



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
July 14, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

July 14, 2026, MPC Meeting

Members Present: Travis Coles - In person
 Michael Kaigler - In person
 Patricia Richardson - In person
 Laureen Boles - In person
 Tom Woiwode - In person
 Stephen Plunk - In person
 Amanda Wilson- In person
 Jeff Notrica- In person
 Traci Amick- In person
 Jay Melder- In person
 Joseph Welch- In person

Members Absent Joseph Ervin
 Tom Woiwode
 Dwayne Stephens

Staff Present: Melanie Wilson, Executive Director/CEO
 Ely Zarka, Senior Planner, Development Services/Current Planning
 Subhashi Karunaratne, Planner, Development Services, Special Projects
 DeAndrae Spradley, Senior 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

[1. Special Called Personnel Committee Meeting | Discuss Personnel Matters at 12:00pm |West Conference Room](#)

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 Items Requested to be Withdrawn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

[2. Major Subdivision | Dale Ward, 2324 MLK Jr Blvd | 25-004955-SUBP](#)**Motion**

Approval of the proposed subdivision with the following conditions;

The demolition permit 26-05682-BC must be issued prior to the final approval of this subdivision.

Provide zoning confirmation that off-street parking requirement will be met prior to the final approval of this subdivision.

Provide Environmental Site Assessment for the site prior to the final approval of this subdivision.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

VIII. Old Business**IX. Regular Business**[3. FLUM Amendment | from Traditional Neighborhood to Traditional Commercial | 1108 Abercorn St. | 26-003038-ZA](#)**Motion**

APPROVAL of the request to amend the FLUM from a designation of Traditional Neighborhood to Traditional Commercial.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

[4. MAP Amendment | rezone from TN to TC-1 | 1108 Abercorn St. | 26-002988-ZA](#)

Motion

APPROVAL of the request to rezone the subject property to Traditional Commercial-1 based upon the evolution of adjacent land use patterns and compatibility with the surrounding commercial and transitional area.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

[5. General Development Plan | 1800 E. 63rd St. | 26-03047-SITE](#)

Motion

Approval of the General Development Plan for the proposed Reuben Clark Apartments development. Staff finds that the applicant has submitted the required General Development Plan and supporting technical studies in response to the conditions of the rezoning approval. While several conditions, including wetlands-related permitting and final engineering approvals, remain ongoing, those items are required to be completed prior to land disturbing activity or Site Development Plan approval in accordance with the adopted rezoning conditions.

Vote Results (Approved)

Motion: Laureen Boles

Second: Joseph Welch

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

[6. FLUM Amendment | from Residential-Suburban Single Family to Commercial-Neighborhood |10602, 10612, 10620 White Bluff Rd | 26-002954-ZA](#)

Motion

Approval of the requested FLUM amendment from Residential Suburban Single Family to Commercial Neighborhood.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Traci Amick

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

Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

[7. MAP Amendment | rezone from RSF-6 to B-N |10602, 10612, 10620 White Bluff Rd | 26-002955-ZA](#)

Motion

Approval of the request to rezone the subject property to RSF-6 (Residential Single Family - 6) to BN (Neighborhood - Business).

Vote Results (Approved)

Motion: Tom Woiwode

Second: Traci Amick

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

[8. GDP with Variance | 18 & 22 West 61st St | 26-002850-ZA](#)

Motion

Approval of the Petitioner's requested following two (2) variances:

Reduce the minimum lot area requirement from 6,000 square feet to 4,419 square feet at 18 W. 61st Street and 4,365 square feet at 22 W. 61st Street.

Reduce the minimum lot width requirement from sixty feet (60 ft.) to fifty-one feet (51 ft.) for 18 W. 61st Street and forty-eight and a half feet (48.5 ft.) at 22 W. 61st Street.

Vote Results (Approved)

Motion: Laureen Boles

Second: Jeff Notrica

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

[9. FLUM Amendment | from Traditional Neighborhood to Traditional Commercial | 18,19,20,23,25, 101 E 40th St & 2309 Drayton St | 26-003125-ZA](#)

Motion

APPROVAL of the Petitioner's request to amend the Future Land Use Map from a designation of Traditional Neighborhood to Traditional Commercial.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Jeff Notrica

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

Patricia Richardson	- Aye
Amanda Wilson	- Aye

[10. MAP Amendment | rezone from TN-2 to TC-1 | 18,19,20,23,25, 101 E 40th St & 2309 Drayton St | 26-003123-ZA](#)

Motion

APPROVAL of the request to rezone the properties from TN-2 (Traditional Neighborhood-2) to TC-1 (Traditional Commercial-1) based on the Petitioner's consistency with the Traditional Commercial Future Land Use designation and its compatibility with the broader development pattern of the area.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Jeff Notrica

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Not Present
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
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.