



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
June 2, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

June 2, 2026, MPC Meeting

Members Present: Travis Coles - In person
 Patricia Richardson - In person
 Dwayne Stephens - In person
 Laureen Boles - In person
 Coren Ross - In person
 Stephen Plunk - In person
 Tom Woiwode- In person
 Jeff Notrica - In person
 Traci Amick - In person
 Joseph Ervin - Online
 Joseph Welch- In person

Members Absent Jay Melder
 Amanda Wilson
 Michael Kaigler

Staff Present: Melanie Wilson, Executive Director/CEO
 Ely Zarka, Senior Planner, Development Services/Current Planning
 Subhashi Karunaratne, Planner, Development Services/Current Planning
 DeAndrae Spradley, Senior Planner, Development Services/Current Planning
 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. June 2, 2026, at 10:30 AM Finance Committee Meeting, 123 Abercorn St, 2nd Floor Conference Room](#)

[2. June 2, 2026, at 11:00 AM Personnel Committee Meeting, 123 Abercorn St., 2nd Floor Conference Room](#)

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

[3. GDP with Variance | 2120 New York Ave | 26-001223-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson
Second: Jeff Notrica

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

[4. GDP with Variance | 925 & 1303 E President St. | 26-002047-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson
Second: Jeff Notrica

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

[5. TEXT Amendment | Revisions to Articles 2.0, 3.0, and 6.0 | 26-002369-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Jeff Notrica

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

[6. TEXT Amendment | Article 5.0 Base Zoning Districts, Article 8.0 Use Standards, Article 9.0 General Site Standards, and Article 13.0 abbreviations & definitions | 26-002370-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Jeff Notrica

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

Patricia Richardson	- Aye
Amanda Wilson	- Not Present

[7. MAP Amendment | 0 Mohawk St | rezone from Residential Single Family \(RSF-20\) to Residential Multi Family \(RMF-2-15\) | 26-002408-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Jeff Notrica

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

[8. Special Use Permit | 10 E. 41st St. | to serve alcohol in a restaurant/bar within TC-1 zoning | 26-002394-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Jeff Notrica

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye

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

VI. Items Requested to be Withdrawn

[9. GDP with Variance | 409 Orchard St. |26-000746-ZA](#)

Motion

Item withdrawn.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Jeff Notrica

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

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

VIII. Old Business

IX. Regular Business

[10. FLUM Amendment | 912 Drayton St. | from Traditional Neighborhood \(TN-1\) to Traditional Commercial \(TC-2\) | 26-002038-ZA](#)

Motion

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

Vote Results (Approved)

Motion: Stephen Plunk

Second: Laureen Boles

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

[11. MAP Amendment | 912 Drayton St. | rezone from Traditional Neighborhood \(TN-1\) to Traditional Commercial \(TC-2\) | 26-002039-ZA](#)

Motion

Approval of the request to rezone the subject property to Traditional Commercial-2; with the condition they get a good neighbor agreement prior to going to City Council.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Tom Woiwode

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye

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

[12. GPD with Variance | 170 Portside Court | 26-002045-ZA](#)

Motion

Approval of the requested variance to reduce the wetland buffer from 35 feet to 0 feet along the northern portion of the wetlands adjacent to the proposed industrial development at 170 Portside Court with the condition that the Petitioner restores the buffer at 170 Portside Court.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jeff Notrica

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

[13. MAP Amendment | 808 Drayton St | rezone from Traditional Neighborhood \(TN-1\) to Traditional Commercial \(TC-1\) | 26-002395-ZA](#)

Motion

Approval of the request to rezone the subject property to Traditional Commercial-1, subject to following all city requirements for parking.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Jeff Notrica

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

[14. Special Use Permit | 15 & 25 Maupas Ave. | allow a retail consumption dealer in connection with a theater in TC-1 zoning district | 26-002396-ZA](#)

Motion

APPROVAL of the Petitioner's Special Use Permit request to all a retail consumption dealer in connection with a theater in the TC-1 zoning district with the following CONDITIONS:

1. This Special Use Permit shall be nontransferable.
2. Operate only in conjunction with the theater use.
3. Alcohol sales are limited to on-premises consumption only.

Vote Results (Approved)

Motion: Stephen Plunk
Second: Dwayne Stephens

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

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. Executive Session

XVIII. 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.