



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes

October 28, 2025 at 1:30pm

112 East State Street, Arthur Mendonsa Hearing Room

October 28, 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. Special Use to establish a parking facility in TC-1 zoning district |2909 & 2913 Bull St | 25-004970-ZA](#)

Motion

Item removed from final agenda.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Dwayne Stephens

Joseph Ervin

- Aye

Tom Woiwode

- Aye

Travis Coles

- Aye

Joseph Welch

- Not Present

Coren Ross

- Not Present

Karen Jarrett

- Aye

Dwayne Stephens

- Aye

Jeff Notrica

- Aye

Laureen Boles

- Not Present

Stephen Plunk	- Not Present
Jay Melder	- Not Present
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

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

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Dwayne Stephens

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

[3. Variance to GDP | 502 Virginia Ave | 25-004556-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Tom Woiwode	
Second: Dwayne Stephens	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Not Present
Jay Melder	- Not Present
Michael Kaigler	- Not Present
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 Items Requested to be Withdrawn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

[4. Approval of the September 16, 2025, Meeting Minutes](#)

Motion

Approval of the September 16, 2025, Meeting Minutes.

Vote Results (Approved)

Motion: Tom Woiwode	
Second: Karen Jarrett	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Not Present
Coren Ross	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Not Present

Stephen Plunk	- Not Present
Jay Melder	- Not Present
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[5. Major Subdivision | Silver SUBD | 0 Williams St | 25-004590-SUBD](#)

Motion

Approval of the proposed Major Subdivision Final Plat for Phase 3 of Meadow Lakes with the following conditions:

Subdivision Note 3 shall be modified to reflect the current zoning of the property as TC-1.

The final plat circulated for signature shall reflect the following addresses assigned by SAGIS:

Lot 67-A: no address (no dwelling)

Lot 67-B: 2816 Williams Street

Lot 67-C: 2818 Williams Street

Lot 67-D: 2820 Williams Street

Vote Results (Approved)

Motion: Tom Woiwode

Second: Karen Jarrett

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

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

6. Major Subdivision | Meadow Lakes Ph 3 | 2610 Little Neck Rd | 25-004044-SUBP

Motion

Approval of the proposed Major Subdivision Final Plat for Phase 3 of Meadow Lakes.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Karen Jarrett

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

7. Approval of the 2026 Meeting Calendar

Motion

Approval of the 2026 Meeting Calendar.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Karen Jarrett

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

VIII. Old Business

IX. Regular Business

[8. FLUM Amendment | from Civic/Institutional to Commercial-Suburban | 11750 Abercorn St | 25-004963-ZA](#)

Motion

Approval of the request to amend the FLUM from a designation of Civic/Institutional to Commercial-Suburban.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Karen Jarrett

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

Amanda Wilson - Aye

[9. MAP Amendment | rezone from OI-E to B-C to establish a restaurant | 11750 Abercorn St | 25-004964-ZA](#)

Motion

Approval of the request to rezone the subject property to B-C.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Dwayne Stephens

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

[10. Special Use to establish a retail consumption dealer use in D-R zoning district | 408 Bull St. Unit A | 25004936-ZA](#)

Motion

Denial of the requested Special Use for accessory on-premise consumption of alcohol with the following condition:

1. The Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jeff Notrica

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

[11. Variance to GDP | 509 W. 62nd St | 25-004835-ZA](#)

Motion

Approval of the requested variances in association with a nonconforming minor subdivision of one lot into two lots in the RSF-6 zoning district:

To reduce the minimum lot area required from 6,000 square feet to 4,252 square feet for two lots; To reduce the minimum lot width required from 60 feet to 45 feet for two lots.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Joseph Ervin

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

Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Not Present
Stephen Plunk	- Not Present
Jay Melder	- Not Present
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[12. TEXT Amendment for ADUs | 25-004594-ZA](#)

Motion

Approval of the proposed amendments to Article 8, Section 8.7, Accessory Structures and Uses of the Zoning Ordinance with the following condition:

1) Establishment of variance criteria for Sec. 8.7.4.d.iii permitting ADUs to contain multiple bedrooms within 90 days of Council adoption.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Joseph Ervin

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

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

[13. Variances to GDP | 1206 E 68th Street, 5302 Sanders, 1202 E 69th St | 25-004997-ZA](#)**Motion**

Approval of the requested variances for the proposed expansions to the CBC Campus with the following condition:

1) Recombination of the parcels identified as 1202 East 68th Street and 5202 Sanders Street shall be required.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jeff Notrica

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

X. Presentations**XI. Approved Staff Reviews****XII. Other Business**[14. Resolution to Amend FSA Plan Dependent Care](#)**Motion**

The Board unanimously approved the Resolution to Amend FSA Plan Dependent Care.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jeff Notrica

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

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.