



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
August 26, 2025, MPC Meeting
110 East State Street, Arthur Mendonsa Hearing Room

August 26, 2025 MPC MEETING

Members Present: Travis Coles - Online
 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
 Tom Woiwode - In person
 Amanda Wilson- In person
 Dwayne Stephens- In person

Members Absent Joseph Ervin

Staff Present: Melanie Wilson, Executive Director/CEO
 Edward Morrow, Director of Development Services/Current Planning
 Subhashi Karunaratne, Planner, Development Services
 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. Special Use | Solid Waste Transfer Station in I-L zoning district | 6 Patton Rd | 25-001297-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Coren Ross

Second: Laureen Boles

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

[2. Master Plan | Crown Castle Fiber LLC | 25-003882-PLAN](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Coren Ross

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
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	- 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 Items Requested to be Withdrawn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

[3. Approval of the July 15, 2025, MPC Meeting Minutes](#)

Motion

Approval of the July 15, 2025, MPC Meeting Minutes.

Vote Results (Approved)

Motion: Laureen Boles

Second: Coren Ross

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

[4. Major Subdivision | Brookline Phase 5 | 25-003457-SUBP](#)

Motion

Approval of the proposed Major Subdivision Plat for Brookline Phase 5.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Tom Woiwode

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

VIII. Old Business

IX. Regular Business

[5. Master Plan Amendment | Grand Prize of America Ave. | 25-003915-ZA](#)

Motion

Approval of the request to amend the Hutchinson Island Master Plan to establish a location for off-site development signage related to Parcel 9.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Laureen Boles

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

[6. Master Plan Amendment | 1025 West Gwinnett St. | 25-003224-ZA](#)

Motion

Approval of the request to amend the Master Plan for 1025 West Gwinnett Street.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Coren Ross

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

[7. Variance to GDP | 2110 West Gwinnett St. | 25-003897-ZA](#)

Motion

Approval of the following three variances in association with the construction of an intermodal freight yard at 2110 West Gwinnett St:

Reduction of the rear setback from 20 feet to 0 feet (20598 02010)

Reduction of the front setback from 25 feet to 0 feet (20598 02011)

Reduction of the side setback from 20 feet to 0 feet (20598 02002)

Vote Results (Approved)

Motion: Stephen Plunk

Second: Joseph Welch

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

[8. TEXT Amendment | IL-R Zoning | 25-003914-ZA](#)

Motion

Approval of the requested text amendment to require issuance of a Special Use Permit for the establishment of a Vehicle and Freight Terminal or Vehicle Towing and Impound Facility in the IL-R zoning district, and to permit modifications of the following sections:

'Outdoor Storage' in the IL-R (Sec. 5.17.9.b. ii)

Configuration of 'Outdoor Sales' display areas and associated structures (Sec. 8.4.18)

Standards regulating the operation and configuration of Vehicle and Freight Terminals (Sec. 8.6)

Clarification regarding Outdoor Display Areas (Sec. 8.7.12.b.)

Clarification regarding Principal Use Outdoor Storage Areas (Sec. 9.7)

Establishment of a new minimum fence and buffer standard for Principal Use Outdoor Storage Areas (Sec. 9.7.4)

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

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

[9. FLUM Amendment | from Planned Development to Commercial-Regional | 5 West Gateway Blvd, 0 Ft. Argyle Rd | 25-002523-ZA](#)

Motion

Approval of the request to amend the FLUM from Planned Development to Commercial-Regional to reflect commercial uses consistent with the configuration of the development proposal.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Coren Ross

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

[10. MAP Amendment | rezone from P-B-C to B-C | 5 West Gateway Blvd, 0 Ft. Argyle Rd | 25-000359-ZA](#)

Motion

Approval of the proposed rezoning of the subject properties from P-B-C to B-C, subject to the following condition to address wetland preservation, stormwater management, and traffic concerns:

The Petitioner shall submit a General Development Plan (GDP) that includes, at a minimum: Wetland fill, preservation, and buffer areas, Upland/developable areas, Open space, Stormwater management features, Circulation/access points

The Petitioner shall adhere to the corrective actions required by the Stop Work Order from the Chatham County Department of Engineering on January 2023 as listed below:

Site must be brought back into compliance with the above-listed ordinance and any applicable Federal, State and local permits must be obtained by the site owner.

Remove excavated root balls from the wetland area.

Remove the fallen trees and equipment from buffer.

Install / Repair all necessary SESCO BMPs in violations.

Reinstall & repair silt fence

Reinstall and repair tree protection.

Verify land disturbance within wetland is less than 0.10 acre.

Submit a corrective action clearing and grubbing plan for areas in violation of Chatham County's LDAO & SESCO

Verify KMZ file is in Georgia State plane coordinates.

Any disturbed soil must be stabilized in accordance with the Manual for Erosion and Sediment Control in Georgia (the Green Book) within 14 days of disturbance.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Coren Ross

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

[11. Hotel Overlay Study](#)

[12. Nominations for Executive Board for MPC](#)

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.