



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes

October 6, 2026 1:30pm

112 East State Street, Arthur Mendonsa Hearing Room

October 6, 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
 Jeff Notrica - In person
 Jay Melder- In person
 Joesph Welch- In person
 Jamal Barrow- In person

Members Absent Michael Kaigler
 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
 Shawn Monk, Senior Planner, Development Services/CORE
 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

[1. October 6, 2026, Swearing-in of MPC Officers by Judge Michael Karpf Sr., Chatham County Superior Court, 1;30 P.M.MPC Arthur Mendonsa Hearing Room, 112 East State Street](#)

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

[2. GDP with Variance | 1108 Abercorn St | 26-004095-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

[3. MAP Amendment | 906 Drayton St & 905 Abercorn St | rezone from TN-1 to TC-2 | 26-004645-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Laureen Boles

Second: Tom Woiwode

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

[4. Major Subdivision | Keller Market Square Ph 1 | 100 Little Neck Rd | 26-002790-SUBP](#)

Motion

Approval of the Major Subdivision for Kelle Market Square Phase 1.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Laureen Boles

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

VIII. Old Business

IX. Regular Business

[5. FLUM Amendment | E. 49th St | from Conservation Category to Commercial Suburban 2acres of the approx. 12.34 tract | 26-003971-ZA](#)

Motion

Approval of the requested FLUM amendment for the 2.49 acres from Conservation to Commercial-Suburban.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Traci Amick

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

[6. MAP Amendment | E. 49th St | rezone 2acres of the approx. 12.34acre tract from RSF-6 to B-C | 26-003970-ZA](#)

Motion

Approval of the request to rezone with Conditions to an alternative district B-N (Neighborhood-Business).

Only the 2.49-acre portion of the property as delineated in the attachment ";An Exhibit of the Northern Portion of the Burch Tract"; dated 9/29/2026 shall be rezoned.

The property shall be subdivided in general conformance with ";An Exhibit of the Northern Portion of the Burch Tract"; dated 9/29/2026.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Traci Amick

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

Jamal Barrow - Aye

[7. Special Use Permit | 1402 Habersham St | accessory sales of beer and wine in association with a restaurant in TC-1 | 26-004669-ZA](#)

Motion

Item continued to the October 27, 2026, meeting agenda. The Petitioner was not present.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Tom Woiwode

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

[8. Major Master Plan Amendment | 533 E. 38th St | reduction of required parking spaces in a PD | 26-004357-ZA](#)

Motion

Item continued to the October 27, 2026 meeting agenda.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Patricia Richardson

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

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

[9. Chatham County-Savannah Comprehensive Plan](#)

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.