



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes

November 18, 2025 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

November 18, 2025 MPC Meeting

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. MAP Amendment | rezone from PD to PD for uses allowable in OI & OI-E zoning districts | 4700 Waters Ave | 25-005241-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Karen Jarrett

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

[2. Special Use Permit | Establish a hotel in the TC-1 zoning district | 2505 Abercorn St & 104, 112, 114, & 116 E. 41st St| 25-005343-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Karen Jarrett

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

VI. Items Requested to be Withdrawn

[3. MAP Amendment | rezone from RA to R-3-16 for multifamily use | 1514 Grove Point Rd | Z-0825-000571](#)

Motion

Item withdrawn.

Vote Results (Approved)

Motion: Karen Jarrett

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

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. Major Subdivision | Rivermarsh lots 670-678 | 7672 Johnny Mercer Blvd | SUBD-0925-000584](#)

Motion

Approval of the proposed Major Subdivision Plat contingent upon approval of the County Engineer.

Vote Results (Approved)

Motion: Laureen Boles

Second: Stephen Plunk

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

[5. Major Subdivision | The Bluff at Moon River | 9778 Lehigh Ave | SUBD-0525-000551](#)

Motion

Approval of the proposed Major Subdivision Plat contingent upon approval of the County Engineer.

Vote Results (Approved)

Motion: Laureen Boles

Second: Stephen Plunk

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

[6. Major Subdivision | Edgewater at New Hampstead Ph 2A | 2300 Little Neck Rd | 25-004221-SUBP](#)

Motion

Approval of the proposed major subdivision subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results (Approved)

Motion: Laureen Boles

Second: Stephen Plunk

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

VIII. Old Business

IX. Regular Business

[7. MAP Amendment | rezone from P-R-3-4.25/E/O to PUD/EO | 604 Wilmington Island Rd | Z-1025-000593](#)

Motion

Approval of the requested Zoning Map Amendment with the following two conditions:

November 18, 2025 at 1:30pm 112 East State Street,
Arthur Mendonsa Hearing Room

Application and consideration of a Future Land Use Map Amendment to ensure zoning of the site remains consistent with adopted policy document.

Update the General Development Plan to satisfy the requirements of Section 4-6.53(2) General Development Review Process for the review of the MPC.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jeff Notrica

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

[8. Special Use Permit | Establish a parking facility in the TC-1 zoning district | 2909 & 2913 Bull Street | 25-004970-ZA](#)

Motion

Item continued to the December 16, 2025, Meeting Agenda.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Joseph Welch

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

November 18, 2025 at 1:30pm 112 East State Street,
Arthur Mendonsa Hearing Room

Jeff Notrica	- Abstain
Laureen Boles	- Nay
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[9. Special Use Permit | Establish a parking facility in the TC-1 zoning district | 2505 Abercorn St & 104, 112, 114, & 116 E. 41st St| 25-004968-ZA](#)

Motion

Approval of the requested Special Use Permit to allow use of the existing surface parking lot as a Parking Facility.

Vote Results (Approved)

Motion: Joseph Welch

Second: Traci Amick

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present

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

[10. Special Use Permit | Establish a hotel in TC-1 zoning district | 2512 Habersham St | 25-005273-ZA](#)

Motion

Item continued to December 16, 2025, Meeting Agenda

Vote Results (Approved)

Motion: Jay Melder

Second: Karen Jarrett

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