

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION**

**MPC MINUTES**

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

**May 4, 2004**

**1:30 P.M.**

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**Members Present:** Timothy S. Mackey, Chairman  
Patricia McIntosh, Vice Chairman  
Lacy A. Manigault, Secretary  
Robert L. Ray, Treasurer  
Michael Brown  
Melissa Jest  
J. P. Jones  
Stephen R. Lufburrow  
Walker McCumber  
Lee Meyer  
Helen L. Stone

**Members Not Present:** Russ Abolt  
Freddie B. Patrick  
Alexander S. Luten

**MPC Staff Present:** Thomas L. Thomson, Executive Director  
Clyde M. Wester, Assistant to the Executive Director  
Charlotte L. Moore, Director of Development Services  
Gary Plumbley, Development Services Planner  
Alan Bray, Land Use Planner  
Courtland Hyser, Land Use Planner  
Brenda Smith, Zoning Secretary  
Marilyn Gignilliat, Secretary

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

**I. CALL TO ORDER**

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens attending the meeting for the first time. He stated that citizens wishing to speak on an item should so note on the sign-in sheet.

**II. NOTICES, PROCLAMATIONS AND ACKNOWLEDGMENTS**

A. Proclamations

Chairman Mackey, Vice Chairman McIntosh, and Past Chairman Stone presented proclamations to Ms. Feiler and Mr. Konter in honor of their service on the Planning Commission. The proclamations appear as attachments to the minutes.

B. Staff Recognition

Mr. Thomson presented certificates to Alan Bray and Courtland Hyser to acknowledge their winning entries in the MPC Slogan Contest. The winning slogan, Planning for the Future, Respecting the Past, was submitted by Courtland Hyser.

**III. CONSENT AGENDA**

A. Approval of the April 20, 2004 MPC Meeting Minutes and Briefing Minutes.

Mr. Jones **moved** to approve the April 20, 2004 MPC Meeting Minutes and Briefing Minutes. Mr. Ray seconded the motion.

**MPC Action:**       **The motion carried with none opposed.** The motion was to approve the April 20, 2004 MPC Meeting Minutes and Briefing Minutes. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

B. General Development Plan/Specific Plan

Montgomery Landing  
West 59<sup>th</sup> Street  
PUD-M-15 Zoning District

**Nature of Request:**       The petitioner is requesting approval of a General Development Plan (General Plan)/Specific Plan in order to construct a 144-unit apartment complex within a PUD-M-15 (Planned Unit Development-Multi-Family) zoning district. One variance is requested to allow an encroachment into a required buffer.

**Staff Recommendation:**       **Approval** of a variance to allow a parking area along the western property line to encroach three feet into a required 50 feet buffer. **Approval** of the General Plan/Specific Plan with the following conditions: 1) address all outstanding comments from the infrastructure departments; 2) the City Arborist shall approve any light stanchion proposed to be located within a landscaped island; 3) all exterior lights shall be fully shielded. Cut sheets shall be provided to show housing details; and, 4) if signage is proposed, a Sign Plan shall be submitted to MPC for review and approval before a Sign Permit can be issued by the Department of Inspections.

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

**MPC Action:**        **The motion carried.** The motion was to approve the staff recommendation for approval of a variance to allow a parking area along the western property line to encroach three feet into a required 50 feet buffer. The motion further recommended approval of the General Plan/Specific Plan with the following conditions: 1) address all outstanding comments from the infrastructure departments; 2) the City Arborist shall approve any light stanchion proposed to be located within a landscaped island; 3) all exterior lights shall be fully shielded. Cut sheets shall be provided to show housing details; and, 4) if signage is proposed, a Sign Plan shall be submitted to MPC for review and approval before a Sign Permit can be issued by the Department of Inspections. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Stone, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. McCumber. Ms. Jest voted against the motion.

C.     General Plan

Islamic Center  
1030 Dutchtown Road  
PIN 2-0783-01-002, 003, 004 and 005  
3.9 Acres  
PUD-M-8 Zoning District  
MPC File Number P-040316-60300-2  
MPC Reference File Number Z-03026-35233-2  
EMC Engineering Company, Engineer  
John Farmer, Agent  
Islamic Center, Owner

**Nature of Request:**        The petitioner is requesting approval of a General Development Plan for a proposed worship center to be located on the south side of Dutchtown Road 934 feet west of Middleground Road within a PUD-M-8 (Planned Unit Development Multi-Family – 8 Units Per Net Acre) zoning district. No variances are requested.

**Staff Recommendation:**        **Approval** of the proposed General Development Plan subject to the following conditions: 1) revise the plan to move the proposed structure and off-street parking lot not less than 15 feet to the east for the purpose of providing the required 100 foot separation from an existing residence; 2) show the limits of the proposed playground; 3) revise the plan to show a 15 foot vegetative buffer around the entire perimeter of the site; 4) relocate the privacy fence to the interior limit of the 15-foot vegetative buffer. In addition, extend the fence along the western portion of the site to a point not less than 50 feet east of the playground; and, 5) approval by the City of Savannah review departments.

**Speaking about the petition:**     John Farmer, EMC Engineering, agent, stating that the petitioner is in agreement with the staff recommendation.

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

**MPC Action:**        **The motion carried with none opposed.** The motion was to approve the staff recommendation for approval of the proposed General Development Plan subject to the following conditions: 1) revise the plan to move the proposed structure and off-street parking lot not less than 15 feet to the east for the purpose of providing the required 100 foot separation from an existing residence; 2) show the limits of the proposed playground; 3) revise the plan to show a 15 foot vegetative buffer around the entire perimeter of the site; 4) relocate the privacy fence to the interior limit of the 15-foot vegetative buffer. In addition, extend the fence along the western portion of the site to a point not less than 50 feet east of the playground; and, 5) approval by the City of Savannah review departments. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

- D.     Resolution Authorizing the Executive Director to File an Application with the Georgia Department of Transportation for Transit Planning Funds

Mr. McCumber **moved** to approve the resolution. Mr. Ray seconded the motion.

**MPC Action:**        **The motion carried with none opposed.** The motion was to approve a resolution authorizing the Executive Director to file an application with the Georgia Department of Transportation for transit planning funds. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

#### IV.    **Old Business**

Minor Subdivision/Sketch Plan

Silverstone Subdivision  
20 Silverstone Circle  
Lot 10  
PIN 2-0150-09-021  
3 lots - .53 acres  
R-6 Zoning District  
Michael Moore, Agent  
Foy S. Balance, Owner  
MPC File No. S-040308-53765-2  
EMC Engineering Company, Inc., Surveyor

**Nature of Request:**                    The petitioner is requesting MPC approval of a Sketch Plan for a three lot Minor Subdivision located between Silverstone Circle and Howard Foss Drive approximately 120 feet south of Bona Bella Avenue within an R-6 zoning district. No variances are requested.

**Staff Recommendation:**       **Denial** of the proposed Minor Subdivision based on the finding that the proposed subdivision would create two lots that would not be in character with the surrounding lots and would be in conflict with the requirements of Section 8-2005(c) of the City of Savannah Subdivision Regulations.

**Speaking about the petition:**   Joseph Rahimi, owner, withdrew the petition.

Chairman Mackey stated that action by the MPC is not necessary because the petition has been withdrawn.

**V.     Regular Business**

Approval of Agenda Items for the May 11, 2004 Comprehensive Planning Meeting

Ms. Stone **moved** to approve the agenda items that were prepared by the staff for the May 11, 2004 Comprehensive Planning Meeting. Mr. Jones seconded the motion.

**MPC Action:**       **The motion carried with none opposed.** The motion was to approve the agenda items that were prepared by the staff for the May 11, 2004 Comprehensive Planning Meeting. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

**VII.   Adjournment**

There being no further business to come before the Commission, the May 4, 2004 Regular Meeting was adjourned.

Respectfully submitted,

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

**Note: Minutes not official until signed**

Attachment A

**RESOLUTION OF APPRECIATION  
FOR  
JANE A. FEILER**

**WHEREAS**, Jane Feiler was appointed to the Chatham County-Savannah Metropolitan Planning Commission by the Chatham County Board of Commissioners in 1998; and

**WHEREAS**, during her six years of service, Mrs. Feiler worked diligently and tirelessly on behalf of the citizens of Savannah and Chatham County, displaying a deep commitment to the community and an abiding concern for its continued social and economic well-being; and

**WHEREAS**, Mrs. Feiler's background in business and education afforded her a special ability to speak for the citizens of her community; and

**WHEREAS**, Mrs. Feiler was elected by her peers to the positions of Secretary from January, 2003 to May, 2003 and Vice Chairman from May, 2003 to March, 2004, reflecting the trust and confidence that she had so ably earned; and

**WHEREAS**, Mrs. Feiler's special ability to understand the significance of details that might otherwise have been overlooked brought credit to herself, the Metropolitan Planning Commission, and the community; and

**WHEREAS**, Mrs. Feiler now leaves the Metropolitan Planning Commission to pursue the responsibilities in her professional life, taking with her a broader understanding and appreciation of her community and its government.

**NOW THEREFORE BE IT RESOLVED**, that the Chatham County-Savannah Metropolitan Planning Commission and Staff do hereby express sincere appreciation and grateful thanks for the leadership and vigilance that Jane Feiler brought to the Metropolitan Planning Commission.

**BE IT FURTHER RESOLVED** that the Commission wishes Mrs. Feiler the rewards of happiness and fulfillment as she continues to be of service to her community.

Unanimously adopted this 4th day of May, 2004.

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**Timothy S. Mackey, Chairman**

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**Attest: Lacy A. Manigault, Secretary**

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**Thomas L. Thomson, Executive Director**

**Attachment B**

**RESOLUTION OF APPRECIATION  
FOR  
JERRY S. KONTER**

**WHEREAS**, Jerry S. Konter was appointed to the Chatham County-Savannah Metropolitan Planning Commission by the Commissioners of Chatham County in 2001; and

**WHEREAS**, during his three year term, Mr. Konter worked diligently and tirelessly on behalf of the citizens of Savannah and Chatham County; and

**WHEREAS**, Mr. Konter displayed a deep concern for his community, demonstrated by a commitment to understand issues and to seek solutions which promised the greatest amount of good for all concerned; and

**WHEREAS**, Mr. Konter brought to the Commission a wealth of experience in the business world and a background forged by years of practice in real estate and homebuilding, equipping him well for the challenges he faced as a member of the Metropolitan Planning Commission; and

**WHEREAS**, Mr. Konter's untiring efforts reflect credit to himself, the Metropolitan Planning Commission and the community.

**NOW THEREFORE BE IT RESOLVED**, that the Chatham County-Savannah Metropolitan Planning Commission does hereby express its sincere appreciation and grateful thanks for the leadership and experience that Jerry Konter brought to the Planning Commission.

**BE IT FURTHER RESOLVED**, that the Commission extends to Mr. Konter its best wishes for the future, and looks forward to his continuing service to this community.

Unanimously adopted this 4th day of May, 2004.

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**Timothy S. Mackey, Chairman**

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**Attest: Lacy A. Manigault, Secretary**

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**Thomas L. Thomson, Executive Director**