



Arthur A. Mendonsa Hearing Room  
November 19, 2013 1:30 P.M.  
MINUTES

**November 19, 2013 Regular MPC Meeting**

**Members Present:** Murray Marshall, Vice-Chairman  
James B. Blackburn, Jr., Secretary  
Lacy Manigault, Treasurer  
Ellis Cook  
Timothy Mackey  
Tanya Milton  
Susan Myers  
W. James Overton  
J. Adam Ragsdale  
Joseph Welch

**Members Not Present:** W. Shedrick Coleman  
Russ Abolt  
Stephanie Cutter  
Ben Farmer

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbley, Director, Development Services  
Charlotte Moore, Director of Special Projects  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant

**Advisory Staff Present:** Geoff Goins, City Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

1. [December 5, 2013 MPC Finance Committee Meeting at 10:00 AM in the West Conference Room, 110 East State Street.](#)
2. [December 10, 2013 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Proclamation(s)**

3. [Resolution of Appreciation for J. Adam Ragsdale](#)

Attachment: [Resolution J. Adam Ragsdale 102213.pdf](#)

A Resolution of Appreciation was read and presented to Mr. Ragsdale for his service as MPC Board Chairman by Mr. Marshall.

**Acknowledgement(s)**

4. [Resolution of Appreciation for Amanda Bunce](#)

A Resolution of Appreciation was read in acknowledgement of Ms. Bunce for her service as a planner at the MPC by Mr. Marshall.

Mr. Thomson also expressed his appreciation for Ms. Bunce's contributions to the MPC.

**Information Item(s) for Board Members**

5. [Reading of Development Plans Submitted for Review](#)

Attachment: [Development Review Log Nov 19 \(2\).pdf](#)

**V. PRESENTATIONS**

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

**Zoning Petition - Map Amendment**

6. [Rezoning Map Amendment - 607 Abercorn Street - RIP-D to RIP-B](#)

**Board Action:**

Remove from 11.19.13 agenda. - PASS

**Vote Results**

Motion: Adam Ragsdale	
Second: Lacy Manigault	
Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- 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

#### 7. [October 29, 2013 MPC Meeting and Briefing Minutes](#)

Attachment: [10.29.13 MPC BRIEFING MINUTES.pdf](#)

Attachment: [10.29.13 MEETING MINUTES.pdf](#)

#### **Board Action:**

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

#### **Vote Results**

Motion: Ellis Cook	
Second: James Blackburn Jr.	
Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Aye

Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

**Authorization(s)**

8. [Authorize Executive Director to execute the GA DNR Coastal Incentive Grant Award Agreement Cycle 16](#)

Attachment: [MPC Thomson memo CIG Contract Authorization 111913.pdf](#)

**Board Action:**

Approval. - PASS

**Vote Results**

Motion: Ellis Cook

Second: James Blackburn Jr.

Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

**Committee Report(s)**

9. [Finance Committee - Audit Report](#)

**Mr. Manigault** presented the Finance Committee Report: the audit was deemed clean and in order.

**Board Action:**

Approve	- PASS
<b>Vote Results</b>	
Motion: Susan Myers	
Second: Joseph Welch	
Russ Abolt	- Not Present
James Blackburn Jr.	- Aye
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

## VIII. ITEMS MOVED FROM CONSENT AGENDA

### 10. [Adoption of the 2014 MPC Calendar of Meetings](#)

Attachment: [2014 CALENDAR OF MEETINGS - DRAFT 111313.pdf](#)

**Mr. Mackey** asked if continued NewZo discussion is included in the calendar.

**Mr. Thomson** stated they would be included in the planning meetings; yes.

**Mr. Mackey** stated they are before the city and county attorneys after 300+ meetings. He asked why are there more meetings when they are being reviewed. Adding to the calendar makes it official.

**Mr. Thomson** stated it is part of the process to get to the end.

**Mr. Mackey** stated he believes it to be double work and additional meetings after the legal team reviews and provide their recommendation.

**Mr. Thomson** stated other topics are discussed during the Planning Meetings other than NewZo.

**Mr. Blackburn, Jr.** stated he would like to hear about transportation issues and general land use policy during the Planning Meetings.

**Mr. Thomson** stated the adoption of City Council's additional notice requirement for certain site plans mandated an adjustment to cut-off dates to add one more, seven-day period earlier. The 2014 calendar reflects that change.

**Mr. Blackburn, Jr.** stated MPC meetings used to be on the first and third Tuesdays. He asked if the amount of petitions currently received justify returning to that schedule.

**Mr. Thomson** stated the three-week cycle was petitioned by staff to give adequate time for petition preparation.

**Mr. Mackey** asked for future discussion to return to two meetings per month.

**Board Action:**

Approve - PASS

**Vote Results**

Motion: Susan Myers

Second: Ellis Cook

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Not Present

Timothy Mackey - Nay

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

11. [Text Amendment - Sav. Zoning Ord. Section 8-3028 \(c\) \(4\), \(5\), and \(6\)](#)

Attachment: [Staff Report.pdf](#)

**Mr. Blackburn, Jr.** asked what was the basis of this petition.

**Mr. Plumbley** stated it was initiated by Christian Sottile in concert with the anticipated general development plan that may be before the Board in December 2013. This has been discussed for other districts as well; it is in place in some districts already. Because of the current design and its requirements, it is requested that the density be calculated on gross area only.

**Mr. Blackburn, Jr.** asked why was this not presented as a petition from Mr. Sottile.

**Mr. Plumbley** stated it was his error.

**Board Action:**

Staff recommends **approval** of an alternate zoning text amendment to the Savannah Zoning Ordinance - Victorian District - Section 8-3028 (c) (1), (2), (3), (4), (5), and (6) for the purpose of calculating the maximum permitted density based on gross acreage instead of net acreage. The purpose of the alternate text amendment is to include the gross density calculation in the remaining three zoning districts located within the Victorian District. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Susan Myers  
Russ Abolt - Not Present  
James Blackburn Jr. - Nay  
Shedrick Coleman - Not Present  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Ben Farmer - Not Present  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
James Overton - Aye  
Adam Ragsdale - Aye  
Joseph Welch - Aye

**IX. OLD BUSINESS**

**Zoning Petition - Map Amendment**

12. [3314 Ogeechee Road Rezoning Request I-L \(Light - Industrial\) to B-C \(Community Business\)](#)

Attachment: [Maps.pdf](#)  
Attachment: [Staff Report 1119.pdf](#)

3314 Ogeechee Road  
Arbor Cottages  
Aldermanic District: 1  
County Commission District: 5  
PIN: 2-0638-05-007  
Russell Steven Varnadoe, Owner

Zoning District: I-L (Light - Industrial) to B-C (Community - Business)  
1.4 Acres

MPC File No. 13-000929-ZA

**Ms. Charlotte Moore**, MPC Project Planner, presented the petitioner's request for the rezoning of the property at 3314 Ogeechee Road, a 1.4 acre site, from the existing I-L(Light-Industrial) zoning classification to a B-C (Community - Business) zoning classification. The petitioner is a non-conforming apartment/hotel owner. Ms. Moore explained the City wanted to expand the district in this area.

**Ms. Myers** motioned to continue to December 10, 2013 to hear all three petitions regarding this area together.

**Board Action:**

Postpone to December 10, 2013 MPC meeting. - PASS

**Vote Results**

Motion: Susan Myers

Second: Ellis Cook

Russ Abolt - Not Present

James Blackburn Jr. - Aye

Shedrick Coleman - Not Present

Ellis Cook - Aye

Stephanie Cutter - Not Present

Ben Farmer - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Murray Marshall - Aye

Tanya Milton - Aye

Susan Myers - Aye

James Overton - Aye

Adam Ragsdale - Aye

Joseph Welch - Aye

13. [6413 Waters Avenue | R-6 \(Single-family Residential\) to PUD-IS-B \(Planned Unit Development-Institutional\) | File No. 13-004852-ZA](#)

Attachment: [Staff Report - Nov 19.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

File 13-004852-ZA



6413 Waters Avenue  
Property Identification Number: 2-0146-03-002  
Acreage: 0.85  
Aldermanic District: 4 (Sprague)  
County Commission District: 1 (Stone)  
Existing Zoning District: R-6 (Single-family Residential)  
Proposed Zoning District: PUD-IS-B (Planned Unit Development-  
Institutional)  
Petitioner: Chatham Nurseries, Inc.  
Property Owner: Christopher J. Masters  
Agent: Holly Young

**Ms. Charlotte Moore**, MPC Project Planner, presented the petitioner's request (for all three items pertaining to this property) to rezone the property at 6413 Waters Avenue. The special use and site plan requests were presented concurrently. The PUD-IS-B district was deemed more appropriate than the originally requested BN-1 district. There would be no public safety or welfare concerns or nuisances for surrounding property owners. Ms. Moore highlighted the requirements and conditions to approve the variances.

**Ms. Young**, representative for the petitioner, stated outdoor storage would be necessary; therefore a variance would be needed. There was discussion regarding the visual aspects of the fencing. The petitioner stated the fencing would not have covering so as to not prohibit visual access of their product.

**Board Action:**

Approval of the request to rezone the subject property from an R-6 (Single Family Residential - 6 units per net acre) zoning classification to a PUD-IS-B (Planned Unit Development Institutional) zoning classification. Mr. Cook added with conditions. - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Lacy Manigault  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Ben Farmer - Not Present  
Timothy Mackey - Not Present  
Lacy Manigault - Aye  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye

James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

**Zoning Petition - Special Use**

14. 6413 Waters Avenue | Plant Sales Establishment with Outdoor Sales as a Special Use |  
File No. 13-005573-ZA

Attachment: [Staff Report.pdf](#)

File 13-005573-ZA

6413 Waters Avenue  
Property Identification Number: 2-0146-03-002  
Acreage: 0.85  
Aldermanic District: 4 (Sprague)  
County Commission District: 1 (Stone)  
Proposed Zoning District: PUD-IS-B (Planned Unit Development-  
Institutional)  
Petitioner: Chatham Nurseries, Inc.  
Property Owner: Christopher J. Masters  
Agent: Holly Young

Charlotte Moore, MPC Project Planner

**Board Action:**

Approval of the special use request to establish a plant sales establishment at 6413 Waters Avenue provided that the property is rezoned to a PUD-IS-B (Planned Unit Development-Institutional) zoning district and a general development plan is approved in accordance with the "unusual or extraordinary " provision in Sec. 8-3031 (D) (1)(a). - PASS

**Vote Results**

Motion: Ellis Cook  
Second: Tanya Milton  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Ben Farmer - Not Present  
Timothy Mackey - Not Present  
Lacy Manigault - Aye  
Murray Marshall - Aye

Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

### General Development Plan

15. [6413 Waters Avenue | General Plan Associated with a Rezoning Petition \(See 13-004852-ZA\) | 13-005743-PLAN](#)

Attachment: [General Plan.pdf](#)  
Attachment: [Items Proposed for Sale.pdf](#)  
Attachment: [Photos Provided by Applicant.pdf](#)  
Attachment: [Staff Report.pdf](#)

File 13-005743-PLAN

6413 Waters Avenue  
Property Identification Number: 2-014603-002  
Acreage: 0.85  
Aldermanic District: 4 (Sprague)  
County Commission District: 1 (Stone)  
Proposed Zoning District: PUD-IS-B (Planned Unit Development-Institutional)  
Petitioner: Chatham Nurseries, Inc.  
Property Owner: Christopher J. Masters  
Agent: Holly Young

Charlotte Moore, MPC Project Planner

#### Board Action:

Approval subject to conditions. See staff report.  
Per Mr. Blackburn: Add vegetative buffer three to four feet back; 12 to 18 inches high) on the Hampton Street side and the north side against residential, and Waters Avenue. Cut down width of buffer that is normally required. This also includes the variance for the display. - PASS

#### Vote Results

Motion: James Blackburn Jr.  
Second: Susan Myers  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Aye

Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
Joseph Welch	- Aye

## X. REGULAR BUSINESS

### Tri-Centennial Comprehensive Plan Amendment - Map Amendment

#### 16. Future Land Use Map Amendment from Single-Family Residential to Suburban-Commercial for properties located at 2, 4, 6, 8, 10, 12, 14, and 16 Victory Manor Place

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Tricentennial Comprehensive Plan Future Land Use Map Amendment  
Single-Family Residential to Suburban-Commercial  
2, 4, 6, 8, 10, 12, 14, and 16 Victory Manor Place  
PIN: 2-0078-10-013, 014, 015, 016, 017, 018, 019, and 020  
Acreage: 1.24 Acres  
Aldermanic District: 2  
County Commission District: 2  
MPC File Number: 13-005244-FLUM

*Mr. Ragsdale recused himself from the remaining petitions.*

**Mr. Gary Plumbley**, MPC Project Planner, presented the request for an amendment to the Tricentennial Comprehensive Plan Future Land Use Map in conjunction with a request for a zoning map amendment. The requested amendment is to change the land use for the subject properties from Single-Family to Suburban-Commercial. The request of a map amendment and general development plan for the same property is being heard and discussed concurrently. The purpose is to allow a shopping center in the area. Mr. Plumbley highlighted the petitioner's plan for the area.

**Mr. Plumbley** stated there are required conditions for approval: an approved traffic analysis report for any necessary improvements; approval of the city review departments, including the encroachment for the right-of-way for the required buffer element; approval of the Mayor and Aldermen for the eight properties to be rezoned as B-H. Mr. Plumbley and the Board discussed the building materials, regarding what the neighbors will be viewing.

**Mr. Blackburn, Jr.** asked how would having a shopping center exit into a neighborhood be good for the neighborhood.

**Mr. Plumbley** stated the traffic movements would be better and the improved roadway with buffering would help to mitigate the traffic on Victory manor Place.

**Mr. Blackburn, Jr.** asked why could the buffers not be done with all of the redevelopment being done.

**Ms. Milton** stated a sidewalk should be on both sides of the street, not just one.

**Mr. Mike Wiener**, City Traffic Engineer Director, highlighted traffic statistics for the area. He stated there will probably be problems during peak hours. Access only on Victory Drive will compound the problem, including truck traffic.

The Board asked questions of Mr. Weiner, including about traffic signals and speed bumps.

**Mr. Harold Yellin**, representative of the petitioner, highlighted the property that is requested to be rezoned is already a shopping center. The majority of the property is already B-H. The development standards have been met in the general development plan. We are adding acreage and reducing square footage. Traffic will increase, but it is believed the traffic will to the light on Dixie, not into the neighborhood. Truck traffic is not intended to go through the neighborhood. Mr. Yellin explained some of the specific details regarding, variances, buffering and landscape. Mr. Yellin stated they are willing to extend the sidewalk to the end of the property; beyond the opening of the eight lots.

**Mr. Manigault** asked what has been done to satisfy the needs of the neighborhood.

**Mr. Yellin** stated he himself did not speak with the area residents, but several accommodations were agreed upon.

**Mr. Blackburn, Jr.** stated there are stark differences between this development and the Whole Foods site. The commercial area is encroaching on the neighborhood; working against the advocacy of protecting the neighborhood by putting a commercial development at the entrance. All of the buffering is on the city right-of-way.

**Mr. Welch** stated he echoes Mr. Blackburn, Jr.'s sentiment: his concern is for the people of the neighborhood. He wants another way to enter other than through the neighborhood. People will cut through the neighborhood to avoid traffic.

**Mr. Kenneth Klinkert**, area resident, stated the building process is

documented as affecting his health. He stated he also believes the businesses will reduce safety and increase crime.

**Ms. Patricia Dillon**, area resident, expressed her concerns for the safety of the area residents and the ability to get in and out of the neighborhood.

**Mr. John Miller**, area resident, highlighted the traffic congestion this project will produce and the devastation of the neighborhood. He has concerns about the downing of the oak trees to make the entrance.

**Ms. Jacqueline Smith**, area resident, stated the entrance to the project is at her front door. It will affect her employment because she works from home. There are already problems with the 24-hour businesses.

**Mr. Frank Cowart**, area property owner, stated he is losing rental business. Vandalism is increasing. He stated the petitioner reached out the one side of the street, but not the other. He suggests the petitioner to buy out the houses on both sides of the street.

**Mr. Michael Wright**, area resident, stated the building process is affecting the foundation of his home. He stated he had it repaired; since his house is the first house, will they repair the damages.

**Mr. Marshall** stated he should speak with the petitioner.

**Mr. Yellin** stated no one can stop crime and they have no intentions of buying additional property.

**Ms. Myers** stated this will not stop; the area is now all commercial. The entrance should be at the light so as to not further impact the residents, but the project will be an asset to the community.

**Mr. Thomson** stated traffic signals have to be deemed warranted by the DOT, not just by choice or design.

**Mr. Marshall** suggested doing something to visually improve the entrance to the subdivision on both sides, not just the area specific to their project.

**Mr. Blackburn, Jr.** stated he is against staff recommendation because it encroaches upon the neighborhood.

**Board Action:**

Staff is recommending **approval** of an amendment to the Tricentennial Comprehensive Plan Future Land Use Map to change the future land use designation of the properties identified as 2, 4, 6, 8, 10, 12, 14, and 16 Victory Manor Place from - PASS

Single-Family to Suburban- Commercial.

**Vote Results**

Motion: Susan Myers

Second: Ellis Cook

Russ Abolt	- Not Present
James Blackburn Jr.	- Nay
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Abstain
Joseph Welch	- Nay

**Zoning Petition - Map Amendment**

17. [Zoning Map Amendment - 2, 4, 6, 8, 10, 12, 14, & 16 Victory Manor Place - R-6 to B-H](#)

Attachment: [Maps.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Zoning Map Amendment

2, 4, 6, 8, 10, 12, 14, and 16 Victory Manor Place

Aldermanic District: 2

County Commission District: 2

PIN: 2-0078-10-013, 014, 015, 016, 017, 018, 019, and 020

Acreage: 1.24 Acres

MPC File Number 13-005244-ZA

Owner/Applicant: Morley Investment Group

Agent: Harold Yellin, Attorney

MPC Project Planner: Gary Plumbley

The petitioner is requesting consideration of a zoning map amendment for eight properties located on the east side of Victory Manor Place beginning at East Victory Drive and extending in a northerly direction approximately 515 feet. The properties are presently zoned R-6 (Single Family Residential) and the petitioner is requesting that the properties be rezoned to B-H (Highway Business) for the purpose of expanding the easternmost adjacent commercial shopping center.

*Discussion for this petition was heard with item 16.*

**Board Action:**

Staff recommends **approval** of the petitioner's request to rezone the subject properties from an R-6 (Single Family Residential) classification to a B-H (Highway Business) classification. - PASS

**Vote Results**

Motion: Susan Myers

Second: Ellis Cook

Russ Abolt	- Not Present
James Blackburn Jr.	- Nay
Shedrick Coleman	- Not Present
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Ben Farmer	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Not Present
Murray Marshall	- Aye
Tanya Milton	- Aye
Susan Myers	- Aye
James Overton	- Aye
Adam Ragsdale	- Abstain
Joseph Welch	- Aye

**Amended General Development Plan / Group Development Plan**

18. [Victory Crossing Shopping Center - 1800 E. Victory Drive - Amended General Development Plan/Group Development](#)

Attachment: [Maps.pdf](#)

Attachment: [Fence and Vegetation along Victory Manor Place.pdf](#)

Attachment: [General Development Plan.pdf](#)

Attachment: [Contact Information.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Victory Crossing Shopping Center

1800 East Victory Drive

Amended General Development Plan/Group Development

Zoning: B-H

PIN 2: 0078-10-013, 014, 015, 016, 017, 018, 019, and 020

Aldermanic District: 2



County Commission District: 2  
Acreage: 6.76 Acres  
Engineer: Wolverton and Associates  
Owner: Morley Investment Group, LLC  
Agent: Tom Cetti

MPC Project Planner: Gary Plumbley

The petitioner is requesting consideration of an Amended General Development Plan/Group Development for a site located at 1800 East Victory Drive. The petitioner is desirous of expanding the existing commercial shopping center by incorporating the westernmost 1.24 site (presently 8 individual parcels).

*Discussion for this petition was heard with item 16.*

**Board Action:**

Postpone petition to January 7, 2014 MPC meeting. - PASS

**Vote Results**

Motion: Tanya Milton  
Second: Joseph Welch  
Russ Abolt - Not Present  
James Blackburn Jr. - Aye  
Shedrick Coleman - Not Present  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Ben Farmer - Not Present  
Timothy Mackey - Not Present  
Lacy Manigault - Not Present  
Murray Marshall - Aye  
Tanya Milton - Aye  
Susan Myers - Aye  
James Overton - Aye  
Adam Ragsdale - Abstain  
Joseph Welch - Aye

**XI. NEW ZONING ORDINANCES (NewZO)**

**XII. OTHER BUSINESS**

**XIII. ADJOURNMENT**

19. [Adjournment of November 19, 2013 Regular MPC Meeting](#)

The meeting was adjourned at 4:37 p.m.

**XIV. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

20. [Development Plans Submitted for Review](#)

Attachment: [Development Review Log Nov 19 \(2\).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.*