



Chatham County - Savannah Metropolitan Planning Commission

January 28, 2025 at 1:30pm
Minutes

January 28, 2025 MPC MEETING

Members Present: Karen Jarrett - In person
Laureen Boles - In person
Amanda Wilson - In person
Tom Woiwode - In person
Joseph Ervin - In person
Coren Ross - In person
Tom Woiwode - In person
Jeff Notrica - In person
Traci Amick - In person

Members Absent Stephen Plunk
Joseph Welch
Dwayne Stephens
Michael Kaigler
Jay Melder

Staff Present: Pamela Everett, Assistant Executive Director of Compliance & Operations
Edward Morrow, Director of Development Services/Current Planning
Subashi Karunaratne, Planner for Development Services/Current Planning
Sally Helm, Administrative Assistant II, Development Services/Current Planning

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

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 Items Requested to be Withdrawn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

1. Approval of the December 17, 2024 MPC Meeting Minutes

📎 [12-17-2024-mpc-meeting-minutes.pdf](#)

Motion

Approval of the December 17, 2024 Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

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

2. Approval of the January 7, 2025 MPC Meeting Minutes

📎 [01-7-2025-mpc-meeting-minutes.pdf](#)

Motion

Approval of the January 7, 2025 meeting minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

Joseph Ervin	- Aye
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Not Present
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Not Present

Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

VIII. Old Business

IX. Regular Business

3. Variance to Type B Buffer | 7822 Abercorn Ext. | 25-000062-ZA

🔗 [Application.pdf](#)

🔗 [2023-258 JIM 'N NICK'S SAVANNAH SITE PLAN.pdf](#)

🔗 [JNN SAVANNAH L-101-LANDSCAPE PLAN.pdf](#)

🔗 [Staff Report_.pdf](#)

Ms. Subashi Karunaratne, Planner for Development Services, presented the Staff report. **Ms. Karunaratne** stated the Petitioner seeks MPC approval of a modified Type B use buffer, which reduces to 7.5 feet where a minimum of 15 feet is required for the collocation of a restaurant and multifamily development. In this specific instance, a 20-foot configuration with hedge row is most desirable to facilitate the chosen aesthetic and relationship between the uses within the Oglethorpe Mall redevelopment area. A parallel driveway is proposed to occupy the space where the twenty-foot buffer would be anticipated. The Petitioner proposes a mixture of hedges and trees to buffer the restaurant from the adjoining apartments. The subject parcel consists of 1.26 acres and is proposed to contain a Jim 'N Nick's Bar-B-Que restaurant with approximately 5,900 square feet in floor area with a two-lane drive-thru. Fifty-nine off-street parking spaces are proposed per the site plan submitted. Based on the reported square footage, the Ordinance requires one off-street parking space per one hundred square feet of area, including 59 outdoor seating spaces. The Ordinance also requires bicycle parking, totaling 5% of the required vehicle parking. The subject property is an outparcel of the Oglethorpe Mall that previously contained a Golden Corral restaurant with associated parking. In January 2022, the owner of the adjoining property at 100 Fair Oaks Drive petitioned to rezone a portion of the parcel to RMF-2-25 for the purpose of developing apartments. At the time, the site was not Master Planned to establish contextual parameters for its redevelopment, necessitating the present request to permit commercial outparcel users to fit each site to their specific requirements. The Business districts are established to allow non-residential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-L being the most limited district and B-C the most intense. The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets. The Zoning Ordinance requires use buffers to provide a vegetative screen that serves to either obscure the view of adjacent buildings or uses to achieve a degree of opacity that prevents clear recognition of the use being buffered – in this case a restaurant Class 4 from apartments or Class 3.

The requested variance is consistent with the goals and intent of the Comprehensive Plan in support of the redevelopment of the commercial site. The Petitioner believes that the proposed configuration of its driveways is necessary to maintain an adequate flow of patrons to and through the site. On this basis, a modified buffer configuration which places required plantings elsewhere on the site represents a reasonable solution in the interest of ensuring the use's compatibility at this location. The requests are necessitated by the Developer's chosen site design. The request is not purely financial in nature and appears to be made in the interest of improving circulation through the site. The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. However, reconfiguration of the site may yield an alternative variance request that could be more detrimental to the traffic flow and functioning of the adjoining dissimilar uses. The buffer modification represents somewhat of a compromise, as other development standards are met. The variance is not required to make use of the subject property. It is required, however, to facilitate the Petitioner's chosen design. The variance will confer a special privilege on the applicant.

MPC Staff recommends approval of a modified buffer consistent with the landscape plan provided.

The Petitioner was present but had no comments. There being no Petitioner or public comment, the Board entertained a motion.

Motion

Approval of a modified buffer consistent with the landscape plan provided.

Vote Results (Approved)

Motion: Travis Coles

Second: Joseph Ervin

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

[4. Resolution to provide authority to the Executive Director/CEO to execute a contract with Uniti Fiber, LLC for T1 Service](#)

🔗 [2025 Resolution for Execution of Contract for Telecom Services_.pdf](#)

Ms. Boles, Treasurer, said the contract with Telecom Services was discussed at the previous finance committee meeting. The Committee unanimously approved of the contract.

Ms. Everett, Assistant Executive Director of Compliance & Operations, said this will provide additional T1 Capacity. The current contract provides 1 GB of service, and this will allow 5 GBs of service.

The Board unanimously approved the contract.

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.