



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
September 16, 2025, 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

September 16, 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. September 16, 2025 at 11:00 AM Personnel Committee Meeting, Jerry Surrency Conference Room, 112 East State Street](#)

[2. September 16, 2025 at 11:30 AM Finance Committee Meeting, Jerry Surrency Conference Room, 112 East State Street](#)

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

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 Items Requested to be Withdrawn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 August 5, 2025, MPC Meeting Minutes

Motion

Approval of the August 5, 2025, meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

4. Minor Subdivision | Parcel A, Parcel B & Parcel C, River's End | 8730 Rivers End Dr. | 25-003826-SUBP

Motion

Approval of the proposed Minor Subdivision subject to the following conditions:

1. Show the signature of a Georgia Registered Land Surveyor.
2. Contingent upon approval of the Chatham County Health Department and the City Engineer.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

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

[5. Major Subdivision | Bradley Point Phase 7 | Bradley Blvd | 25-003622-SUBP](#)

Motion

Approval of the proposed Major Subdivision 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: Travis Coles

Second: Coren Ross

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

[6. Authorize Executive Director/CEO to execute and file FY 2027 FTA Transit Planning Grant \(Section 5303\)](#)

Motion

Approval of the Executive Director/CEO to execute and file FY 2027 FTA Transit Planning Grant (Section 5303).

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

VIII. Old Business

IX. Regular Business

[7. MAP Amendment | rezone from OI-E & BC to RMF-2-25 | 11965 Apache Ave | 25-004180-ZA](#)

Motion

Approval of the request to rezone the subject property to RMF-2-25.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

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

Motion

Item continued until the November 18th meeting agenda.

Vote Results (Approved)

Motion: Laureen Boles

Second: Travis Coles

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

9. Variance to GDP | 6203 & 6207 Abercorn St | 25-004218-ZA

Motion

Approval of the requested variance to waive the 'Type B' use buffer, which reduces it to 0 feet, where a minimum of 15 feet is required for the establishment of a proposed hotel next to an existing multi-family use. With the following condition:

1.) Maintain the 6-foot fencing requirement.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

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

[10. Master Plan Amendment | 420 & 302 Bush Rd | 25-004257-ZA](#)

Motion

Approval of the proposed amended General Master Plan for the McClendon Tract PD.

Vote Results (Approved)

Motion: Travis Coles

Second: Tom Woiwode

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

[11. MAP Amendment | rezone from R-I/EO to B-1/EO | 209 Shipyard Rd | Z-0825-000573](#)

Motion

Approval to rezone the subject property to PD-N/EO to permit only the present use in the proposed configuration.

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

[12. Election of 2026 Planning Commission Officers](#)

Motion

Unanimous approval for the 2026 MPC Officers:

Chair - Travis Coles

Vice Chair -Tom Woiwode

Secretary -Laureen Boles

Treasurer - Jeff Notrica

Vote Results (Not Started)

Motion:

Second:

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.