



Arthur A. Mendonsa Hearing Room
June 28, 2011 2:00 p.m.
MINUTES

June 28, 2011 Regular MPC Board Meeting

Members Present: Shedrick Coleman, Chairman
J. Adam Ragsdale, Vice-Chairman
Jon Pannell, Secretary
Lacy Manigault, Treasurer
Russ Abolt
Ellis Cook
Ben Farmer
Stephen Lufburrow
Timothy Mackey
Tanya Milton
Susan Myers
Rochelle Small-Toney
Joseph Welch

Members Not Present: NONE

Staff Present: Thomas Thomson, P.E. AICP, Executive Director
Melony West, CPA, Director, Finance & Systems
James Hansen, AICP, Director, Development Services
Marcus Lotson, Development Services Planner
Christy Adams, Director, Administration
Bri Finau, Administrative Assistant

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

I. CALL TO ORDER AND WELCOME

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS

Notice(s)

1. [June 28, 2011 MPC Personnel Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)
2. [June 28, 2011 Chatham County - Savannah Unified Zoning Ordinance \(UZO\) Launch at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
3. [June 28, 2011 Regular MPC Meeting at 2:00 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)
4. [July 19, 2011 Invitation to tour SCAD Museum | 11:00 AM to 12:00 PM](#)

Attachment: [Planning Commission Thomson SCAD Museum Tour 051011.pdf](#)

5. [July 19, 2011 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

V. PRESENTATIONS

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

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 June 7, 2011 MPC Meeting Minutes and Briefing Minutes](#)

Attachment: [06.07.11 MPC BRIEFING MINUTES.pdf](#)

Attachment: [06.07.11 Meeting Minutes.pdf](#)

Board Action:

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

Vote Results

Motion: Adam Ragsdale

Second: Lacy Manigault

Russ Abolt - Aye

Shedrick Coleman - Aye

Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye
Susan Myers	- Aye
Jon Pannell	- Aye

VIII. ITEMS MOVED FROM CONSENT AGENDA

IX. OLD BUSINESS

X. REGULAR BUSINESS

Zoning Petition - Map Amendment

7. [Lathrop Avenue Rezoning Request - Rezoning from R4 to RB-1](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [site photos.pdf](#)

Attachment: [06.08.10 MINUTES.pdf](#)

199, 201, 201A, 203 & 205 Lathrop Avenue
Rezoning Request

PIN(s) 2-0019-09-015, 017, 018, 019 & 020
A Fox Construction Inc., Owner
Pamela Oglesby, Agent
Aldermanic District: 1
County Commission District: 8
Zoning District: R4
Acres: .33
MPC File No. Z-110323-96859-2

Mr. Marcus Lotson, MPC Project Planner, presented the petitioner's rezoning request from R-4 to R-B-1 to the Board. Mr. Lotson stated that this item was heard previously on June 8, 2010 and was unanimously denied. Studies have indicated that the parcels should remain as currently zoned. The item has returned so that the petitioner may present the request before City Council. He stated that staff recommends denial of the request.

Ms. Pamela Howard-Oglesby, agent for petitioner, stated the petition was withdrawn last year and a year's time is required to have it heard before City

Council. She stated she is aware it was denied previously, but is requesting the Board to review it in a different light. Ms. Howard-Oglesby stated she believes if this development had been in place and functioning, Officer Broom might not have suffered the fatalities that he did. Her reasoning is that people would have been about the area which would have served as a protection; removing the isolated environment. Ms. Oglesby also stated that SEDA has launched an initiative to start looking at community-based economic development; that businesses locate in depressed and depraved neighborhoods so residents may work close to home.

Ms. Howard-Oglesby stated Step Up Savannah Poverty Reduction Initiative supports this this type of project. She stated she's spoken with the director, whom she states agrees with the idea even though it is a small lot. It would be a help for the elderly and car-less residents in the community. After surveying the area residents, Ms. Howard-Oglesby stated there was much support for the project. Regarding the issue of limited parking, Ms. Howard-Oglesby stated there are developments throughout Savannah that have less parking availability that have been approved by this body.

Ms. Howard-Oglesby stated she, the petitioner, and their architect were not allowed to work with staff to indicate how they could perform on this property. She stated it was the responsibility of her and the petitioner to show how they could perform on the property. She stated all information is readily available. Parking should not be an issue being that they are not trying to service all of Savannah, just the area residents; some of which would be walking. Ms. Howard-Oglesby stated the opportunity was not provided to her and the petitioner to substantiate their projected performance. She stated she believes the property was initially rezoned incorrectly. She stated she requested the rezoning of West Savannah through the MPC years ago and believes the requested rezoning is in the best interest of the community.

Mr. Ragsdale asked if a site plan was created.

Ms. Howard-Oglesby stated yes, there is an existing site plan, though she did not bring it with her.

Ms. Small-Toney asked if staff is working with the applicant on a site plan as a part of the rezoning process.

Mr. Thomson stated that typically zoning is about uses and impacts; not the particulars of a site plan. The Board is to evaluate the proposal based on the uses and impacts of the surrounding area; the site plan is included later. The site plan was not ignored; it simply is not part of the zoning decision.

Ms. Small-Toney stated she just wanted that to be made clear. She stated that she remains opposed to the request as she was one year ago. The previous issue was that there was not enough room for buffering and parking; she does see where any of that has changed.

Mr. Mackey stated he wanted to clarify that the Board did not approve the use.

He stated, for the record, when the Board deliberated this request one year ago, Mr. Fox made the presentation and Ms. Howard-Oglesby held the capacity of representing West Savannah. This Board was not apprised of the fact that Ms. Howard-Oglesby had any interest in the property. Mr. Mackey stated the Board is now being informed that Ms. Howard-Oglesby is currently acting as agent, as opposed to Mr. Fox previously.

Ms. Howard-Oglesby stated she was in the capacity of president of the West Savannah Neighborhood Association. She stated she resigned because she believed in the project and wanted to be able to represent A. Fox Development. She did not want a conflict of interest.

Mr. Ronald Williams, area resident, stated the majority of the residents opposed the project; contrary to Ms. Howard-Oglesby's statement. He stated he was appalled of her connecting the officer's shooting to proposed development. The community still stands fast; they do not want the area rezoned.

Ms. Howard-Oglesby stated she said there was a possibility that the shooting may not have happened because people would have been in the area and looking out for their interests in the area. She said more than likely, the young man would not have come to that spot to do what he did because it would not have been isolated.

Ms. Howard-Oglesby stated her concern is that it seems everyone is given the go-ahead to come into their neighborhood to make a living off of the residents except those living in it. There is adequate space around the proposed development to park.

Board Action:

MPC staff recommends DENIAL of rezoning request from R4 to RB-1 for 109, 201, 201A, 203, - PASS and 205 Lathrop Avenue.

Vote Results

Motion: Ben Farmer

Second: Adam Ragsdale

Russ Abolt	- Aye
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Ben Farmer	- Aye
Stephen Lufburrow	- Aye
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye

Jon Pannell	- Aye
Adam Ragsdale	- Aye
Rochelle Small-Toney	- Aye
Joseph Welch	- Aye

XI. OTHER BUSINESS

XII. ADJOURNMENT

8. [Submittal](#)

There being no further business to come before the Board, Chairman Coleman entertained a motion to adjourn the June 28, 2011 MPC Meeting at 2:45 p.m.

Respectfully submitted,

Thomas L. Thomson
Executive Director

/bf

Note: Minutes not official until signed.

XIII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW

9. [Development Plans](#)

Attachment: [DEVELOPMENT REVIEW CASE LOG 062811.pdf](#)

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