, Director of Development Services/Current Planning
 Sally Helm, Administrative Assistant II, Development Services/Current Planning
 Hind Patel, IT Support
 Roger Beall, IT Support

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. TEXT Amendment | Special Exceptions/Variances to HPC & HDBR | 25-002144-ZA](#)

🔗 [TEXT AMENDMENT FOR HPC AND HDBR_25-002144-ZA_APPLICATION.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	- 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	- Not Present

[2. Map Amendment | Rezone from RSF-5 to RSF-10 | 4018 Walton St. | 25-002106-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	- 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	- Not Present

[3. Special Use | Child Care Center | 4018 Walton St. | 25-002107-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	- 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	- Not Present

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

[4. Approval of the April 22, 2025, Meeting Minutes](#)

📎 [04-22-2025-mpc-meeting-minutes.pdf](#)

Motion

Approval of the April 22, 2025 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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	- Not Present

5. Authorize Executive Director to Execute Contract with Consultant for CORE MPO SR 26/US 80 Scoping Study Phase II

- 🔗 [MPC - Kimley Horn Contract US 80 Phase II 5-13-2025 ----.pdf](#)
- 🔗 [Authorizing Letter.pdf](#)

Motion

Authorization for the Executive Director to Execute the contract with consultant for CORE MPO SR 26/US 80 Scoping Study Phase II.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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	- Not Present

VIII. Old Business

IX. Regular Business

6. Variance to GDP | 2009 E. 39th St. | 25-002136-ZA

- 🔗 [2009 E 39 ST 25-002136-ZA_VARIANCE FOR DEV. PLANS APPLICATION.pdf](#)
- 🔗 [NARRATIVE AND SITE PLAN.pdf](#)

[🔗 Staff Report_ .pdf](#)

Motion

Approval of the requested variances to lot width and area.

NB: As lane access is available, Traffic Engineering is likely to require rear access to the proposed dwellings. However, this determination will be made when the plat is submitted to Savannah Development Services for review.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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	- Not Present

[7. Variance to GDP | 275 Fort Argyle Rd. | 25-001714-ZA](#)

[🔗 275 FORT ARGYLE RD_ 25-001714-ZA_ APPLICATION.pdf](#)

[🔗 CREEKFIRE - SITE PLAN.pdf](#)

[🔗 Staff Report.pdf](#)

[🔗 2017 Rezoning MPC Report](#)

Motion

Denial of the requested variance to permit 365-day leasing of RV camp sites.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Dwayne Stephens

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	- Not Present

8. Special Use | Accessory alcohol sales in association with restaurant|1722 Habersham St. | 25-001606-ZA

[📎 1722 HABERSHAM ST_25-001606-ZA_APPLICATION.pdf](#)

[📎 1722 - HABERSHAM STREET - SHEET - A1-02 - SITE PLAN.pdf](#)

[📎 Staff Report.pdf](#)

Motion

Approval of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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	- Not Present

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

9. MPC Video

📎 [MPC VIDEO.pdf](#)

The attached video was played.

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.