



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
October 7, 2025 MPC Meeting 1:30pm
112 East State Street - Arthur Mendonsa Hearing Room

October 7, 2025 MPC MEETING

This Agenda and supporting material will be available prior to the meeting date at <https://www.thempc.org/Board/Tpc>.

This is for information only. These items have been received by the deadline to be heard at this meeting. Items are subject to change.

All persons in attendance are requested to sign-in on the "Sign-In Sheet" located on the table outside the entrance of the meeting room. Persons wishing to speak on an agenda item should indicate their intent on a blue speaker card, noting the agenda item by number. Please give speaker cards to a MPC staff member.

It is the intent of the Planning Commission to allow all interested parties to comment on a particular item. To ensure that those present have the opportunity to comment, the Chairman shall reserve the right to set time limits on the debate as per the MPC Procedure Manual and By Laws. Both sides of the issue shall be afforded a total of at least ten [10] minutes but not more than thirty [30] minutes for testimony. Groups are encouraged to designate a spokesperson who should identify him/herself on the speaker card and when coming to the podium. Regardless, the Chairman has the discretion to limit or extend time limits.

The Georgia Conflict of Interest in Zoning Actions Statute (OCGA Title 36 Chapter 67A) requires disclosure of certain campaign contributions (totaling \$250.00 or more) made by applicants or opponents for rezoning actions. Failure to comply is a misdemeanor. More information is available on the internet at www.lexis-nexis.com/hottopics/gacode/default.asp. Forms are available from MPC staff for individuals subject to this disclosure.

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

[1. October 7, 2025, Swearing-in of MPC Officers by Judge Michael L. Karpf, Chatham County Superior Court, 1:30 P.M., MPC Arthur Mendonsa Hearing Room, 112 East State Street.](#)

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

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

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Tom Woiwode

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	- Not Present

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 2026 Holiday Schedule](#)

Motion

Approval of the 2026 holiday schedule.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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	- Not Present

[4. Major Subdivision | Camden Crossing Ph 3 | 2750 Little Neck Rd | 25-004122-SUBP](#)

Motion

Approval of the proposed Major Subdivision Final Plat subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor and the owner on the Final Plat.
2. Approval by the Chatham County Health Department and the City Engineer.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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	- Not Present

VIII. Old Business

IX. Regular Business

[5. Minor Master Plan Amendment | 5714 Ogeechee Rd | SP-0925-000579](#)

Motion

Approval of the requested Master Plan Amendment for The Exchange at Berwick.

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	- Not Present

[6. Variance to GDP | 106 Central Junction Blvd | 25-004561-ZA](#)

Motion

Approval of the requested variances to;

Reduce the side yard setback from 20 feet to 10 feet.

Reduce the rear yard setback from 20 feet to 5 feet

and the relief from nonconformity for the existing building.

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	- Not Present

[7. Variance to GDP | 619 Columbus Dr | 25-004555-ZA](#)

Motion

Approval of the following variance in association with a nonconforming minor subdivision of one lot into three lots in the RSF-6 zoning district:

To reduce the minimum lot width required from 60 feet to 56 feet for three lots.

With the following condition:

If approved, the petition number associated with the variance request shall be recorded on the plat.

Vote Results (Approved)

Motion: Dwayne Stephens

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	- Not Present

[8. TEXT Amendment | Hotel Development Overlay | 25-004589-ZA](#)

Motion

Approval to amend Article 7, Section 7.13, Hotel Development Overlay District, to extend application of the existing boundaries to include the Victorian, Streetcar and Cuyler-Brownville Historic Overlay Districts prohibiting 'hotel' development.

(City Hotel Overlay Study Option 3)

Vote Results (Approved)

Motion:

Second:

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

[9. MAP Amendment | Hotel Development Overlay | 25-004592-ZA](#)

Motion

Approval to amend Article 7, Section 7.13, Hotel Development Overlay District, to extend application of the existing boundaries to include the Victorian, Streetcar and Cuyler-Brownville Historic Overlay Districts prohibiting 'hotel' development.

(City Hotel Overlay Study Option 3)

Vote Results (Approved)

Motion: Traci Amick

Second: Coren Ross

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

XI. Approved Staff Reviews

XII. Other Business

[10. Comprehensive Plan Update Introduction Presentation](#)

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.