



Chatham County - Savannah Metropolitan Planning Commission

Minutes

June 3, 2025, MPC Meeting

110 East State Street, Arthur Mendonsa Hearing Room

June 3, 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
Tom Woiwode -	In person
Jeff Notrica -	In person
Traci Amick-	In person
Joseph Ervin -	In person
Amanda Wilson-	In person

Members Absent

Dwayne Stephens
Jay Melder

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
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

1. [June 3, 2025 at 11:30 AM Personnel Committee Meeting, Jerry Surrency Conference Room, 112 East State Street](#)

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

2. [TEXT Amendment | Special Exceptions/Variances to HPC & HDBR | 25-002144-ZA](#)
3. [5 Gateway Blvd & 0 Fort Argyle Rd | FLUM Amendment | from Planned Development/Commercial-Regional \(County\) to Commercial-Regional \(City\) |25-002523-ZA](#)
4. [5 Gateway Blvd & 0 Fort Argyle Rd | MAP Amendment | request to rezone from P-B-C to B-C | 25-000359-ZA](#)
5. [6 Patton Rd | Special Use Permit | request for a solid waste transfer station in the I-L Zoning District | 25001297-ZA](#)
6. [312 E. 38th St | FLUM Amendment | from Traditional Neighborhood to Traditional Commercial | 25-002529-ZA](#)
7. [312 E. 38th St. | MAP Amendment | rezone from TN-2 to TC-1 | 25-002528-ZA](#)

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 Items Requested to be Withdrawn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

8. [Authorize MPC Executive Director/CEO to Execute contract for Bicycle and Pedestrian Facility Study. PI 0020787](#)
[Authorize MPC Executive Directo/CEO to Execute contract for Urban Flooding Dynamic Model Study Phase II PI 0020785](#)
[Approval of the May 13, 2025, MPC Meeting Minutes](#)

VIII. Old Business

IX. Regular Business

9. [4018 Walton St. | Variance to a GDP | for a child day care home | 25-002538-ZA](#)

Motion

Approval of the requested variance to permit the establishment of a home daycare for up to 12 children at 4018 Walton Street.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin

- Aye

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

- Not Present

Michael Kaigler

- Aye

Traci Amick

- Aye

Amanda Wilson

- Aye

[12. 508 E. Broughton St. | Special Use Permit | to allow for the sale of wine by the glass for on-premises consumption in a D-N Zoning District | 25-001420-ZA](#)

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: Laureen Boles

Joseph Ervin

- Aye

Tom Woiwode

- Aye

Travis Coles

- Aye

Joseph Welch	- Aye
Coren Ross	- Nay
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

[13. 4119 Ogeechee Rd | FLUM Amendment | from Industry-Light to Commercial Suburban | 25-002531-ZA](#)

Motion

Approval of the request to amend the FLUM to reflect Commercial- Suburban use.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin	- Aye
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[14. 4119 Ogeechee Rd. | MAP Amendment | rezone from P-B and B to B-C | 25-002530-ZA](#)

Motion

Approval of the request to rezone the parcel at 4119 Ogeechee Road from its present County P-B (Planned Business) designation to City B-C (community Business) zoning district.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

Joseph Ervin	- Aye
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[15. 0 Fort Argyle Rd. | FLUM Amendment | from Commercial-Regional to Residential-General | 25-002525-ZA](#)

Motion

Approval of the request to amend the FLUM from a designation of Commercial-Regional to Residential

General.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

[16. 0 Fort Argyle Rd. | MAP Amendment | rezone from B-C to RMF-20 | 25-002524-ZA](#)

Motion

Approval of the request to rezone the subject property to RMF-2-20.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

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

[17. 101 E. 34th St. | FLUM Amendment | from Traditional Neighborhood to Traditional Commercial | 25-001706-ZA](#)

Motion

Approval of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

[18. 101 E. 34th St | MAP Amendment | rezone from TN-2 to TC-2 | 24-001705-ZA](#)

Motion

Denial of the request to rezone the subject property to TC-2.

Alternatively, MPC Staff recommends approval of the rezoning of the property to the TC-1 zoning district as the proposed use can be accommodated through approval of a Special Use Permit in a less intense zoning district. Additionally, the TC1 designation is consistent with properties adjoining and more closely reflects the development pattern of Savannah's Mid-City districts.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
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

[19. 143, 149, & 155 Shellbark Way | Master Plan Amendment to establish a Multifamily Residential Land Use | 25000046-ZA](#)

Motion

Denial of the requested Master Plan amendment to permit residential development in accordance with the standards of the RMF-2 zoning district at a density not to exceed 23 dwelling units per acre.

MPC recommends that the City Staff look at where the road sits on the priority list so that, if approved, the MPO could do amendments if necessary to move the project up to initiate those improvements.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Traci Amick

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

[20. 9 West 43rd St. | Special Use Permit | to allow a restaurant with alcohol sales withing a TC-1 Zoning District | 25-002527-ZA](#)

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: Jeff Notrica

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
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

[21. 0 Bull St. & 12,14,16 E. 40th St. | Special Use Permit | Parking Facility | 25-002526-ZA](#)

Motion

Item continued to the July 15, 2025, MPC meeting agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Jeff Notrica

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
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

[22. 420 & 302 Bush Rd | MAP Amendment | rezone under existing PD to permit Mixed-Use Residential, Single Family, Apartments, & Townhomes | 25-001709-ZA](#)

Motion

Approval of the proposed rezoning of the subject properties from PD (Planned Development) to PD (Planned Development) with the following conditions:

1) Prior to MPC approval of any final master plans:

The Petitioner shall provide a Wetland Plan identifying wetlands present on the site and identifying areas proposed to be filled and preserved.

The Petitioner shall provide an updated General Master Plan reflecting the required Wetland Plan.

2) The site shall not be cleared or graded until all wetland-related permitting is finalized.

3) Specific Development Plans for pods within the parcel presently identified as 302 Bush Road shall be forwarded by MPC Staff to the Planning Commission for review and approval.

4.) No vehicular access onto Bush Rd.

5.) Development of the Multi-Family Tract requiring the following stipulations: 100' Undisturbed Buffer from the Property Boundary, Supplemental landscape plantings occurring within the last 25' of the Undisturbed Buffer interior to the Property (75'-100' from the Property Boundary), 8' Fence installed along the Property Boundary, 40' Building Setback from the 100' Undisturbed Buffer, and no 4-story Multi-Family buildings.

In evaluation of subsequent final master plans, MPC further recommends Planning Commission consideration of specific conditions regarding:

Minimum Open/Green Space required.

Floodplain avoidance; and

Minimum design standards for stormwater ponds to address quantity and quality.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Welch

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

Coren Ross	- Not Present
Karen Jarrett	- Nay
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.