



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
January 6, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

January 6, 2026, 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

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

[1. Special Use | 2505 Abercorn St, 104,112,114,116 E. 41st St. | establish a hotel in a TC-1 zoning district | 25-005343-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Dwayne Stephens

Joseph Ervin

- Not Present

Tom Woiwode

- Aye

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

[2. Major Subdivision | Goldwire, Ft. Argyle Rd GA S.R. 204 | SUBD-0925-000580](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Dwayne Stephens

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Not Present
Coren Ross	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Not Present
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. Approval of the November 18, 2025, Meeting Minutes.

Motion

Approval of the November 18, 2025 meeting minutes.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Laureen Boles

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

4. Major Subdivision | Paulsen St, 802 E. 37th St | 25-005263-SUBP

Motion

Approval of the proposed major subdivision to create 7 single family home lots and waiver of additional ROW dedications subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Not Present
Joseph Welch	- Not Present
Coren Ross	- Not Present

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

VIII. Old Business

IX. Regular Business

[5. TEXT Amendment | Ogeechee Rd | Savannah Powder Magazine | Sec. 7.7 Historic Property Overlay District | 25-005000-ZA](#)

Motion

Approval of the request to amend Article 7, Section 7.7, Historic Property Overlay District, to establish a formal framework for local historic property designations and to designate 4241 Ogeechee Road (PIN 20836 02002), known as the Savannah Powder Magazine, as an H-P-O-1 property.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Jay Melder

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

[6. MAP Amendment | 4241 Ogeechee Rd | Savannah Powder Magazine | designate Local Historic Property Overlay H-P-O-1 | 25-005001-ZA](#)

Motion

Approval of the request to amend the Official Zoning Map by applying the Historic Property Overlay standards of Section 7.7 to the subject property at 4241 Ogeechee Road, designating it as H-P-O-1. This recommendation is based on the finding that the Local Historic Property Designation Criteria are met, specifically criterion 3.17.4.a.i, as the property is associated with events that have made a significant contribution to the broad patterns of local history in politics and government.

Vote Results (Approved)

Motion: Jay Melder

Second: Dwayne Stephens

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

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.