



Arthur A. Mendonsa Hearing Room  
December 22, 2009 - 1:30 PM  
MINUTES

**December 22, 2009 Regular MPC Board Meeting**

**Members Present:** Shedrick Coleman, Chairman  
Adam Ragsdale, Vice-Chairman  
Jon Pannell, Secretary  
Michael Brown  
Ben Farmer  
Tanya Milton  
Jon Todd  
Joseph Welch

**Members Not Present:**  
Lacy Manigault, Treasurer  
Russell Abolt  
Ellis Cook  
Stephen Lufburrow  
Timothy Mackey  
Susan Myers

**Staff Present:** Thomas Thomson, P.E., AICP, Executive Director  
Melony West, Finance and Systems  
James Hansen, AICP, Director, Development Services  
Marcus Lotson, Development Services Planner  
Dennis Hutton, Director of Comprehensive Planning  
Charlotte Moore, AICP, Director of Special Projects  
Amanda Bunce, Planner, Development Services  
Bri Finau, Administrative Assistant  
Christy Adams, Director, Administration  
Shanale Booker, Administrative Assistant/IT

**Advisory Staff Present:** Randolph Scott, City Zoning Administrator  
Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Swearing-in of MPC Commissioners**

1. [January 12, 2010 Swearing-In of MPC Commissioners by Judge John E. Morse, Jr., Chatham County Superior Court](#)

Attachment: [Planning Commissioners Creed 121609.pdf](#)

**Notice(s)**

2. [January 12, 2010 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

**V. PRESENTATIONS**

3. [Unified Zoning Ordinance Update - Charlotte Moore](#)

Attachment: [Unified Zoning Ordinance Update 122209.pdf](#)

Ms. Moore stated the draft is close to completion, including the zoning districts which includes a number of mixed-use districts. Elected officials have been requested to meet with staff to review proposed zoning maps prior to public review. Assistance has also been requested from the officials to select candidates for an Advisory Committee to review the draft prior to the public comment period.

The Zoning Ordinance is anticipated to be completed by January 2011, after which the public review process will begin.

Mr. Coleman and the Board commended the UZO staff for their work.

4. [Comprehensive Plan Short Term Work Program Status Report - Dennis Hutton](#)

Attachment: [Comprehensive Plan Short Term Work Program 122209.pdf](#)

Mr. Hutton presented the on-going results of the Comprehensive Plan Short Term Work Program. Please see attached powerpoint presentation.

**VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA**

**Zoning Petition - Map Amendment**

5. [233 Martin Luther King Jr. Boulevard \(SCAD Museum B-C to B-C-1\)](#)

**Board Action:**

The Petitioner has requested that this item be removed from the Final Agenda and rescheduled to the February 2, 2010 Regular Meeting.

- PASS

**Vote Results**

Motion: Jon Pannell

Second: Jon Todd

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**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**

**Approval of MPC Meeting Minutes and Briefing Minutes**

6. [Approval of December 01, 2009 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [12.01.09 MPC BRIEFING MINUTES.pdf](#)

Attachment: [12.01.09 MPC Meeting Minutes.pdf](#)

**Board Action:**

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

**Vote Results**

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**Authorization(s)**

7. Adoption of the Financial Policies for Chatham-Savannah Metropolitan Planning Commission

Attachment: [Financial Policies.pdf](#)

**Board Action:**

Adopt financial policies as written and presented to the Board. - PASS

**Vote Results**

Motion: Jon Pannell

Second: Ben Farmer

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye

Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

8. Authorization of the 2010 Operating Budget for MPC and SAGIS

Attachment: [2010 Budget for MPC and SAGIS.pdf](#)

<b>Board Action:</b>	
Authorize 2010 Operating Budget for MPC and SAGIS as written and presented to the Board.	- PASS
<b>Vote Results</b>	
Motion: Jon Todd	
Second: Jon Pannell	
Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**Zoning Petition - Map Amendment**

9. 19 West 32nd Street (Savannah TN-2 and TC-1 to CIV for Fire Station)

- Attachment: [Z-091120-37360-2\\_Maps\\_TAX.pdf](#)
- Attachment: [Z-091120-37360-2\\_Maps\\_ZONING.pdf](#)
- Attachment: [Z-091120-37360-2\\_Maps\\_Land Use.pdf](#)
- Attachment: [Z-091120-37360-2\\_Maps\\_AERIAL.pdf](#)
- Attachment: [Staff report.pdf](#)

<b>Board Action:</b>	
It is recommended that the request by the City of Savannah to rezone properties at the southeast corner of 32nd Street and Whitaker Street from TN-2 and TC-1 classifications to a CIV classification be approved.	- PASS

**Vote Results**

Motion: Ben Farmer	
Second: Adam Ragsdale	
Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**VIII. ITEMS MOVED FROM CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. REGULAR BUSINESS**

**General Development Plan / Group Development Plan**

10. [Mighty Auto Parts Tire Shredder 1809 Staley Avenue](#)

Attachment: [Aerial Photo.pdf](#)  
Attachment: [Public Notice Map.pdf](#)  
Attachment: [Site Plan.pdf](#)  
Attachment: [Findings of Zoning Administrator.pdf](#)  
Attachment: [Staff Report.pdf](#)

Mighty Auto Parts  
P-091116-55245-2  
PIN: 2-0702-01-007  
Address: 1809 Staley Avenue  
Zoning District: I-L  
Date: December 22, 2009  
Engineering Company: Kern – Coleman  
Agent: Travis Burke  
Reviewer: Marcus Lotson

Mr. Lotson presented the petition to the Board. The petitioner proposes to locate a tire shredding facility on a n industrial site that already houses a warehouse use. Included in the presentation was the showing of a video portarying a shredder in action. The staff recommended approval of the General

Development Plan /Group Development for Mighty Auto Parts with the following conditions: The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include an approved buffering plan for the required type 'F' buffer along the adjacent R-6 zoned property (PIN #2-0702-01-006).

Harold Yellin, representative for the petitioner, introduced Trey Cook, Chief Operating Officer for Mighty Tire and Savannah Auto Parts and Travis Burke, engineer for the project. Mr. Yellin reminded that this is not a rezoning; the property is already zoned I-L (light industrial). The two acres is ample room for the planned 340 square foot building to be located approximately 150 feet from the center line of Staley Avenue. This positioning places the building 200 feet from any neighboring property owner on the north side of Staley Avenue.

Mr. Yellin explained the shredding machine contains metal blades that cut into the rubber material. There will be no metal to metal contact, thus yielding minimal noise levels. There will be no smoke or odors or objectionable waste materials. The conversion process is quick and efficient, producing a recyclable process.

Mr. Yellin stated that the buffer requirement requested by staff would destroy the entranceway and limit parking for the site. He requested approval at this time with the condition that the petitioner return in the future with a specific development plan to discuss buffers. He stated the neighbor to the east, Ms. Quick, did not receive her notice until the day prior to the this meeting. He promised to meet with her regarding a mutually agreeable buffer between the two properties. He requested the General Development Plan petition not to be continued.

Mr. Cook stated that tires are currently brought to the facility daily in a pick-up truck. They are lace-stacked and a tractor trailer picks them up weekly. The plan with the new facility is to shred the tires on-site and the shredded material is put into a dump trailer. The machine used to do this is 16 feet long and 7.5 feet wide. It will operate in an enclosed building, with the exception of a 3-by-3 foot window that will allow the arm of the machine to dump the product into the dump trailer. It will be operated by a quiet electric motor, not diesel. The metal knives will cut the tires, producing sound equivalent to an outdoor air conditioning unit. A permit will be required from the Environmental Protection Department and they will conduct semi-annual site inspections.

Ms. Milton asked about the hours of operation.

Mr. Cook responded that they open usually from 7:30 to 8:00 a.m. until 5:00 to 5:15 p.m. The machine operation time would be from 8:00 a.m. to 4:00 p.m. and closed weekends.

Mr. Welch stated he thought it was a good idea and provides a tire disposal option for the city.

William Law, citizen and resident of property across the street from the site,

stated he has researched tire shredders. He stated many of them use large machines and he has not seen any like the one the petitioner presented to the Board. He is concerned that what is being proposed is presented as quite small may actually turn into something larger and become more intrusive to the area. He is also concerned with the stacked tires collecting water which would breed mosquitoes and become an eyesore.

Jennifer Quick, citizen and property owner of 2502 Staley Avenue (adjacent to the petitioned site), stated she tried to have a business on her property. The neighborhood stated they were not interested in business but to adhere to the master plan that was geared toward residential. She did as requested and is concerned how the petitioned site will affect her residential property. She questioned the distance from her property of the proposed building and machine. Ms. Quick also questioned the level of noise from the 3-by-3 foot window for the product to exit the building. She expressed her main concern is the buffer because it may inhibit her ability to utilize her property effectively in the future as a residential use. She believes a buffer is needed and wants to be informed of buffer decision and how it will affect the quality of life for the residents in the area and value of the property.

Mr. Welch asked Ms. Quick how long did she own the property. Ms. Quick replied it was owned by her grandfather and that she'd been trying to sell it for the past three years.

Ernestine Jones, president of the Liberty City Community Association, stated she concurs with Mr. Law and Ms. Quick. She remembered Ms. Quick coming before the association with a proposal to develop the lot as business though it was zoned residential. The association opposed it because their main concern is to reduce traffic on Staley Avenue and develop it into a residential area. There are currently two subdivisions being built on the east and west sides of the petitioned site. She is concerned about the tires being stacked and does not want this in the neighborhood. She believes the building already on the site should be sufficient and another is not needed. The traffic will negatively impact the neighborhood and its senior residents.

Don Moore, citizen and area resident, stated the traffic has increased with the building of subdivisions. He is concerned about the safety of the children at the bus stops. His child was almost hit. The tire shredder is a wonderful idea unless one is directly affected because it is their neighborhood. He stated that 55 decibels are not quiet and the constant sound affects the people that live there. Sitting tires, in the case of a machine breakdown, will invite snakes and rodents to the area. Tractor trailers, in addition to the increased subdivision traffic, will be problematic because the roads are not prepared for such traffic by weight and width. He stated they are trying to keep this as a residential community.

Mr. Farmer asked if tires were already being stored onsite. The petitioner stated they were storing tires there already and picking them up for disposal once a week. The same number of trucks will be bringing them in and



where the tires once sat, they will be shredded inside and hauled off in fewer trucks. He believes it will help the situation Mr. Moore presented.

Mr. Todd stated 60 decibels is the same as a dishwasher on rinse cycle 10 feet away from the property line.

Ashley Snipes, citizen, stated he opposed the petition. The length of the trailers and traffic is of concern to him.

Calista Moore, citizen and resident in the area, stated the opening to the petitioned site is narrow. It will need to be widened. The planning needs to be presented to the community first before approval. The residents live there and need to know how their community will be affected.

Mr. Cook stated they have been operating at the petitioned site for nine years. The proposed plans will reduce the truck traffic and outside tire storage.

Mr. Ragsdale asked how many additional tires will come to the proposed facility. Mr. Cook stated that was an unknown; other businesses may want to contract to use their facility. He stated the Environmental Protection Department regulates the storage capacity and a different machine could not be put in without their approval. The State allows only 3,000 tires stacked outside and we have never done that.

Mr. Ragsdale asked if they considered utilizing the existing structure. Mr. Cook stated there is not room for it.

Mr. Ragsdale requested the General Development Plan be shown. He stated that by right per the Zoning Ordinance, it is an allowable use, therefore the property owner can do this.

Mr. Coleman reminded the petitioner that Ms. Quick requested the distance from the proposed building and machine to her property line. Mr. Cook responded 62 feet to her property line.

Mr. Coleman asked about the contingency plan should the shredder become inoperable. Mr. Cook stated the EPD permit allowed a maximum of a two-week outdoor tire storage in the event of the machine malfunctioning. Mr. Coleman restated that currently it is a weekly pick-up for the tires and by utilizing the shredder, it will become bi-weekly. Mr. Cook stated that was correct.

Mr. Farmer asked if tractor trailers are being utilized now. Mr. Cook stated they are daily. Mr. Farmer asked if those picking up the tires now could pick them up in the future in the event of equipment breakdown, until it was repaired. Mr. Cook stated yes.

Mr. Farmer asked if the proposed building could be farther back on the property to the wider portion of the property. Mr. Cook stated the loading dock is at the entrance of the site to unload new product, which is where most of the

traffic is generated. Trucks stop at the three bays located in various positions around the property throughout the day. The engineer designed it to make the route and traffic most effective. The machine in the proposed building will have a conveyor built with a three-tire capacity. New tires are brought to the site twice a day in a tractor trailer; auto parts are delivered three to four days a week. The scrap tires are hauled in a pick up truck and removed in a trailer.

Mr. Brown stated a special review of the Staley Avenue corridor was done a few years ago. He asked staff if that was reviewed while considering this petition. Mr. Lotson replied the zoning was reviewed from a historical standpoint and considered any proposed rezonings that came about during that period.

Mr. Brown stated the review acknowledged the mixed character of the Staley area from Montgomery to Liberty Streets. The study attempted to lessen the industrial uses in the corridor and believes the recommendations were to minimize the industrial uses. He suggested revisiting the plan.

Mr. Lotson responded the mix was recognized. Staff recommended denial of the rezoning to industrial of Ms. Quick's property. The petitioned property is already zoned industrial and staff determined it appropriate to recommend approval for the use.

Mr. Brown stated the site plan should try to downgrade the problems incurred with tire shredding operations. Mr. Brown motioned that staff review the comprehensive plan in regard to petition. Ms. Milton seconded the motion.

Mr. Todd asked if the petitioner was by-right allowed to have a building that size, regardless of what may be inside, on the petitioned site. Mr. Lotson stated they are not allowed by-right to have an additional building, but they are allowed to seek approval of a group development since there is an existing warehouse on the property. The use is allowed in the zoning classification but they are not allowed by-right to add a building to the property.

Mr. Farmer asked if the petitioner was allowed to add on to the building. Mr. Lotson replied the petitioner could add on to the existing warehouse.

Mr. Brown restated his motion and requested to continue to the next meeting in order for staff to review petition with the Staley Avenue corridor report. The motion failed.

Mr. Ragsdale motioned to approve staff recommendation. Mr. Farmer seconded the motion. Mr. Thomson reminded that the petitioner promised to communicate with Ms. Quick to discuss the buffer concerns. Mr. Yellin concurred to strive to have a mutually beneficial buffer.

Mr. Pannell asked if the General Development Plan was approved, would the petitioner have to return to the MPC for the approval of the Specific

Development Plan. Mr. Lotson replied it would have to return to the MPC for staff approval.

Mr. Brown requested to amend the motion that if the General Development Plan is approved, that the Specific Development Plan comes before the Board for approval. Mr. Ragsdale seconded the motion.

Mr. Brown stated that to vote on the staff recommendation without revisiting the comprehensive plan for the Staley Avenue corridor, the Board is being derelict in its duties. Mr. Coleman stated for the record that discussion of the main motion is acceptable, but dereliction of duty is not. Mr. Brown stated for the record that additional information regarding the amount of trees on the property need to be considered. He stated areas on Wilmington Island regarding trees and doctor's offices were given additional time and a delay would be in order and to the benefit of the citizens of Staley Avenue and he disagrees that it is a use by right. He stated he does not rely on the Environmental Protection Department. He stated weeks have been devoted to other site plans and additional time should be given to this one as well.

**Board Action:**

Reconsider with previous Comprehensive Plan to promote residential use. - FAIL

**Vote Results**

Motion: Michael Brown

Second: Tanya Milton

Susan Myers	- Not Present
Adam Ragsdale	- Nay
Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Nay
Ellis Cook	- Not Present
Ben Farmer	- Nay
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Joseph Welch	- Nay
Jon Pannell	- Nay
Jon Todd	- Nay

**Board Action:**

If the staff recommendation (below) is approved

for the General Development Plan petition, the Specific Development Plan must come before the MPC Board for approval. - PASS

**Vote Results**

Motion: Michael Brown

Second: Adam Ragsdale

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**Board Action:**

Approve the General Development Plan /Group Development for Mighty Auto Parts with the following conditions:

The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include an approved buffering plan for the required type 'F' buffer along the adjacent R-6 zoned property (PIN #2-0702-01-006). *The Specific Development Plan must come before the MPC Board for approval in compliance with the previous motion.* - PASS

**Vote Results**

Motion: Adam Ragsdale

Second: Ben Farmer

Russ Abolt	- Not Present
Michael Brown	- Nay
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye

Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

### Zoning Petition - Map Amendment

#### 11. [9902 Ferguson Avenue \(Marsh Point Homes R-3-10/TC to R-A/TC\)](#)

Attachment: [Z-091201-00081-1\\_Maps\\_TAX 1.pdf](#)  
Attachment: [Z-091201-00081-1\\_Maps\\_VICINITY.pdf](#)  
Attachment: [Z-091201-00081-1\\_Maps\\_AERIAL 1.pdf](#)  
Attachment: [Z-091201-00081-1\\_Maps\\_ZONING.pdf](#)  
Attachment: [Staff report 2.pdf](#)

Marsh Point Homes, Petitioner  
Harold Yellin, Agent  
10 Acres  
PIN: 1-0470 -02-003 (portion of)  
Rezone R-3-10/TC to R-A/TC  
County Commission District: 1  
MPC File No. Z-091201-00081-1  
Jim Hansen, MPC Project Planner

Mr. Hansen presented the petition before the Board and the staff recommendation to continue the petition. Proof of a neighborhood meeting is requested because of the interest shown by the residents in regard to the Southeast Chatham Plan.

Mr. Ragsdale asked if anyone from the public was in attendance regarding this petition. Mr. Hansen stated he was not aware of public attendance regarding the petition. He stated there was some public inquiry regarding the petition, indicating neither support nor opposition.

Harold Yellin, representative of the petitioners, introduced Ed and Howard Spiva as the property owners and managers. He stated 29 notices were sent to adjacent owner residents in the area regarding this petition and to his knowledge, there was no one present in opposition. Their request is to allow RV's to be parked in a designated area. The Chatham County ordinance states only trailers or mobile homes can be parked in a mobile home park. Mr. Yellin then presented pictures indicating possible non-compliance of the ordinance in other mobile home parks. He stated his client would like to be conforming. Allowance of RV's will provide a need for travelers and residents alike.

Mr. Farmer stated 29 notices is not a lot of notices; it may comply with the letter of the law but not with the true representation of the residents in the area. He asked if a three week delay would truly impose a hardship. Mr. Hansen stated he has a listing of persons recently active in the activities in the area.

Howard Spiva, owner of petitioned site, stated that Bethesda and the previous owner planned to develop the property and started removing mobile homes from the area. He highlighted the improvements he and his brother made in the area. He would like to establish a recreational vehicle park on a portion of the site to serve a public need. He stated it would cost them revenue to wait for three weeks and it still has to go to the County Commissioner. RV's don't affect or bother anything.

Mr. Farmer stated there may be some that are interested in this petition that may not be notified. He stated Mr. Spiva made valid points that may need to be heard by others. He also stated it is rare for staff to recommend a continuance.

Mr. Todd stated it would realistically be about six weeks due to the process and the holidays. He asked if it could be approved with the condition that the petitioner provided evidence that a legitimate attempt to meet with the neighborhood before going on the County Commission agenda. Mr. Hansen stated that is possible and it will take about three to four weeks to get on the County's agenda. Mr. Hansen stated the possible result of the County Commission should be considered.

**Board Action:**

Staff recommends Continuance. - FAIL

**Vote Results**

Motion: Michael Brown

Second: Shedrick Coleman

Russ Abolt - Not Present

Michael Brown - Aye

Shedrick Coleman - Aye

Ellis Cook - Not Present

Ben Farmer - Aye

Stephen Lufburrow - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Not Present

Tanya Milton - Aye

Susan Myers - Not Present

Jon Pannell - Nay

Adam Ragsdale - Nay

Jon Todd - Nay

Joseph Welch - Nay

**Board Action:**

It is recommended that the request by Marsh Point Homes to rezone a portion of the property at 9902 Ferguson from an R-3-10/TC classification to an R-A/TC classification be approved, but that the County Commissioner public hearing not be held until such time that the petitioner presents evidence of having conducted a neighborhood meeting for area residents. - PASS

**Vote Results**

Motion: Jon Pannell

Second: Adam Ragsdale

Russ Abolt	- Not Present
Michael Brown	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Not Present
Ben Farmer	- Aye
Stephen Lufburrow	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Tanya Milton	- Aye
Susan Myers	- Not Present
Jon Pannell	- Aye
Adam Ragsdale	- Aye
Jon Todd	- Aye
Joseph Welch	- Aye

**XI. OTHER BUSINESS**

**XII. ADJOURNMENT**

12. [Submittal](#)

There being no further business to come before the Commission, the December 22, 2009 Regular MPC Meeting adjourned at 4:12 PM.

Respectfully Submitted,

Thomas L. Thomson  
Executive Director

/bf

**Note: Minutes not official until signed.**

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respected Board. Verbatim transcripts of minutes are the responsibility of the interested party.*