

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

**ARTHUR A. MENDONSA HEARING ROOM  
110 EAST STATE STREET**

**June 21, 2005**

**1:30 PM.**

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**Members Present:** Timothy S. Mackey, Chairman  
Lacy A. Manigault, Secretary  
Robert Ray, Treasurer  
Ben Farmer  
Melissa Jest  
John P. Jones  
Stephen R. Lufburrow  
Alexander Luten  
Walker McCumber  
Lee Meyer  
Freddie B. Patrick  
Jon N. Todd

**Members not Present:** Russ Abolt  
Michael Brown

**Staff Present:** Thomas L. Thomson, P. E., AICP, Executive Director  
Amanda Bunce, Development Services Planner  
James Hansen, AICP, Development Services Planner  
Charlotte L. Moore, AICP, Director of Development Services  
Lynn Manrique, Sites and Subdivisions Secretary  
Marilyn Gignilliat, Executive Assistant

**Advisory Staff Present:** Randolph Scott, City Zoning Inspector

**I. Call to Order**

Chairman Mackey called the meeting to order. He welcomed Ben Farmer, newly appointed member of the Metropolitan Planning Commission.

**II. Notices, Proclamations and Acknowledgments**

Mr. Mackey said that proclamations will be forwarded to Clyde Wester, retired Deputy Director; John Howell, Retired Development Services Planner; and Patty McIntosh, who recently resigned from the board, thanking them for their service to the community.

There will be a Policy and Procedure Committee meeting on Thursday, June 23, 2005, 11:00 a.m. in the John P. Jones Conference Room.

The CUTS Policy Committee will meet on Wednesday, June 22, 2005, at 10:00 a.m. at the Coastal Georgia Center. The widening of DeRenne Avenue and other transportation issues will be discussed.

### **III. Items(s) requested to be Removed from the Final Agenda.**

#### **1. General Development Plan**

Wendy's/BP Station at Gateway Savannah  
2 East Gateway Boulevard  
P-B-C Zoning District  
Chad Zittrouer (Kern-Coleman & Company), Agent  
Gary Plumbley, MPC Project Planner  
MPC File No. P-050518-34631-1

Mr. Ray **moved** to continue MPC File No. P-050518-34631-1 to the July 17, 2005, meeting.  
Mr. Meyer seconded the motion.

**MPC Action: The motion to continue MPC File No. P-050518-34631-1 to the July 19, 2005, MPC meeting carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

#### **2. Zoning Petition – Map Amendment**

David Fritts, Owner  
Gary Sanders (Ciphers Design Company), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050519-86472-2

Mr. Ray **moved** to continue MPC File No. Z-050519-86472-2 to the July 5, 2005, meeting.  
Mr. Meyer seconded the motion.

**MPC Action: The motion to continue MPC File No. Z-050519-86472 to the July 5, 2005, MPC meeting carried with none opposed.** Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

### **IV. Consent Agenda**

#### **A. Approval of the June 7, 2005, MPC Meeting Minutes and Briefing Minutes.**

Mr. Jones **moved** to approve the June 7, 2005, MPC Meeting Minutes and Briefing Minutes.  
Mr. Luten seconded the motion.

**MPC Action:** The motion to approve the June 7, 2005, MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

**B. General Development Plans / Group Development Plans**

1. Interchange, LLC, Storage Building  
14 Interchange Court  
I-H Zoning District  
Bill Henson, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050505-88516-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan/Group Development Plan in order to construct a warehouse within an I-H (Heavy Industrial) zoning district. A variance is not requested. A copy of the staff report and site plan was mailed to the contact person for the Carver Heights neighborhood association.

**Staff Recommendation:** Approval of the General Development Plan / Group Development Plan.

Mr. Meyer **moved** to approve the staff recommendation. Mr. McCumber seconded the motion.

**MPC Action:** The motion to approve staff recommendation carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

2. West Montgomery Cross Road Office Complex  
413 West Montgomery Cross Road  
PUD-IS-B Zoning District  
Mark Boswell, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. P-050601-36733-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan / Group Development Plan in order to construct an office complex within a PUD-IS-B-12 (Planned Unit Development-Institutional) zoning district. The petitioner is requesting a buffer variance.

**Staff Recommendation:** Approval of a 30-foot variance from the 50-foot buffer requirement along the eastern property line. Approval of the General Development Plan/Group Development Plan with the condition that a six-foot-high opaque fence shall be provided within the buffer along the eastern property line at least five feet from the property line.

Mr. Todd **moved** to approve the staff recommendation. Mr. Meyer seconded the motion.

**MPC Action:** The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

3. Oak Park Dental Associates  
132 Southern Boulevard  
P-B-G Zoning District  
Chad Zittrouer, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. P-050602-36673-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan/Group Development for a proposed office complex to be located at 132 Southern Boulevard within a P-B-G (Planned General Business) zoning district. No variances are requested.

**Staff Recommendation:** Approval of the General Development Plan/Group Development Plan.

Mr. Meyer **moved** to approve the staff recommendation. Mr. Ray seconded the motion.

**MPC Action:** The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

## V. Old Business

### A. Zoning Petition – Map Amendment

Kathryn Hoover, Susan Cavin, Marie Rouleau, Petitioners  
Harold Yellin, Agent  
Jim Hansen, MPC Project Planner  
MPC File No. Z-050210-42502-2

**Issue:** Rezoning of approximately .80 acres of land from B-N (Neighborhood Business) and R-6 (One-family Residential) zoning classifications to a P-B-N (Planned Neighborhood Business) classification.

**Policy Analysis:** The proposed rezoning would establish a zoning district that allows uses that are incompatible with the adjoining residential neighborhood.

**Staff Recommendation:** Denial of the request to rezone the subject property from R-6 and B-N classifications to a P-B-N classification.

Mr. Hansen asked that this petition be moved to the end of the agenda as the General Development Plan for the same location is also on the agenda and should be heard first.

Ms. Jest **moved** that this item be moved to the end of the agenda in order to consider the General Development Plan first. Mr. Luten seconded the motion.

**MPC Action:** The motion to move this petition to the end of the agenda carried with none opposed. Voting were Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Jones, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd.

## B. General Development Plan

Savannah Tire  
4300 Block of Waters Avenue  
B-N Zoning District  
Dan Gay (Thomas & Hutton Engineering), Agent  
Jim Hansen, MPC Project Planner  
MPC File No. P-050509-33050-2

**Nature of Request:** The petitioner is requesting approval of a General Development Plan (General Plan) in order to construct a retail automotive part and tire store within B-N (Neighborhood Business) and R-6 (One-Family Residential) zoning districts. Variances are requested.

**Staff Recommendation:** Approval of the General Plan including a rear yard setback variance of 25 feet and relief from the requirement to provide a Type D buffer at the point of intersection of the two zoning districts. Approval to be conditioned on compliance with the requirements of the City of Savannah infrastructure departments.

Mr. Todd **moved** to approve the staff recommendation. Ms. Jest seconded the motion but asked that it be amended to require a hedge along Guatemala Street to buffer the property from residences across Guatemala Street.

**MPC Action:** The motion carried with one opposed. Voting in favor: Mr. Mackey, Mr. Manigault, Mr. Ray, Mr. Farmer, Ms. Jest, Mr. Lufburrow, Mr. Luten, Mr. McCumber, Mr. Meyer, Mr. Patrick and Mr. Todd. Mr. Jones voted against the motion.

Harold Yellin, Agent, requested that the Zoning Petition of Kathryn Hoover, Susan Cavin and Marie Rouleau (MPC File No. Z-050210-42502-2) requesting rezoning of 1105-1123 DeLesseps Avenue be withdrawn. Approval of a General Plan at that location has rendered the issues addressed in the Zoning Petition moot so rezoning of the site is unnecessary.

Mr. Patrick **motioned** to accept Mr. Yellin's withdrawal of this zoning petition and Mr. Ray seconded the motion.

**MPC Action:** The motion to accept the withdrawal of this zoning petition (MPC File No. Z-050210-42502-2) carried with none opposed. Voting were Mr. Meyer, Mr. Manigault, Mr. Lufburrow, Ms. Jest, Mr. Luten, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Todd, Mr. Farmer, and Mr. Mackey.

**VI. Regular business.****A. Election of Officers**

The Nominating Committee nominated Mr. Manigault to assume the position of Vice Chairman of the Metropolitan Planning Commission, a position vacated by Patty McIntosh when she resigned from the Commission. There being no other nominations from the floor, Mr. Manigault was elected Vice Chairman by acclamation.

Mr. Manigault's election to Vice Chairman left vacant the position of Secretary previously held by him. The Constitution and By-Laws of the Commission give the Chairman the right to appoint the Secretary when a vacancy occurs. The Nominating Committee suggested Mr. Lufburrow for this position and Mr. Mackey concurred by appointing him to the position of Secretary.

**VII. Other Business**

Mr. Patrick asked for an update on the issue of notification signs referring inquiries to neighborhood association presidents. Mr. Thomson advised that memos have been sent to the City and County Attorneys to see if there are any legal provisions we need to be aware of before we proceed. A mock-up has been drafted.

Mr. Patrick thanked Mr. Thomson and MPC staff on behalf of Eastside Concerned Citizens for coming to their neighborhood association meeting to make a presentation on Connect Savannah and the Tricentennial Plan.

Mr. Mackey advised that Ms. Jest's request to discuss possible design guidelines for eastside Savannah will be honored by placing the issue on the next Planning Meeting agenda.

Mr. Mackey added three members to the Tricentennial Committee: Mr. Meyer, Mr. Patrick and Mr. Todd. The other members are Mr. Mackey and Mr. Manigault.

Ms. Jest said that some of the neighborhood designations used to publicize recent public meetings were confusing. Mr. Mackey agreed and said he has directed staff to address this situation and also to be certain that public presentations on the Comprehensive Plan provide the information and materials citizens need to make informed decisions. The Comprehensive Plan needs to be the number one priority for the agency and the Commission.

The target date for hiring a new Deputy Director to replace Clyde Wester is August 1, 2005.

Mr. Meyer complimented Mr. Thomson on his letter to the editor addressing transportation issues.

Mr. Manigault wanted the staff to know that the Commissioners are aware and appreciative of the workload being carried in the face of several recent retirements. He said that the vacant positions will be filled as quickly as possible.

**VIII. Adjournment**

There being no further business to come before the Commission, the June 21, 2005, Regular Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP  
Executive Director

**Note: Minutes not official until signed**