



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
March 10, 2026, MPC Meeting 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

March 10, 2026, MPC Meeting

Members Present: Travis Coles - In person
 Coren Ross - In person
 Karen Jarrett - In person
 Laureen Boles - In person
 Jay Melder - In person
 Jeff Notrica - In person
 Traci Amick- In person
 Stephen Plunk - In person
 Joseph Welch- In person
 Tom Woiwode- In person
 Dwayne Stephens- In person

Members Absent Joseph Ervin
 Amanda Wilson
 Michael Kaigler

Staff Present: Melanie Wilson, Executive Director/CEO
 Edward Morrow, Director of Development Services/Current Planning
 Subhashi Karunaratne, Planner, Development Services
 Ken Gorski, Senior Planner, Development Services
 Sally Helm, Administrative Assistant II, Development Services/Current Planning
 Roger Beall, IT Support
 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. March 10, 2026, at 11:00 AM Finance Committee Meeting, West Conference Room, 110 East State Street](#)

☞ [Finance Committee Agenda March 10, 2026.pdf](#)

[2. March 10, 2026, at 11:30 AM Personnel Committee Meeting, West Conference Room, 110 East State Street](#)

☞ [March 10 2026 Personnel Committee .pdf](#)

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

VI. Items Requested to be Withdrawn

[3. FLUM Amendment | 8106 Waters Ave | Commercial-Neighborhood to Civic/Institutional | 26-000783-ZA](#)

☞ [Application_Red.pdf](#)

[Staff Report_FLUM.pdf](#)

Motion

Item withdrawn from the agenda.

Vote Results (Approved)

Motion: Coren Ross

Second: Travis Coles

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

[4. Approval of the December 16, 2025 MPC Meeting Minutes](#)

[12-16-2025-mpc-meeting-minutes \(1\).pdf](#)

Motion

Approval of the December 16, 2025, MPC Meeting Minutes.

Vote Results (Approved)

Motion: Laureen Boles

Second: Coren Ross

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

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

[5. Major Subdivision | The Pines at New Hampstead Ph 6 | 25-005932-SUBP](#)

- [📎 APPLICATION_Red.pdf](#)
- [📎 Submittal 3_25-005932-SUBP - Pines Phase 6 Plat Prel07.pdf](#)
- [📎 Staff Report - 25-005932-SUBP - Final Plat - The Pines at New Hampstead Ph 6.pdf](#)

Motion

Approval of the proposed Major Subdivision and Final Plat.

Vote Results (Approved)

Motion: Laureen Boles

Second: Coren Ross

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

[6. Major Subdivision | Dewitt Ward, Parcel B, Coastal Empire Fairgrounds | 25-001029-SUBP](#)

- [📎 Application_Red.pdf](#)
- [📎 Staff Report - 25-001029-SUBP - Dewitt Ward, Parcel B-4801 Meding St._Coastal Empire Fairgrounds.pdf](#)
- [📎 SUBMITTAL_3 PLAT_03.05.26.pdf](#)

Motion

Approval of the major subdivision plat for parcel B within Dewitt Ward at 4801 Meding St to create (15) new single-family lots.

Vote Results (Approved)

Motion: Laureen Boles

Second: Coren Ross

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

VIII. Old Business

IX. Regular Business

[7. 600 Little Neck Rd | GDP with Variance | 26-000393-ZA](#)

[📎 Application_Red.pdf](#)

[📎 General Development Plan 26-000393-ZA.pdf](#)

[📎 Staff Report_26-000393-ZA-600 Little Neck Rd POD 4.pdf](#)

Motion

Approval of the General Development Plan with the requested relief to permit impervious surfacing with the following condition:

Development of POD 4 shall maintain a minimum 68% open space consistent with the design proposal reviewed by the Planning Commission in association with the requested variance.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jeff Notrica

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

[8. MAP Amendment | 8106 Waters Ave | RSF-6 to OI-T to establish office use | 26-000785-ZA](#)

[📎 Application_Red.pdf](#)

[📎 Staff Report_MAP.pdf](#)

[📎 Rezoning Letter - M Johnson.pdf](#)

Motion

Approval of the request to rezone the subject property to Office & Institutional - Transition based upon the evolution of adjacent land use patterns, compatibility with the surrounding commercial and transitional area, and its suitability as a buffer along the Waters Avenue corridor.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Laureen Boles

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

[9. Minor Subdivision Final Plat | 501 East 55th St. | 26-000494-SUBP](#)

- [📎 Application_Red.pdf](#)
- [📎 Site Plan.pdf](#)
- [📎 26-000494-SUBP 501 E 55th Staff Report.pdf](#)
- [📎 J. Yellin Hull - Subdivision - Map.pdf](#)

Motion

Approval of the proposed subdivision as all requirements of the Zoning Ordinance have been met.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Stephen Plunk

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

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.