



## Chatham County - Savannah Metropolitan Planning Commission

Action Minutes  
March 31, 2026 at 1:30pm  
112 East State Street, Arthur Mendonsa Hearing Room

### March 31, 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](http://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. Map Amendment | 0 Fort Argyle Rd & 1150 Fort Argyle Rd | rezone from R-A \(Chatham County/RSF6\) to PD to allow residential, commercial, & mixed-use development | 26-001014-ZA](#)

#### Motion

Item removed from the final agenda.

#### Vote Results ( Approved )

Motion: Laureen Boles

Second: Tom Woiwode

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

**VI. Items Requested to be Withdrawn**

[2. Master Plan for Wireless Tower Facility Equipment Upgrade | Verizon Wireless- Multiple Locations | 26-000644-PLAN](#)

<b>Motion</b>	
Item withdrawn.	
<b>Vote Results ( Approved )</b>	
Motion: Laureen Boles	
Second: Tom Woiwode	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- 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 January 27, 2026, MPC Meeting Minutes](#)

#### **Motion**

Approval of the January 27, 2026, MPC Meeting Minutes.

#### **Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Laureen Boles

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

### [4. Approval of the February 17, 2026, MPC Meeting Minutes](#)

#### **Motion**

Approval of the February 17, 2026, MPC Meeting minutes.

#### **Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Laureen Boles

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

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

[5. Major Subdivision | Hopeton Landing East, 600 Little Neck Rd | 25-002154-SUBP](#)

**Motion**

Approval of the proposed Major Subdivision for Hopeton Landing East per the application and report above.

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

**Vote Results ( Approved )**

Motion: Tom Woiwode

Second: Laureen Boles

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

[6. Major Subdivision | 200 Eastern Wharf Ave, Parcel C-1A1 | 25-005404-SUBP](#)

**Motion**

Approval of the proposed Major Subdivision for the Eastern Wharf Multifamily parcels as described by the application, supporting documents and the findings of this report.

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: Tom Woiwode

Second: Laureen Boles

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

**VIII. Old Business**

**IX. Regular Business**

[7. GDP with Variance | 1028 Bonaventure Rd & 2001 Ohio Ave | 26-000745-ZA](#)

**Motion**

Approval of the proposed subdivision to permit the creation of two single-family home parcels in the RSF-6 zoning district with the following conditions;

1. The prior nonconforming use of the commercial structure shall not be reestablished.
2. All inaccurate labels, annotations and building envelopes on the plat shall be updated and corrected prior to resubmission and MPC Staff approval (25-004826-SUBP).
3. The resubmitted plat shall reflect the hearing date and Case Number of the MPC's Decision regarding the variance request (26-000745-ZA).

**Vote Results ( Approved )**

Motion: Joseph Ervin

Second: Laureen Boles

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

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

**Motion**

Item continued to the April 21, 2026, MPC Meeting to allow the Petitioner the opportunity to meet with the community.

**Vote Results ( Approved )**

Motion: Joseph Welch

Second: Laureen Boles

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

[9. GDP with Variance | 11965 Apache & 1029 Shawnee St. | 26-000881-ZA](#)

**Motion**

Approval of the following requested variances for a General Development Plan in connection with a proposed

multi-family development within the RMF-2-25 zoning district:

A reduction of the required front building setback from 25 feet to 15 feet along Apache Avenue at 11965 Apache Avenue;

A reduction of the required parking lot setback from 5 feet to 0 feet along a proposed subdivision line at 1029 Shawnee Street; and

A reduction of the required accessory structure setback from 10 feet to 5 feet along a proposed subdivision line at 1029 Shawnee Street.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Joseph Ervin

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

[10. TEXT Amendment | Article 8, Section 8.7.23, Outdoor Vending Unit in OI, OI-E, and B-N zoning districts | 26-001037-ZA](#)

**Motion**

No vote taken, first reading only

**Vote Results ( Not Started )**

Motion:

Second:

[11. TEXT Amendment | Sec. 5.17.5 Development Standards for Permitted uses & 9.5.4 Buffers | 26-001109-ZA](#)

**Motion**

Item continued to the April 21, 2026, MPC meeting agenda.

**Vote Results ( Approved )**

Motion: Karen Jarrett

Second: Laureen Boles

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