



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
August 25, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

August 25, 2026 MPC Meeting

Members Present: Travis Coles - In person
 Patricia Richardson - In person
 Dwayne Stephens - In person
 Laureen Boles - In person
 Stephen Plunk - In person
 Amanda Wilson- In person
 Traci Amick - In person
 Tom Woiwode - In person
 Michael Kaigler - In person
 Apollo Johnson- In person

Members Absent Joseph Welch
 Joseph Ervin
 Jay Melder
 Jeff Notrica

Staff Present: Melanie Wilson, Executive Director/CEO
 Ashley Catteron, Principal Planner, Development Services/Current Planning
 Sally Helm, Administrative Assistant II, Development Services/Current Planning
 Hind Patel, IT Support
 Roger Beall, IT Support

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. FLUM Amendment | 815 Wheaton St | from Transportation/Communications/Utilities to Industry Light | 26-004033-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

Joseph Ervin

- Not Present

Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

[2. MAP Amendment | 815 Wheaton St. | rezone from I-L to I-L-T | 26-003931-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

[3. FLUM Amendment | E. 49th St | from Conservation to Commercial Suburban | 26-003971-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

[4. MAP Amendment | E. 49th St. | rezone from RSF-6 to B-N | 26-003970-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

[5. GDP with Variances | 8 Skinner Place | variances to minimum lot size, lot width, and rear setback requirements](#)

[to subdivide| SP-0826-000637](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- 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

[6. Approval of the August 4, 2026, Meeting Minutes](#)

Motion

Approval of the August 4, 2026, Meeting Minutes.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye

Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

7. Approval of the 2027 Holiday Schedule

Motion

Approval of the 2027 Holiday Schedule.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

VIII. Old Business

IX. Regular Business

[8. Special Use Permit | 2018 Habersham St, Unit C-1 | allow for a Hall, Banquet, or Reception use in TC-1 | 26-003977-ZA](#)

Motion

Approval of the Petitioner's Special Use Permit request for a Hall, Banquet, or Reception Use at 2018 Habersham Street, Building C-1, subject to the following conditions:

CONDITIONS

The Special Use Permit shall be non-transferable.

The approved use shall be limited to the approximately 1,334-square-foot tenant space identified as Building C-1.

Any substantial expansion of the venue use or modification of the operational characteristics reviewed herein shall require review and approval by the City of Savannah.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stephen Plunk

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

[9. Special Use Permit | 2018 Habersham St, Unit C-1 | allow Retail Consumption Dealer \(on premise consumption of alcohol\) in TC-1 | 26-003978-ZA](#)

Motion

Approval of the Petitioner's Special Use Permit Special Use Permit request for a Retail Consumption Dealer (On-Premises Consumption of Alcohol) at 2018 Habersham Street, Building C-1, subject to the following conditions:

CONDITIONS

This Special Use Permit shall be nontransferable.

Alcohol sales shall operate only in conjunction with the approved restaurant and Hall, Banquet, or Reception use.

Alcohol sales shall be limited to on-premises consumption only.

Alcohol service shall be limited to private catered events occurring within the approved venue space.

Any expansion of alcohol service beyond the operational scope represented within the application shall require additional review and approval from the City of Savannah.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Dwayne Stephens

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Aye

X. Presentations

XI. Approved Staff Reviews

[10. Minor Master Plan Amendment | 0 Highgate Blvd | 26-004103-ZA](#)

Motion

Staff approval of the request for a minor amendment to the Final Master Plan for the Edgewater development within the New Hampstead PUD.

No Action necessary.

Vote Results (Not Started)

Motion:

Second:

XII. Other Business

[11. Appoint a Nominating Committee \(2027 MPC Officers\)](#)

Motion

Chairman Coles appointed a Nominating Committee for the 2027 MPC Officers.

The Nominating Committee:

Amanda Wilson, Dwayne Stephens, Laureen Boles, and Stephen Plunk

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.