Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
October 27, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

October 27, 2026 MPC Meeting

Members Present:	Travis Coles -	In person
	Patricia Richardson	- 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
	Michael Kaigler -	In person
	Jay Melder-	In person
	Jeff Notrica-	In person
	Jamal Barrow-	In person
Members Absent	Joseph Welch	
	Joseph Ervin	

Staff Present: Melanie Wilson, Executive Director/CEO
Ashley Catteron, Principal Planner, Development Services/Current Planning
Ely Zarka, 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

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

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

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Tom Woiwode

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

2. TEXT Amendment | Sec. 5.4, 5.12, 8.3, 8.7, & 13.2 Child/Adult Day Care Center Uses Special Use Permits | 26-003992-ZA

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Tom Woiwode

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Not Present
Michael Kaigler	- Aye
Traci Amick	- Aye
Patricia Richardson	- Aye
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 Items Requested to be Withdrawn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

3. Approval of the June 23, 2026 meeting minutes

Motion

Approval of the June 23, 2026 meeting minutes.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

4. Approval of the July 14, 2026 meeting minutes

Motion

Approval of the July 14, 2026 meeting minutes.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

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

5. Approval of the September 15, 2026 meeting minutes

Motion

Approval of the September 15, 2026 meeting minutes.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

6. Authorize execution of contract of GDOT PI No. 0021574, Bay Street Microsimulation, with Whitman, Requardt & Assoc. LLP and Chatham County-Savannah Metropolitan Planning Commission

Motion

Approval to Authorize the execution of Contract GDOT PI No. 0021574

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

Joseph Ervin	- Not Present
Tom Woiwode	- Aye

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

7. Authorize Execution of Contract for GDOT PI No. 0021573, Ferguson Avenue Study, with Moffatt & Nichol, INC and Chatham County-Savannah Metropolitan Planning Commission

Motion

Approval of Execution of Contract for GDOT PI No. 0021573.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

VIII. Old Business

8. Major Master Plan Amendment | 533 E 38th St | reduction of required parking spaced in a PD | 26-004357-ZA

Motion

APPROVAL with CONDITIONS of the requested Major Amendment to the General Master Plan for the East Broad Market Lofts Planned Development (PD) at 533 E. 38th Street, reducing the parking requirement for the existing 36-unit multifamily development from 36 parking spaces to 29 parking spaces, subject to the following conditions:

Coordinated Parking Plan: The Petitioner shall submit a final coordinated parking plan during the City's building permit review, consistent with the parking plans submitted on October 8, 2026, identifying the number, location, and allocation of parking spaces serving 533 E. 38th Street and 2121 E. Broad Street, subject to City approval and compliance with the applicable PD Development Standards and Section 9.3.8 of the Zoning Ordinance.
Declaration of Parking Easement: Prior to reallocating the remote parking spaces, the Petitioner shall provide documentation of the recorded termination of the February 3, 2026, Declaration of Parking Easement, subject to City approval.
Restaurant Parking: The submitted 102-seat restaurant concept plan identifies 17 required parking spaces under Section 4.8.3(b)(iii) of the PD Development Standards. Final parking compliance shall be demonstrated during the City's building permit review.
Parking Agreement: The Petitioner shall submit the October 7, 2026, Parking Use Agreement for final City review and approval to demonstrate compliance with the remote parking requirements of Section 9.3.8(c)(i) of the Zoning Ordinance.
General Master Plan: The General Master Plan and parking exhibits shall be updated to reflect 29 required spaces for the multifamily development (19 on-site and 10 qualifying on-street) and remove the remote parking lot from its parking calculation.
ADA Parking Accessibility: The Petitioner shall remove the wheel stop obstructing the striped accessible route serving the multifamily developments designated ADA parking space, subject to City inspection and approval.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Patricia Richardson

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

IX. Regular Business

9. Special Use Permit | 1402 Habersham St | Accessory Sales of Beer and Wine in association with a restaurant | 26-004669-ZA

Motion

APPROVAL with CONDITIONS of the requested Special Use Permit to allow accessory sales of beer and wine for on-premises consumption in association with the existing restaurant, Bobbie's Diner, located at 1402 Habersham Street, subject to the following conditions:

Accessory alcohol sales shall be limited to beer and wine for on-premises consumption in association with the principal restaurant use.
Beer and wine sales shall be permitted during Bobbie's Diners regular business hours, Monday through Saturday from 7:30AM to 3:00PM, and during occasional private dinners coordinated and hosted by SCAD between 5:00PM and 10:00PM. Private dinners shall not extend beyond 10:00PM.
The sale and consumption of beer and wine shall remain accessory and subordinate to the principal restaurant use and shall comply with all applicable requirements of the City of Savannah Zoning Ordinance and alcohol licensing regulations.
Any substantial modification or expansion of the approved special use beyond the scope of this petition shall be subject to review and approval in accordance with the applicable provisions of the Zoning Ordinance.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Dwayne Stephens

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

10. GDP with Variance | 1108 Abercorn St | 26-004095-ZA

Motion

APPROVAL of the request to reduce the parking requirement from 1 to 0 to allow the use of an upper-story residential unit in conjunction with a retail gift shop as well as to reduce the required side yard setback from 10 feet to 3 feet.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Dwayne Stephens

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

11. Map Amendment | 906 Drayton St & 905 Abercorn St | rezone from TN-1 to TC-2 | 26-004645-ZA

Motion

APPROVAL with CONDITIONS of the request to rezone the subject property to TN-1 (Traditional Neighborhood-1) to TC-2 (Traditional Commercial-2) subject to the following conditions:

A recombination plat combining the two properties shall be required.
The uses permitted shall be limited to those permitted in Traditional Commercial-1(TC-1).
If necessary 1001 Abercorn St will be utilized to meet any parking requirements.
The maximum building footprint shall be capped at 7,500 square feet.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Patricia Richardson

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

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

X. Presentations

XI. Approved Staff Reviews

12. General Development Plan for the New Hampstead R-14 Tract

Information Only, No action required.

XII. Other Business

13. SAGIS Presentation

Ms. Lara Hall, Director of SAGIS Department gave a verbal presentation on the SAGIS viewer. Audio of the meeting is available online.

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.