



Chatham County - Savannah Metropolitan Planning Commission

Action Minutes
September 15, 2026 at 1:30pm
112 East State Street, Arthur Mendonsa Hearing Room

September 15, 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
 Joesph Welch- In person

Members Absent Jeff Notrica
 Joseph Ervin

Staff Present: Lara Hall, Director of SAGIS
 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
 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. September 15, 2026, Personnel Committee Meeting, West Conference Room, 110 East State Street at 11:30 AM](#)

[2. September 15, 2026, Finance Committee Meeting, West Conference Room, 110 East State Street, 12 noon.](#)

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

[3. Minor Amendment to a General Master Plan | 533 E. 38th St | 26-004357-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Tom Woiwode

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

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 Items Requested to be Withdrawn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 May 12, 2026 Meeting Minutes](#)

Motion

Approval of the May 12, 2026 Meeting Minutes.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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

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

[5. Approval of the June 2, 2026, MPC Meeting Minutes](#)

Motion

Approval of the June 2, 2026 Meeting Minutes.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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

[6. Approval of the August 25, 2026, MPC Meeting Minutes](#)

Motion

Approval of the August 25, 2026 Meeting Minutes.

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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

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

[7. Approval for a Memorandum of Understanding for a Bay Street Microsimulation Study between the City of Savannah and Metropolitan Planning Commission](#)

Motion

Approval of the Memorandum of Understanding for a Bay Street Microsimulation Study between the City of Savannah and the Metropolitan Planning Commission,

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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

[8. Authorize Executive Director/CEO to execute and file FY2028 FTA Transit Planning Grant \(Section 5303\)](#)

Motion

Approval of the Authorization for the Executive Director/CEO to execute and file FY 2028 FTA Transit Planning Grant (Section 5303).

Vote Results (Approved)

Motion: Tom Woiwode

Second: Stephen Plunk

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

VIII. Old Business

IX. Regular Business

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

Motion

Item continued to the October 6th MPC Meeting to give the Petitioner time to talk with Traffic Engineering Department at the City of Savannah and their Architect to see if a redesign is possible.

Vote Results (Approved)

Motion: Amanda Wilson

Second: Dwayne Stephens

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

Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Not Present

[10. GDP with Variance | 4111 & 4113 Walton St | 26-004077-ZA](#)

Motion

Approval of the request to reduce the minimum required lot area from 5,000 square feet to 4,000 square feet, and to reduce the minimum required lot width from 50 feet to 40 feet.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stephen Plunk

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

[11. FLUM Amendment | 815 Wheaton St | from Transportation/Communications/Utilities to Traditional Commercial | 26-004033-ZA](#)

Motion

Approval of the request to amend the Future Land Use Map (FLUM) designation for the subject property from Transportation/Communication/Utilities to Traditional Commercial. The proposed Traditional Commercial designation more appropriately reflects the mixed development pattern of the surrounding area and is generally consistent with the Urban Core Character Area and applicable policies of Plan 2040 regarding compatible infill and redevelopment. The designation would accommodate a range of commercial and mixed-use development opportunities while establishing consistency with the concurrently requested Traditional Commercial-2 (TC-2) zoning district.

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

[12. MAP Amendment | 815 Wheaton St | rezone from I-L to TC-2 | 26-003931-ZA](#)

Motion

Approval of the request for a Zoning Map Amendment for the property located at 815 Wheaton Street from the existing Light Industrial (I-L) to Traditional Commercial-2 (TC-2), subject to approval of the concurrently requested Future Land Use Map Amendment from Transportation/Communication/Utilities to Traditional Commercial.

The proposed TC-2 zoning district is more compatible with the mixed and transitional development pattern of the surrounding area and provides an appropriate framework for future commercial and mixed-use redevelopment consistent with the Urban Core Character Area. The requested zoning district would also be consistent with the proposed Traditional Commercial Future Land Use designation, which permits TC-2 zoning pursuant to Section 5.13.2 of the Zoning Ordinance.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Laureen Boles

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

Patricia Richardson	- Aye
Amanda Wilson	- Aye
Opollo Johnson	- Not Present

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

13. Present Nominated Officers for The Planning Commission for 2027

Motion

Mr. Stephen Plunk, Board Member, presented for vote the nominated slate of officers for the 2027 Calendar Year.

Travis Coles - Chair

Tom Woiwode- Vice Chair

Laureen Boles - Secretary

Jeff Notrica - Treasurer

Dwayne Stephens - Previous Chair (holds 5th seat)

Vote Results (Approved)

Motion: Patricia Richardson

Second: Joseph Welch

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

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

