



Chatham County - Savannah Metropolitan Planning Commission

Minutes
September 12, 2023 at 1:30pm

September 12, 2023 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. 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

[1. September 12, 2023 Personnel Committee Meeting, 11:00 am, Jerry Surrency Conference Room, 112 East State Street](#)

[Personnel Committee Meeting Agenda.pdf](#)

[2. September 12, 2023 Finance Committee Meeting, 11:30 pm; Jerry Surrency Conference Room, 112 East State Street](#)

[Finance Committee Meeting Agenda.pdf](#)

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

[3. Zoning Map Amendment | 100 Little Neck Road | Mixed-use Planned Development](#)

Motion

Continuance of the petition while waiting on form 2, for the DRI window to open.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[4. Short-term Vacation Rental Overlay District Map 23-004258-ZA-TEXT | 501 E. Bay Street](#)

Motion

Continuance of the item until October 17, 2023.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[5. Oakwood at New Hampstead | Major Subdivision | 23-003685-SUBP](#)

Motion

Item continued until the September 26, 2023 MPC meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[6. Map Ammendment | Nine \(9\) parcels on East Broad Street, Gwinnett Street, and East Bolton Street | 23-001408-ZA](#)

Motion

Item continued until the October 17, 2023, MPC meeting.

Vote Results (Approved)

Motion: Travis Coles

Second: Shedrick Coleman

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye

Michael Kaigler	- Not Present
Traci Amick	- 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

[7. Approval of the July 25, 2023 Meeting Minutes](#)

[07.25.2023-mpc-meeting-minutes.pdf](#)

Motion

Approval of meeting minutes

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[8. Sweetwater Station | Major Subdivision | 23-003679-SUBP](#)

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

[2023.8.28_ 21-344.001_ SWEETWATER PHASE 10 PLAT_ DRAFT.pdf](#)

[Site Location.pdf](#)

[23-003679-SUBP-255 Sessile Oak Drive - Staff Report.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to conditions.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[9. Edgewater Phase 1A New Hampstead | Major Subdivision | 23-003657-SUBP](#)

📎 [Application.pdf](#)

📎 [ESA.pdf](#)

📎 [NH Approved land Use Map 2018 - With Approximate Site Location.pdf](#)

📎 [PLAT.pdf](#)

📎 [23-003657-SUBP-Edgewater Phase 1A New Hampstead -Staff Report.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to conditions.

Vote Results (Approved)

Motion: Travis Coles

Second: Wayne Noha

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

Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[10. Cobblestone Phase 2 | Major Subdivision | 23-002429-SUBP](#)

- [Application.pdf](#)
- [Combined Maps.pdf](#)
- [Bush Road Arabella Capital PH I ESA.pdf](#)
- [Proposed Plat.pdf](#)
- [23-002429-SUBP-Cobblestone Phase 2-Staff Report.pdf](#)
- [public comments-cobblestone phase 2.pdf](#)

Motion

Approval of the proposed Major Subdivision subject to conditions.

Vote Results (Approved)

Motion: Travis Coles
Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

VIII. Old Business

IX. Regular Business

[11. Amendment to an approved General Development Master Plan 23-07657-SITE | 703 Louisville Road](#)

[703 Louisville - Master Plan Amendment - Revised GDP - 08-2023.pdf](#)

[703 Louisville Staff Report.pdf](#)

Motion

Approval of the revised General Development Master Plan, as the proposed Plan remains consistent with intent of the zoning, and the Petitioner has agreed to conform to all zoning conditions placed by City Council on March 28, 2019.

Vote Results (Approved)

Motion: Jay Melder

Second: Joseph Welch

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

[12. New Hampstead Planned Unit Development \(PUD\) Text and Master Plan Amendment | 23-004262-ZA](#)

[New Hampstead_Amended Master Plan](#)

[New Hampstead PUD Amendment 2_Staff Report.pdf](#)

[New Hampstead_Original \(2005\) Master Plan.pdf](#)

[public comment -New Hampstead PUD.pdf](#)

Motion

Item continued until the October 17th Planning commission meeting..

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
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Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

X. Presentations

XI. Other Business

[13. Approval of the Amended ByLaws](#)

[📎 MPC ByLaws As Amended September 2023.pdf](#)

[📎 MPC ByLaws As Amended 2023 Redlined .pdf](#)

Motion

Approval of the Amended ByLaws

Vote Results (Approved)

Motion: Travis Coles

Second: Karen Jarrett

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Shedrick Coleman	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Elizabeth Epstein	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

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.