

From: [Tom Thomson](#)
To: [Gary Plumbley](#)
Subject: FW: Zoning at 5414 Skidaway Road
Date: Tuesday, September 24, 2013 3:21:24 PM

Thanks. John Hall's response (positive) is below.

Tom

Thomas L. Thomson
Executive Director
Chatham County - Savannah
Metropolitan Planning Commission
912.651.1446
thomsont@thempc.org

From: John Hall [mailto:JHall@SavannahGa.Gov]
Sent: Tuesday, September 24, 2013 1:33 PM
To: Tom Thomson
Subject: Re: Zoning at 5414 Skidaway Road

Thanks Tom , I think it would be a Great Fit
Alderman Hall

Sent from my iPad

On Sep 24, 2013, at 12:44 PM, "Tom Thomson" <thomsont@thempc.org> wrote:

Ald. Hall:

You contacted us via our web email. I encourage you to contact me directly in the future at thomsont@thempc.org since your inquiries may lose a day due to how that other contact email works. Moving to your inquiry, Gary Plumbley on my staff has been reviewing this petition which will be on the October 8 Planning Commission Meeting agenda. You receive the link to the agenda and individual case item staff reports prior to our meetings. The next distribution will be on October 4. Gary's summary is below:

The petitioner is requesting a zoning map amendment for property located at 5414 Skidaway Road. The subject site is 1.972 acres in size and the petitioner is requesting that the site be rezoned from an R-6 (One-Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

The subject site is located on the east side of Skidaway Road approximately 225 feet south of East DeRenne Avenue. The site is presently occupied by a single family residential structure and a non-residential structure with an attached garage that was constructed and used as a tile sales and installation facility. The existing non-residential use and accessory structure predates

zoning which was established in 1962 and thus is classified as a non-conforming use.

The Tri-Centennial Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The Plan defines Traditional Commercial as being “business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar and Early Automobile era. This category includes residential uses that are compatible with the residential character of adjacent neighborhoods.” The proposed zoning is consistent with the Future Land Use Map and the Comprehensive Plan.

The subject site abuts a book store and upholstery shop on the north; Skidaway Road and a church on the west; vacant land and an illegal storage yard on the east; and, a church on the south.

Rezoning the site to a classification that would allow neighborhood commercial development would help to stabilize the commercial activity in the general area without intruding into or adversely impacting the existing residential properties in close proximity to the subject site.

We would be available at your convenience to brief you in person.

Tom

Thomas L. Thomson
Executive Director
Chatham County - Savannah
Metropolitan Planning Commission
912.651.1446
thomsont@thempc.org

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From: ajohnstoncpa@comcast.net
To: [Gary Plumbley](#)
Subject: Dollar General on Skidaway
Date: Wednesday, September 25, 2013 11:06:14 AM

Mr. Plumbley,

I am voicing my concern about rezoning for a Dollar General adjacent to Southside Baptist Church and the Magnolia Park neighborhood. The Dollar General located on Skidaway in the Sandfly area has been robbed at least 2 times that I know of. I do not believe that our area requires another one of these stores as there is one at corner of Skidaway and LaRoche and one at Sandfly, that is only about a 3 mile stretch. I know others have voiced their concerns about the type of customers these stores attract and I believe they are not conducive to the type of atmosphere our neighborhood or our church would like to attract. I have been a member of SSBC all of my life and I believe that I speak for the majority of members there that we would like to see something a little more upscale go into that area or allow it to remain a family dwelling place.

Thank you for taking time to hear my objection to this proposed rezoning.

Allison P. Johnston, CPA

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From: [Cornelia Stumpf](#)
To: [Gary Plumbley](#)
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.
Date: Tuesday, September 24, 2013 6:04:34 PM

Gary,
Beth Kinstler(she owns a home on Colonial Drive) asked me to send you her comment of opposition . She as well posted this on our I neighbor network.
Here it is:
Please put this on file.
for Beth Kinstler
<http://avalonappraisalssavannah.com/beth-kinstler/>

I just took a look at the SAGIS map delineating the footprint of Dollar General. First, let me say that I was part of the Citizens Academy sponsored by the MPC several years ago. One of the things I learned, not only from them, but from outside reading, is that any time you have a "superblock" situation, you force traffic into clearly defined traffic patterns, which adds to congestion. The other thing that happens is that often inappropriate business and uses spring up. A Dollar General store caters to a certain segment of the population, a portion of which sometimes doesn't even realize that the "stuff" they are buying at a major discount is stuff that is cheap for several reasons, to wit: inferior product (watered down detergent and cleansers; badly made clothing and decorative objects; foodstuffs that are heavy on non-nutritive carbs and low on nutrients. And, yes, the parking lots and location of these places seem to be a magnet for crime and trash. This is NOT a best use of the location. Far better would be something along the order of what is happening with Cohen's Retreat. I am thinking boutique storefronts that would drive a better clientele to the location. Really, we have enough "crapstores" in this town. I am totally opposed to this use. Cornelia, please use the above to send to Gary Plumbley and the rest of the MPC.

Beth Kinstler

Sincerely
Cornelia Stumpf
CSCP Consult LLC.
Public Relations, Marketing & Creative Services
Offices in Phoenix, AZ and Savannah, GA
www.cscpcconsult.com
cornelia@cscpcconsult.com
P:912- 692-8992
C:602- 628-4934

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From: Gary Plumbley [<mailto:plumbleyg@thempc.org>]
Sent: Tuesday, September 24, 2013 3:51 PM
To: Cornelia Stumpf
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

I can make your sentiments known to the Planning Commission; you can write a letter to the Planning Commission and send it to me either by email or regular mail (MPC – Gary Plumbley – 110 East State Street – Savannah, Ga. 31401); or, you can attend the meeting on October 8th at 1:30 PM in the MPC hearing room located at 112 East State Street.

From: Cornelia Stumpf [<mailto:cornelia@cscpcconsult.com>]
Sent: Tuesday, September 24, 2013 3:47 PM
To: Gary Plumbley
Cc: legalize@aol.com; donald@consosgroup.com; 'Ron Webber'; 'William Mataxas'
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

Hi Gary,
in a follow up for the rezoning petition, I like to send my opposition to the rezoning.
If I have to do this in a different format, or appear to a meeting please advise.
My address is : 5507 Woodland Drive/ 31406

My husband owns the property on 9 Broadmoor, 31406 as well Magnolia Park (Celestino Piralla) he opposes the rezoning as well, as it will bring the problems related to these businesses to our neighborhood.
A church is one thing, a Dollar Store or any business as related in the (X) list another. Pls advise.

Sincerely

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From: Gary Plumbley [<mailto:plumbleyg@thempc.org>]
Sent: Tuesday, September 24, 2013 1:26 PM
To: Cornelia Stumpf
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

Please see the attached use table for the B-N zoning district. An X means the use is allowed; a B means it is allowed subject to approval by the Savannah Zoning Board of Appeals; and, a – means the use is not allowed.

From: Cornelia Stumpf [<mailto:cornelia@cscpcconsult.com>]
Sent: Tuesday, September 24, 2013 1:23 PM
To: Gary Plumbley
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

Wow ,
You are fast- can you send me a description of the B-N commercial, I am sure there is a text....

Sincerely

Cornelia Stumpf
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From: Gary Plumbley [<mailto:plumbleyg@thempc.org>]
Sent: Tuesday, September 24, 2013 1:21 PM
To: Cornelia Stumpf
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

You are correct. However, not all commercial uses would be allowed, just those specified in the B-N district.

From: Cornelia Stumpf [<mailto:cornelia@cscpcconsult.com>]
Sent: Tuesday, September 24, 2013 1:20 PM
To: Gary Plumbley
Cc: donald@consosgroup.com; lepalzie@aol.com; 'Celestino'; Tom Thomson
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

Hi Gary, thank you for getting back so fast:
Do I understand the following correct:

1. R6 is residential, and B-N is commercial- so the area in questions is petitioned to become commercial, and all subsequent new buildings etc. would then be able to be commercial. This would apply to Dollar general and any other business that comes to that area.
2. Pls correct me if I am wrong.

Sincerely

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From: Gary Plumbley [<mailto:plumbleyg@thempc.org>]
Sent: Tuesday, September 24, 2013 1:13 PM
To: Cornelia Stumpf
Cc: donald@consosgroup.com; lepalzie@aol.com; 'Celestino'; Tom Thomson
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.

Cornelia

Please be advised that the pending petition on the subject site is for rezoning only. The petitioner is requesting that the site be rezoned from an R-6 classification to a B-N classification. The MPC staff has been advised that the petitioner would like to develop and small department store on the site. However, the zoning petition is not tied to a specific use but would allow all uses allowed in a B-N classification.

Gary

From: Cornelia Stumpf [<mailto:cornelia@cscpcconsult.com>]
Sent: Tuesday, September 24, 2013 1:00 PM
To: Gary Plumbley
Cc: donald@consosgroup.com; lepalzie@aol.com; 'Celestino'
Subject: REZONING: Dollar General proposal at Skidaway rd.

Good Morning:

I have heard that you are in charge for the rezoning proposal of Dollar General at Skidaway Rd. I live in the adjacent area and would like to have more input on the project scope, and what is available as information right now. Plans, space, parking, street access and other. Thank you for the info.

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From: [Cornelia Stumpf](mailto:Cornelia_Stumpf)
To: [Gary Plumbley](mailto:Gary_Plumbley)
Subject: RE: REZONING: Dollar General proposal at Skidaway rd.
Date: Tuesday, September 24, 2013 1:22:52 PM

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To: Cornelia Stumpf
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From: [Daniel Fass](#)
To: [Gary Plumbley](#)
Subject: rezoning
Date: Tuesday, September 24, 2013 1:20:54 PM

Dear Mr. Plumbley,

My name is Daniel Fass. My family (my wife and 2 children) live in Magnolia Park. Recently we heard about a rezoning effort by our neighborhood with the intent on building a dollar general. Unfortunately, we remain convincingly against this effort. Every since we moved in Magnolia Park 3 years ago, we have experienced frequent crime (burglaries), a 20% drop in property value, and consistent attempts by the city to destroy our quiet neighborhood (widening of skidaway, bike path with access to our neighborhood). I fear that having a business of any kind in our neighborhood will further destroy our neighborhoods charm, increase traffic (which is dangerous for our children), and bring more crime.

Please let Magnolia Park and the surrounding area continued to be zoned only for residential use.

Thank you,

Daniel Fass
Concerned Magnolia Park Resident

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From: [Joanne McLaurin](#)
To: [Gary Plumbley](#)
Subject: Rezoning request for Dollar General
Date: Friday, September 27, 2013 10:55:49 AM

I am a 16 year resident of Magnolia Park and I want this request denied for the safety of our neighborhood. We have been fighting crime and drugs for years and finally feel we have a handle in it. Now we are fighting the bike path wanting to put parking in our neighborhood for that. We will fight this to protect our neighborhood. It will raise the crime rate and bring down the property value of all of these fine homes. These are proven facts as people will use our neighborhood as a cut through. Save yourself the time and do not pursue this any further and move elsewhere with your store. You will be hitting a brick wall here.

Joanne McLaurin
5501 Woodland Drive
Savannah, GA
912-349-4600

Sent from my iPad

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