



# Chatham County - Savannah Metropolitan Planning Commission

Action Minutes  
April 21, 2026 1:30pm  
110 East State Street, Arthur Mendonsa Hearing Room

## April 21, 2026, MPC Meeting

Members Present:    Travis Coles -            In person  
                              Karen Jarrett -            In person  
                              Dwayne Stephens -      In person  
                              Laureen Boles -         In person  
                              Stephen Plunk -         In person  
                              Amanda Wilson-         In person  
                              Jeff Notrica -            In person  
                              Traci Amick -            In person  
                              Tom Woiwode -          In person  
                              Jay Melder -             In person

Members Absent     Joseph Welch  
                              Joseph Ervin  
                              Coren Ross  
                              Michael Kaigler

Staff Present:        Melanie Wilson, Executive Director/CEO  
                              Ely Zarka, Senior Planner, Development Services/Current Planning  
                              Subhashi Karunarathne, Planner, Development Services/Current Planning  
                              Sally Helm, Administrative Assistant II, Development Services/Current Planning  
                              Hind Patel, IT Support  
                              DeAndrae Spradley, Senior Planner, Development Services/Current Planning

### 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. GPD with Variance | 409 Orchard St | 26-000746-ZA](#)

### 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 Items Requested to be Withdrawn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

[2. Approval of the March 10, 2026, MPC Meeting Minutes](#)

**Motion**

Approval of the March 10, 2026, Meeting Minutes.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Laureen Boles

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

[3. Minor Subdivision Recombination | South Gardens| 1206 E. 68th St | 26-001610-SUBP](#)

**Motion**

Approval of the proposed Recombination Final Plat for South Garden Subdivision.

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Laureen Boles

Joseph Ervin	- Not Present
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	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye

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

**VIII. Old Business**

**IX. Regular Business**

[4. Minor Master Plan Amendment | 166 Basswood Dr. | 26-001659-ZA](#)

**Motion**

Approval of the requested minor amendments to the approved General Master Plan and PD Ordinance for the Highlands Park; Godley Station North PD. The amendments would add General Services as a permitted use within all parcels designated Public/Institutional/Office and allow Indoor Amusement with Accessory Food Service on one parcel (166 Basswood Drive) within the same land use classification.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Laureen Boles

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

[5. GDP with Variance | 2120 New York Ave | 26-001223-ZA](#)

**Motion**

Item continued to the June 2nd MPC meeting agenda.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Jeff Notrica

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

[6. GPD with Variance | 2254 Vicksburg Dr | 26-001383-ZA](#)

**Motion**

Denial of the requested two (2) variances:

1. Reduce the minim lot area requirement from 10,000 square feet to 7,500 square feet,
2. Reduce the minimum lot frontage requirement from 70 feet to 50 feet.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Jeff Notrica

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

[7. GPD with Variance | 489 Gould St | 26-001394-ZA](#)

**Motion**

Approval of the requested two (2) variances:

Reduce the minimum lot area requirement from 6,000 square feet to 3,483 square feet for Lot 22- A and from 6,000 square feet to 4,960 square feet for Lot 22-A.

Reduce the minimum lot frontage requirement from 60 feet to 35 for Lot 23-A, and from 60 feet to 49.8 feet for Lot 22-A.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Jeff Notrica

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

[8. GDP with Variance | 2119 Hagood St. | 26-001396-ZA](#)

**Motion**

Denial of the following requested variances associated with a nonconforming minor subdivision of one lot into four lots:

Reduction of the minimum lot area from 6,000 square feet to 3,100 square feet and the minimum lot width from 60 feet to 31 feet for three proposed lots;

Reduction of the minimum lot area from 6,000 square feet to 3,200 square feet and the minimum lot width from 60 feet to 32 feet for one proposed lot.

**Vote Results ( Approved )**

Motion: Laureen Boles

Second: Jeff Notrica

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

[9. MAP Amendment | rezone from TN-1 to TC-2 | 11 W. Park Ave. | 26-001606-ZA](#)

<b>Motion</b>	
Approval of the request to rezone the subject property to Traditional Commercial - 2 based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map.	
<b>Vote Results ( Approved )</b>	
Motion: Laureen Boles	
Second: Dwayne Stephens	
Joseph Ervin	- Not Present
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	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[10. TEXT Amendment | Sec. 8.7.22 & Sec.8.7.23 Outdoor Vending Units in the OI-E and B-N zoning districts | 26-001037-ZA](#)

<b>Motion</b>	
Approval of the proposed amendments to Article 8, Section 8.7.22 and Section 8.7.23.	

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Tom Woiwode

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

[11. TEXT Amendment | Sec. 5.17.5 Development Standards for Permitted Uses and 9.5.4 Buffers | 26-001109-ZA](#)

**Motion**

Approval of the proposed amendments to the following sections:

City of Savannah Zoning Ordinance Sections:

5.17.5 (Development Standards for Permitted Uses)

9.5.4(c) (Exemptions)

9.5.4(e)(i) (Land Use Classes)

Table 9.5-1 (Determination of Buffer Type)

9.5.4(e)(iii) (Use Buffer Types and Options)

9.5.4(e)(v) (Design Standards for Use Buffers)

and

Chatham County Zoning Ordinance Sections:

3-12.4.D (Manufacturing and Industrial Buffer Requirements)

3-12.6.D (Type F Buffer Provisions)

**Vote Results ( Approved )**

Motion: Jay Melder

Second: Laureen Boles

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

[12. TEXT Amendment | Sec. 3-12 Visual Buffers and Screening | Z-0410-000516](#)

**Motion**

Approval of the proposed amendments to the following sections:

Chatham County Zoning Ordinance Sections:

3-12.4.D (Manufacturing and Industrial Buffer Requirements)

3-12.6.D (Type F Buffer Provisions)

and

City of Savannah Zoning Ordinance Sections:

5.17.5 (Development Standards for Permitted Uses)

9.5.4(c) (Exemptions)

9.5.4(e)(i) (Land Use Classes)

Table 9.5-1 (Determination of Buffer Type)

9.5.4(e)(iii) (Use Buffer Types and Options)

9.5.4(e)(v) (Design Standards for Use Buffers)

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Laureen Boles

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

[13. MAP Amendment | rezone from R-A to PD | 0 Fort Argyle Rd & 1150 Fort Argyle Rd |26-001014-ZA](#)

**Motion**

Item continued to the May 12, 2026 MPC meeting agenda.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Laureen Boles

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

**XI. Approved Staff Reviews**

**XII. Other Business**

[14. Transition for Intake of Applications](#)

Ms. Bridget Lidy gave a verbal presentation. For information only. No action taken.

**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.***