



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
August 5, 2025, MPC Meeting 1:30pm
112 East State St. Arthur Mendonsa Hearing Room

August 5, 2025 MPC MEETING

Members Present: Travis Coles - In person
 Coren Ross - In person
 Karen Jarrett - In person
 Joseph Welch - In person
 Laureen Boles - In person
 Michael Kaigler - In person
 Stephen Plunk - In person
 Jay Melder - In person
 Jeff Notrica - In person
 Traci Amick- In person
 Joseph Ervin - In person
 Tom Woiwode- In person

Members Absent Dwayne Stephens
 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. 1025 West Gwinnett St. | Minor Master Plan Amendment | 25-003224-ZA](#)

🔗 [1025 W GWINNETT ST_MASTER PLAN AMENDMENT APPLICATION_2025.06.20.pdf](#)

🔗 [Staff Report.pdf](#)

🔗 [MPC DECISION, File no. 22-000821-PLAN.pdf](#)

🔗 [Master Plan \(2022\).pdf](#)

🔗 [Master Plan \(2008\).pdf](#)

🔗 [Approved SDP.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	- Not Present

VI. Items Requested to be Withdrawn

[2. 36 Parcels on Dawes Ave | FLUM Amendment from I-L, C-N, and RSF to PD | 25-002879-ZA](#)

Motion

Item withdrawn from the agenda.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	- Not Present

[3. 36 Parcels on Dawes Ave. | MAP Amendment from RSF-5, C-P, & I-L to PD | 25-002878-ZA](#)

Motion

Item withdrawn from the agenda.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	- Not Present

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 June 24, 2025, Meeting Minutes.](#)

🔗 [06-24-2025-mpc-meeting-minutes.pdf](#)

Motion

Approval of the June 24, 2025, meeting minutes.

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	- Not Present

5. Camillia Trail | Major Subdivision | 25-003342-SUBP

- 🔗 [Camellia Trail Subdivision Narrative.pdf](#)
- 🔗 [Revised Plat \(Submittal 2\).pdf](#)
- 🔗 [Subdivision Application.pdf](#)
- 🔗 [Demo and Staking Plans.pdf](#)
- 🔗 [25-003342-SUBP Camillia Trail Staff Report.pdf](#)

Motion

Approval of the requested subdivision to create 9 new single-family home parcels in the RSF-6 zoning district.

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

- Not Present

6. Meadow Lakes Ph 2 | Major Subdivision | 25-003102-SUBP

🔗 [APPLICATION.pdf](#)

🔗 [SUBMITTAL_1_25-003102-SUBP_MEADOW LAKES PHASE 2.pdf](#)

🔗 [Master Plan.pdf](#)

🔗 [Amended Master Plan Staff Report.pdf](#)

🔗 [25-003102-SUBP_Meadow_Lakes_Staff_Report.pdf](#)

Motion

Approval of the proposed Major Subdivision Final Plat to complete the record.

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	- Not Present

VIII. Old Business

IX. Regular Business

7. 647,649,651 E. 32nd St. | Variance to GDP | 25-003581-ZA

🔗 [647, 649, 651 E 32 ST_25-003581-ZA_VARIANCE FOR DEV. PLANS APPLICATION.pdf](#)

🔗 [649 E 32nd St Recomb Survey.pdf](#)

🔗 [Staff Report.pdf](#)

Motion

Approval of the requested variance to permit the combination of three nonconforming lots of record to form one parcel 2,854 square feet in area where the minimum lot area required is 3,000 square feet (Traditional

Residential-2 zoning district).

Vote Results (Approved)

Motion: Travis Coles

Second: Michael Kaigler

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	- Not Present

8. 1800 E. 63rd St. | FLUM Amendment from Conservation & Residential-General to Residential-General | 25-002852-ZA

- 🔗 [1800 E 63 ST_25-002852-ZA_FLUM APPLICATION.pdf](#)
- 🔗 [1800 E 63RD ST SURVEY .pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [24-962 Ruben Clark Exhibit 2.0-GDP.pdf](#)
- 🔗 [W. Shephard MEMO.pdf](#)
- 🔗 [Community Support Letter With Conditions and Commitments.pdf](#)
- 🔗 [public comment A Neumann.pdf](#)
- 🔗 [public comment A. Pandiani.pdf](#)
- 🔗 [public comment B. McIntosh.pdf](#)
- 🔗 [public comment E. Xarras.pdf](#)
- 🔗 [public comment J. Kole.pdf](#)
- 🔗 [public comment J. Wade.pdf](#)
- 🔗 [public comment K. Ammar.pdf](#)
- 🔗 [McCorkle slides.pdf](#)
- 🔗 [Rubin Clark Apartment Support Ltr.pdf](#)
- 🔗 [M. Harrison picture.pdf](#)
- 🔗 [IMG_4964.pdf](#)

Motion

Approval of the request to amend the FLUM to reflect Conservation and Residential-General uses consistent with the configuration of the development proposal. Staff recommends retaining a split designation of Residential-General and Conservation even if the gross land area of the site is considered for density calculation purposes.

Vote Results (Approved)

Motion: Travis Coles

Second: Stephen Plunk

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

9. 1800 E. 63rd St. | MAP Amendment rezone from RSF-6 to RMF-2-16 | 25-002851-ZA

🔗 [1800 E 63 ST 25-002851-ZA_REZONING APPLICATION.pdf](#)

🔗 [1800 E 63RD ST SURVEY \(1\).pdf](#)

🔗 [Staff Report .pdf](#)

🔗 [public comment K. Ammar.pdf](#)

🔗 [public comment R. Smith.pdf](#)

🔗 [public comment S. Adler.pdf](#)

🔗 [public comment S. Phillips.pdf](#)

🔗 [public comment S. Rilee.pdf](#)

🔗 [public comment Z. Bentley.pdf](#)

🔗 [B. Watts 1800 E 63rd Rezoning_Support_Letter.pdf](#)

🔗 [BWS 1800 E 63rd Rezoning_Support_Letter \(1\).pdf](#)

🔗 [public comment A. Pandiani.pdf](#)

🔗 [public comment R. Kaminsky.pdf](#)

🔗 [public comment A Neumann.pdf](#)

🔗 [public comment K. Matt.pdf](#)

- 🔗 [public comment J. Kole.pdf](#)
- 🔗 [Community Support Letter With Conditions and Commitments.pdf](#)
- 🔗 [public comment R. Allen Williams.pdf](#)
- 🔗 [24-962 Ruben Clark Exhibit 2.0-GDP.pdf](#)
- 🔗 [W. Shephard MEMO.pdf](#)
- 🔗 [McCorkle slides.pdf](#)
- 🔗 [Rubin Clark Apartment Support Ltr.pdf](#)
- 🔗 [M. Harrison picture.pdf](#)
- 🔗 [IMG_4964.pdf](#)

Motion

Approval of the request to rezone the subject property to RMF-2-16 with the following conditions:

All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site. The Planning Commission shall approve a General Development Plan meeting the requirements of Sec. 3.8.4.a of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved as well as the total proposed impervious surface for the development.

The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:

Pre-development vs. Post-Development Runoff Rate Comparison, Detention Volume Calculation, Flood elevation Impact analysis

Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement.

Additionally,

Conserve the 9 acres on the eastern portion of the site.

Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.

Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets

Vote Results (Approved)

Motion: Travis Coles

Second: Stephen Plunk

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

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.