



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes

June 23, 2026 1:30 pm

112 East State Street, Arthur Mendonsa Hearing Room

June 23, 2026, MPC Meeting

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

Members Absent Dwayne Stephens
 Coren Ross

Staff Present: Melanie Wilson, Executive Director/CEO
 Ely Zarka, Senior Planner, Development Services/Current Planning
 Subhashi Karunaratne, Planner, Development Services/Current Planning
 Sally Helm, Administrative Assistant II, Development Services/Current Planning
 Hind Patel, IT Support
 DeAndrae Spradley, Senior Planner, Development Services/Current Planning

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 Items Requested to be Withdrawn

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

Motion

Item withdrawn

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	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

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

Motion

item withdrawn

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	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

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 April 21, 2026, MPC Meeting Minutes](#)

Motion

Approval of the April 21, 2026 Meeting Minutes.

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	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

[4. Major Subdivision | Watermark | 705 Southbridge Blvd | SUBD-0626-000626](#)

Motion

Approval of the Watermark Major Subdivision as presented in the application contingent upon review and approval by the Chatham County Engineer and Health Department.

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

[5. Major Subdivision | Weilville Subd | ROW Dedication | 26-001120-SUBP](#)

Motion

Approval of the requested right-of-way waiver without the additional setback because opportunities to acquire additional right-of-way through future subdivision approvals are expected to be limited.

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	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

[6. Major Subdivision | Oglethorpe Office Space | 26-000843-SUBP](#)

Motion

Approves the proposed Major Subdivision and Final Plat. Subject to review and approval by any jurisdiction having authority, including but not limited to: Chatham County Department of Public Health, Stormwater Management, Traffic Engineering, and the City of Savannah plan review departments including the City Engineer.

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	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Aye

VIII. Old Business

IX. Regular Business

[7. Recommendation of Approval for Comprehensive Plan to be Forwarded to Savannah City Council, Chatham County Commission and Garden City for Transmission to CRC and DCA](#)

Motion

Approval of the Draft Comprehensive Plan to be forwarded to the Chatham County Commission and Savannah City Council for action.

Vote Results (Approved)

Motion: Laureen Boles

Second: Stephen Plunk

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

[8. MAP Amendment | rezone from RSF-20 to RMF-2-15| 0 Mohawk St | 26-002408-ZA](#)

Motion

Approval of the request to rezone the subject property from RSF-20 to RMF-2-15 to allow for stacked Townhomes with the condition the development be limited to 6 units.

Vote Results (Approved)

Motion: Stephen Plunk

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	- Nay
Patricia Richardson	- Aye
Amanda Wilson	- Aye

[9. Minor Master Plan Amendment | 601 E 39th St | East Broad Market Lots PUD standards| 26-002792-ZA](#)

Motion

Approval of the requested amendment to reduce the required off-street parking from ten (10) spaces to five (5) spaces. While restaurant uses are permitted within the Mixed Use-2 area of the East Broad Market Lofts PUD, the applicant has not demonstrated that the proposed reduction in parking will adequately accommodate the parking demand generated by the use.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Patricia Richardson

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

Jeff Notrica	- Aye
Laureen Boles	- Nay
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Nay
Traci Amick	- Nay
Patricia Richardson	- Aye
Amanda Wilson	- Nay

[10. Special Use Permit | accessory sale of beer, wine, liquor in connection with restaurant | 410 E. 37th St | 26-002770-ZA](#)

Motion

Approval of the Special Use Permit subject to the following conditions:

The Special Use Permit shall be nontransferable.
Operational hours shall be limited to 6:00 a.m. to 10:00 p.m.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Jeff Notrica

Joseph Ervin	- Aye
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

[11. Special Use Permit | serve alcohol in a restaurant | 10 E. 41st St | 26-002394-ZA](#)

Motion

Approval of the Petitioner's Special Use Permit request to have the ability to serve alcohol at the restaurant

and bar located at 10 East 41st Street, Savannah, GA 31401 with the following CONDITIONS:

This Special Use Permit shall be nontransferable.

Operate only in conjunction with the restaurant use.

Alcohol sales are limited to on-premises consumption only.

Limit the hours of alcohol service from noon to 11 p.m. (Monday, Wednesday through Sunday and closed on Tuesdays).

Vote Results (Approved)

Motion: Stephen Plunk

Second: Jeff Notrica

Joseph Ervin	- Aye
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

[12. MAP Amendment | rezone from R-1/EO to B-1 | 8804 Whitefield Ave | Z-0526-000623](#)

Motion

Denial of the Petitioners request to rezone from R-1/EO to B-1. Alternatively, Approval to rezone the property to PD-N (Planned Development Rezoning for Certain Nonconforming Uses) Environment Overlay (EO) to permit only the present use in the proposed configuration.

Vote Results (Approved)

Motion: Jay Melder

Second: Jeff Notrica

Joseph Ervin	- Aye
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	- Nay
Traci Amick	- Aye
Patricia Richardson	- Aye
Amanda Wilson	- Nay

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

Motion

Approval of the request to amend Articles 2 Review Bodies and Administrators, 3 Application and Review Procedures, 6 Special Purpose Districts, 7 Overlay Districts, 8 Use Standards, 9 General Site Standards, and 13 Abbreviations and Buffers, with the acceptance of the 30-day notice regarding the City initiated zoning changes and disagrees with by passing the MPC for City initiated TEXT and MAP Amendments.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Travis Coles

Joseph Ervin	- Aye
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	- Not Present
Traci Amick	- Not Present
Patricia Richardson	- Aye
Amanda Wilson	- Aye

[14. 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

Approval of the request to amend Articles 5 Base Zoning Districts, 8 Use Standards, 9 General Site Standards

and 13 Abbreviations and Buffers to permit several different housing types in multiple districts.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Jeff Notrica

Joseph Ervin	- Aye
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	- Not Present
Traci Amick	- Not Present
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.