Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
November 17, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

November 17, 2026 MPC Meeting

Members Present:	Travis Coles -	In person
	Dwayne Stephens -	In person
	Laureen Boles -	In person
	Stephen Plunk -	In person
	Amanda Wilson-	In person
	Traci Amick -	In person
	Tom Woiwode -	In person
	Joseph Ervin -	In person
	Jay Melder-	In person
	Jeff Notrica-	In person
	Jamal Barrow-	In person
Members Absent	Joseph Welch	
	Michael Kaigler	
	Patricia Richardson	
Staff Present:	Melanie Wilson, Executive Director/CEO	
	Ashley Catteron, Principal Planner, Development Services/Current Planning	
	Ely Zarka, Senior Planner, Development Services/Current Planning	
	Shawn Monk, Senior Planner, Development Services/Current Planning	
	Sally Helm, Administrative Assistant II, Development Services/Current Planning	
	Hind Patel, IT Support	
	Roger Beall, IT Support	

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. FLUM Amendment | from Residential-Suburban Single Family to Traditional Commercial | 728 E. 55th St | 26-005332-ZA

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

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

2. MAP Amendment | rezone from RSF-6 to TC-2 | 728 E 55th St | 26-005181-ZA

Motion

Item removed from the final agenda.

Vote Results (Approved)

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

3. GDP with Variance | 1902 Waters Ave | 26-004360-ZA

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

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

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

4. Approval of the October 6, 2026 Meeting Minutes.

Motion

Approve of the October 6, 2026 Meeting Minutes.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

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

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

VIII. Old Business

IX. Regular Business

5. Special Use Permit | to allow accessory sales of wine | 513 E. Oglethorpe Ave Unit K | 26-005346-ZA

Motion

Approval of the requested Special Use Permit to allow accessory on-premises wine sales in conjunction with the existing Painting with a Twist studio at 513 E. Oglethorpe Avenue, Unit K.

Vote Results (Approved)

Motion: Joseph Ervin

Second: Laureen Boles

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

6. Special Use Permit | to allow a package store in B-N zoning district |12419 White Bluff Rd | 26-005330-ZA

Motion

Item continued to the December 15, 2026 meeting agenda.

Vote Results (Approved)

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

7. FLUM Amendment | from Planned Development to Landfill | 273 Pickney Rd | 26-005351-ZA

Motion

DENIAL of the requested Future Land Use Map (FLUM) Amendment from Planned Development to Landfill for the approximately 156.36 acres located along Pinckney Road, as currently proposed.

The intended use of the five subject parcels is surface mining to obtain soil for use at the adjacent landfill, rather than landfill disposal operations. Although the proposed activity would support the existing landfill, the parcels remain separate, and the proposed principal use is more appropriately represented by the Surface Mining designation established in Plan 2040.

Contingent upon the proposed annexation into the City of Savannah: Parcels Remain Separate

If the five parcels remain separate from the existing landfill property, the Planning Commission recommends pursuing a FLUM Amendment from Planned Development to Surface Mining, consistent with the proposed principal use of the properties and the applicable provisions of Plan 2040.

Vote Results (Approved)

Motion:	
Second:	
Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye

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

8. MAP Amendment | rezone from R-A (county) to I-H (city) | 273 Pickney Rd | 26-005350-ZA

Motion

Denial of the request with the recommendation that the Petitioner follow through with the A-1 zoning designation which would require a Special Use Permit.

Vote Results (Approved)

Motion: Amanda Wilson

Second: Travis Coles

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

9. TEXT Amendment | Short Term Vacation Rentals (STVR) | Z-1026-000653

Motion

Item continued to the December 15, 2026 meeting agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Stephen Plunk

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. Executive Session

XIIII. 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.