Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
February 17, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

February 17, 2026 MPC Meeting

Members Present:	Travis Coles -	In person
	Michael Kaigler -	In person
	Karen Jarrett -	In person
	Dwayne Stephens -	In person
	Laureen Boles -	In person
	Coren Ross -	In person
	Stephen Plunk -	In person
	Amanda Wilson-	In person
	Jeff Notrica	
	Traci Amick	
	Joseph Ervin	
	Joseph Welch	
Members Absent	Jay Melder	
	Tom Woiwode	
Staff Present:	Melanie Wilson, Executive Director/CEO	
	Edward Morrow, Director of Development Services/Current Planning	
	Subhashi Karunarathne, Planner, Development Services	
	Sally Helm, Administrative Assistant II, Development Services/Current Planning	
	Hind Patel, 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 | 8501 Lyn Ave | from Commercial-Neighborhood to Office-Transition | 26-000364-ZA

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Stephen Plunk

Joseph Ervin - Not Present

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

2. Minor Subdivision Final Plat | 501 East 55th Street | 26-000494-SUBP

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Stephen Plunk

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
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 Items Requested to be Withdrawn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

3. Major Subdivision | The Pines at New Hampstead Ph 5B | 25-005930-SUBP

Motion

Approval of the proposed Major Subdivision and Final Plat.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jeff Notrica

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

4. Major Subdivision| Law Ward Lot 1A| 1622 Ogeechee Rd | 25-005294-SUBP

Motion

Approval of the proposed Major Subdivision.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jeff Notrica

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

VIII. Old Business

IX. Regular Business

5. Special Use Permit | 125 W. Duffy St | On Premise Consumption of Alcohol in the TC-1 zoning district | 26-000369-ZA

Motion

Approval of the requested Special Use for Retail consumption dealer (on-premise consumption of alcohol) with the following condition:

The Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Stephen Plunk

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

6. MAP Amendment | 8501 Lyn Ave | rezone from RSF-6 to OI-T | 26-000034-ZA

Motion

Approval of the request to rezone the subject property to Office & Institutional - Transition based upon adjacent land use, consistency with the intent of the 2040 Comprehensive Plan and Future Land Use Map, and written support from adjacent neighbors.

Additional Comments:

Section 5.15.2 should be revised to allow OIT in the Commercial-Neighborhood districts, as it is a less intense classification. This amendment would better reflect surrounding conditions and the intent of the Comp Plan:

5.15.2 Comprehensive Plan Future Land Use Map Consistency
The OI districts are permitted only in the following FLUM categories:

Office/Institutional: OIE, OI, OIT
OfficeTransition: OIT
CommercialSuburban: OIE, OI, OIT
Commercial-Neighborhood: OIT (ADD)

Office and InstitutionalTransition (OIT)

The OIT district supports the transition of properties originally developed for residential use into limited nonresidential uses. It is intended for areas where traffic increases, roadway modifications, or similar factors have reduced residential viability, creating a need for a transitional buffer between residential and nonresidential uses.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Stephen Plunk

Joseph Ervin	- Not Present
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

7. Special Use Permit| 6 Patton Rd | Recycling and Waste Handling Facility in the I-L zoning district | 26-000336-ZA

Motion

Denial of the request to establish a solid waste transfer facility at 6 Patton Road.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Joseph Welch

Joseph Ervin	- Aye
Tom Woiwode	- Not Present
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	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

X. Presentations

XI. Approved Staff Reviews

8. Minor Master Plan Amend | 2300 Little Neck Rd | 25-005789-ZA

XII. Other Business

9. Industrial Buffers

XIII. Executive Session

XIIII. 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.