



Chatham County - Savannah Metropolitan Planning Commission

Minutes
January 16, 2024 at 1:30pm

January 16, 2024 MPC MEETING

Members Present: Karen Jarrett, Chair
Travis Coles, Vice Chair
Traci Amick
Michael Kaigler
Jay Melder
Dwayne Stephens
Joseph Ervin
Tom Woiwode

Members Absent: Jeff Notrica
Shedrick Coleman
Wayne Noha
Joseph Welch
Laureen Boles

Staff Present: Pamela Everett, Assistant Executive Director
Edward Morrow, Director of Development Services
Nykobe Richards, Planning Tech
Sally Helm, Administrative Assistant

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. Recombination Subdivision | Meldrim Ward | 515 W. 31st St | File No. 22-003409-SUBP](#)

📎 [Application..pdf](#)

📎 [Plat.pdf](#)

📎 [22-003409-SUBP - EM - Recomb of Lots Meldrim Ward.pdf](#)

Motion

Approval of Item removed from final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[2. Recombination Subdivision | Warren Ward | 301 E. Bay Street | File No. 23-006231-SUBP](#)

[📎 Application..pdf](#)

[📎 plat.pdf](#)

[📎 Staff Review - 23-006231-SUBP - Final Plat - 301 E Bay Street..pdf](#)

[📎 comined public comments.pdf](#)

Motion

Approval of item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[3. Map Amendment request to rezone from R-3-13 to P-B-C | 5792 Ogeechee Rd | Z-1023-000181](#)

Motion

Approval of item removed from final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[4. SDP with Variance for gravel surface |390 Fort Argyle Rd | 23-006442-ZA](#)

Motion

Approval of removal of item from final agenda

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present

Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- 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

[5. Approval of the October 17, 2023 Meeting Minutes](#)

[📎 10.17.2023-meeting minutes.pdf](#)

Motion

approval of October 17, 2023 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[6. Approval of the November 7, 2023 Meeting Minutes](#)

[📎 11.7.2023-meeting-minutes.pdf](#)

Motion

approval of the November 7, 2023 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[7. Approval of the November 28, 2023 Meeting Minutes](#)

[📎 11.28.2023-meeting-minutes.pdf](#)

Motion

approval of November 28, 2023, meeting minutes

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

8. Approval of the December 19, 2023 Meeting Minutes

[📎 12.19.2023-meeting-minutes.pdf](#)

Motion

Approval of the December 19, 2023 meeting minutes

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

VIII. Old Business

IX. Regular Business

9. Special Use Request to allow a craft distillery use in the TC-1 zoning district | 12 W. 41st Street | 23-006445-ZA

[📎 Application.pdf](#)

[📎 Requests and attachments.pdf](#)

[📎 Staff Report.pdf](#)

[📎 combined maps.pdf](#)

[📎 Craft Disstillery.pdf](#)

Mr. Edward Morrow, Director of Development Services, presented the Petitioner's application for approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a craft distillery use within an existing microbrewery and restaurant in the TC-1 zoning district. The Special Use process includes review by the Planning Commission and the Savannah City Council. If the request be approved by the City Council, approval and issuance of other State and local licenses will still be required to establish the use. The scope of the present review includes only those criteria established by the Zoning Ordinance regarding appropriateness of the use at the requested location.

The subject property consists of three units within a two-story commercial condominium with a 2,687 square foot footprint located at 12 West 41st Street. The structure is part of the "Starland District" commercial complex, which is zoned TC-1 (Traditional Commercial-1) and located within the Streetcar Local Historic District. A Special Use Permit was issued by the City of Savannah Zoning Board of Appeals

in 2017 to establish a microbrewery at this location (Case No. 17-003114-ZBA).

The special use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a special use. In evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate. The site is developed for commercial purposes and the requested use is not substantially dissimilar to those in the immediate vicinity. Neither is it likely to have a negative impact on adjacent properties. MPC Staff recommends approval of the requested Special Use to establish a craft microdistillery.

Mr. Josh Yellin, agent for Two Tides Brewery, stated this is a diversification of the existing use on site. When this was approved in 2017, it came before ZBA for approval at that time. If we would have known that the distillery option would have been a possibility, we would have asked then. We are now asking simply for the addition of the microdistillery use. The proper classification for this would probably be a nano distillery, it is to supplement the existing operations with no expansion of hours or premises. Everything is already on site, there is simply new equipment that would need to come in. We thank MPC staff for their support for approval and we respectfully ask that you do the same.

There being no discussion from the board or the public, a motion was made.

Motion

Approval of requested Special Use to establish a craft micro distillery.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[10. Amendment to previously approved site plan with variances | 2111 Victory Drive | 23-006441-ZA](#)

- 📎 [Application.pdf](#)
- 📎 [Streetview Jul 2015.png](#)
- 📎 [AERIAL-SITE MAP 23-006441-ZA.pdf](#)
- 📎 [P-20120330-000338-2..pdf](#)
- 📎 [B-20120502-42458-2.pdf](#)

[☞ Staff Report .pdf](#)

[☞ CFA Exhibit.pdf](#)

Mr. Edward Morrow, Director of Development Services, presented the petitioners requests for approval of an amended site plan for the Chick-fil-A (CFA) restaurant at Skidaway Road and Victory Drive. The purpose of the requested amendment is to improve circulation through the shared parking area, accommodate more queued vehicles interior to the site, and to reduce vehicle queuing onto adjoining rights-of-way. The redeveloped CFA site would feature a two-lane drive-thru around the building rather than the current configuration which tapers to one lane on the north side of the building.

Portions of the shopping center in which Chick-fil-a is situated were constructed as early as 1954, with subsequent updates in 1985. CFA occupies an outparcel that was previously the site of a Captain D's restaurant. The 2012 parking variance was sought in the midst of redevelopment of the Center and to allow the establishment of the CFA, which required removal of several existing parking spaces and more off-street parking. At the time, MPC Staff assessed the full Shopping Center parking requirement to be 370 spaces (inclusive of all uses). Ultimately, 51% reduction was granted by the ZBA, permitting development with 189 spaces – all for common use. Thirty-one spaces were developed on the CFA parcel, and the remainder were made available from the larger parking area via a cross-access agreement. Since its original development, CFA's popularity has increased significantly, and the effects of the parking variance have become more apparent. Circulation throughout the Center and queuing of vehicles into adjoining rights-of-way are well-known issues experienced by residents and visitors to this area. It is likely that the proposed improvements will accommodate more queued vehicles interior to the site, removing them from Victory Drive and Skidaway Roads. However, circulation within the site is still a major concern.

Future development involving any of the Shopping Center parcels should require a new review of the circulation patterns and parking requirements of the Center as a whole. Additionally, other areas of the site that may be undeveloped or that have not been optimized should be evaluated for circulation and parking improvements. In the interim, requiring employees to park at the rear of the large principal building or in other unimproved areas of the site should be encouraged, as this may ease the current shortage. The proposed represents a General Development Plan and will still require approval by Traffic Engineering and all other reviewing departments under the City Engineer during the specific development plan process. When the Petitioner came back in 2022, it was framed at that time, that Chick-Fil-A had 31 off street parking spaces and they were requesting to further reduce the 31 that were on the parcel down to 18. That petition was ultimately withdrawn. The Petitioner has proposed a site plan that shows an expansion of the drive thru to two lanes. The site plan that is requested for review and approval today will permit a second lane that will wrap all the way around the building rather than the current tapering into one lane.

Chick-Fil-A seeks to take more cars off of adjoining Skidaway and Victory drive, have those cars queing into the lot rather than having them continuing to cue onto Skidaway and Victory drive. If this petition were assessed based on current ordinance, it would require 43 spaces, that has not been the case for this Chick-Fil-A. The original variance that was granted, it was included in the reduction of parking for the shopping center which had 31 spaces on the parcel. All of those spaces were by communal use by all uses in the space. The building is 4230 sq feet. Staff is unaware of any intention to expand the building. This is only a request to add a second drive thru lane. The plan presented today reduces the 31 spaces and reorganizes some of the common parking area outside of Chick-Fil-A boundary and adds one additional space. Chick-Fil-A's contingency today is, while 31 were originally within their bounds, there are 21. They have reorganized space outside the bounds to add 1 additional parking space changing it from 31 to 32 spaces according to the petitioner. MPC staff recommends approval of the proposed amended Site Plan for 2111 and 2125 East Victory Drive.

Mr. Harold Yellin, agent for Chick Fil A, stated his client is very much aware there is a traffic circulation problem at this site. During peak hours, cars that are in the que, stick out in a westerly direction through Walgreens parking lot towards Skidaway. There are two options, to do nothing, or to amend the site plan to provide an additional lane. We want to make sure everyone understands, currently there are two lanes for the entrance, they merge into one lane. The request is to allow there be two lanes around the entire building. This proposal is not intended to increase traffic or business. Based on the experience of Chick-fil-a, it is the best solution to improve traffic circulation. The industry has changed. Since Covid, over 60% of Chick-Fil-A business nationwide, is through the drive thru.

In 2022 Chick-Fil-A did petition the ZBA for an additional reduction. After meeting with MPC staff, we realized this was not a variance matter for ZBA, it was a site plan issue. Whatever is done impacts the Shopping Center as a whole. There was a traffic and parking study done. They redesigned the Chick-Fil-A site and shopping center. On site, the primary focus is adding a second lane. This will help relieve the congestion or backup when there are issues that arise with one car causing the rest of the lane to stall. In addition, to the improvements on site, we are adding additional parking spaces to the shopping center. We will be going from 31 to 21 on site but adding 11 new spaces off site which will now give us 32 not 31. The actual drive thru lane will now contain 9 more cars than it currently does. These cars will now be in the cue in the building and off the Walgreens parking area. At the request of Staff, there will also be bike racks available. Walgreens has given written approval of the plan for a second drive thru lane.

Mr. Travis Coles, Board member, asked if a study was done to show this is a more efficient process.

Mr. Yellin said he is unaware if a study has been done. He said he has been in the drive thru with double lanes and knows from his experience, they work better.

Mr. Dwayne Stephens, Board member, asked, when there are peak hours, what happens when trying to leave the drive thru bottlenecks because of the people that are waiting?

Ms. Ann Collins, Owner/Operator of Chick-Fil-A, said there is signage up with direction along with, during peak times, we send team members out to direct traffic. Part of the situation would be, as we are being able to expedite and serve the guest that we have, faster, those bottlenecks will be reduced since we have the opportunity with the double lane, to keep the traffic flowing. That will reduce a lot of the stop and hold. Our goal is to serve in three minutes or less. Only having the one lane, we are handicapped to making this happen.

Mr. Stephens asked, will one of the lanes be dedicated solely to the drive thru and the other dedicated to mobile orders only?

Ms. Collins said currently we do not have plans to have a mobile thru. What this plan allows us to do is to be able to flex. Times when we are not extremely busy, or peak times, we might see it be just one lane and accommodate the needs of the business. Right now, we are trying to take care of drive thru. Right now, we are just hoping to take care of the guests that want to come through the drive thru and be able to serve them faster.

Ms. Karen Jarrett, Chairwoman, asked, to what extent does the traffic back up into the ROW?

Ms. Collins said the majority of the backup, is due to a hesitation. For the most part, we are working to roll people through. The entrance is held up by the flow of what is being able to exit the drive thru.

Motion

Approval of the proposed amended Site Plan for 2111 and 2125 East Victory Drive.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

- | | |
|------------------|---------------|
| Joseph Ervin | - Aye |
| Tom Woiwode | - Aye |
| Travis Coles | - Aye |
| Joseph Welch | - Not Present |
| Shedrick Coleman | - Not Present |
| Karen Jarrett | - Aye |
| Dwayne Stephens | - Aye |

Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

X. Presentations

XI. Other Business

[11. Resolution for MPC to do business with CADENCE BANK. .](#)

[Resolution Authorizing Indebtedness and Security.pdf](#)

Ms. Pamela Everett, Assistant Executive Director of Compliance and Operations, said the item is to enter into an agreement with Cadence Bank with credit cards. There have been issues with Bank of America for credit cards. We would like to give business to another bank. The majority of MPC's banking is done through Truist. During a finance meeting, it was discussed taking additional money from the main account and use to another bank as well. Cadence Bank is across the street and provides excellent service.

Motion

Approval of Resolution for MPC to conduct business with CADENCE BANK.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Shedrick Coleman	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Not Present
Jeff Notrica	- Not Present
Laureen Boles	- Not Present
Elizabeth Epstein	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

XII. 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.