



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
January 27, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

January 27, 2026, MPC Meeting

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

Members Absent	Coren Ross
	Joseph Welch

Staff Present:	Melanie Wilson, Executive Director/CEO
	Edward Morrow, Director of Development Services/Current Planning
	Subhashi Karunaratne, Planner, Development Services
	Sally Helm, Administrative Assistant II, Development Services/Current Planning
	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

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 Items Requested to be Withdrawn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

1. Approval of the January 6, 2026 Meeting Minutes

Motion

Approval of the January 6, 2026 meeting minutes.

Vote Results (Approved)

Motion: Stephen Plunk

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

VIII. Old Business

IX. Regular Business

2. GDP with Variance | 21 & 19 Alfred St. | reduce front and rear yard setbacks in RSF-6 zoning district | 25-006080-ZA

Motion

Approval of the requested two (2) variances:

Reduce the front setback from 30-foot to 22-foot.

Reduce the rear setback from 50-foot to 12-foot.

With the following conditions:

A continuous privacy fence at least 6 feet in height be established along the rear property line.

No parking in the rear as no additional impact should be made.

Vote Results (Approved)

Motion: Jeff Notrica	
Second: Joseph Ervin	
Joseph Ervin	- Aye
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	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

[3. GDP with Variance | 1623 Staley Ave, Gunnie St, and 6 & 7 Gunnie St | reduce front and rear yard setbacks of four lots in RSF-6 zoning district | 25-005776-ZA](#)

Motion

Approval of front and rear setback relief for lots 15-A and 15-C in accordance with the following stipulations and accompanying MPC Staff exhibits:

Setback relief (Lots 15-A, 15-C):

1. Reduce the front setback from 20-foot to 10-foot for habitable areas.
2. Maintain the 20-foot front setback for attached garage areas.
3. Reduce the rear setback from 20-foot to 10-foot for habitable areas.
4. Create a 15-foot rear setback for attached garage areas.
5. For lot 15-A Revise the side setbacks to be 10-foot (interior) and 15-foot street (along Staley).

No relief allowed for Lot 15-B as this was previously Denied a Variance by SZBA on July 24, 2025. (25-002696-ZBA).

Dedication of Lot 15-D:

6. Lot 15-D shall be developed as a community area/green space for the John Eady Court HOA and shall not be developed for any other use. See attached MPC Staff Exhibits.

General Conditions:

7. There shall be a continuous rear privacy buffer created and maintained along the rear property line of the four parcels. The rear buffer shall consist of a 6-foot privacy fence and minimum 3-foot-wide hedge row.

8. The associated variance petition number and approved MPC conditions shall be added to the final plat and recorded.

Vote Results (Approved)

Motion: Amanda Wilson

Second: Laureen Boles

Joseph Ervin	- Aye
Tom Woiwode	- Nay
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	- Nay
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Nay
Amanda Wilson	- Aye

[4. TEXT Amendment | Article 2.0 Review Bodies & Administrators and Article 3.0 Application and Review Procedures-sections 2.5,2.6, 3.12,3.18,3.19,3.21 & 3.23 | 26-000035-ZA](#)

Motion

Approval of the proposed amendments to Sections 2.5, 2.6, 3.12, 3.18, 3.19, 3.21, and 3.23 of the City of Savannah Zoning Ordinance with the condition City Staff provide feedback information from other stakeholders.

Vote Results (Approved)

Motion: Jay Melder

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	- Aye
Traci Amick	- Aye
Amanda Wilson	- Aye

X. Presentations

XI. Approved Staff Reviews

5. Minor Master Plan Amendment | Keller PD-Hopeton Landing | 25-005768-ZA

Motion

This item is for information purposes only. There is no action needed.

Vote Results (Not Started)

Motion:

Second:

XII. Other Business

XIII. Executive Session

XIV. 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.