



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

Statesboro Planning Commission

January 2, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Motion to Approve Order of the Meeting Agenda

IV. Approval of Minutes

1.) December 5, 2017 Meeting Minutes

V. New Business

1. **APPLICATION # CUV 18-01-01**: Niki H. Grant requests a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children in the R15 (Single-Family Residential) zoning district (Tax Parcel S44 000008 000).
2. **APPLICATION # RZ 18-01-09**: L&S Acquisitions and CFN Partners, LLC request a zoning map amendment of a proposed subdivision of 6.8 acres of a 60.92 acre parcel located at Josh Hagin Road from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction (Tax Parcel 107 000009 000).
3. **APPLICATION # RZ 18-01-10**: Mary J. Smith requests a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office (Tax Parcel S30 000077 000).
4. **APPLICATION # V 18-01-02**: Pete Williams requests a variance from Article VII Section 703(B)(3) to reduce the required front yard setback to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).
5. **APPLICATION # V 18-01-03**: Pete Williams requests a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units allowed to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).

6. **APPLICATION # RZ 18-01-08:** Josh Whitfield requests a zoning map amendment for a proposed combination of parcels addressed 91 South College Street and South College Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to permit the construction of a mixed-use development (Tax Parcels S19 000002 000 and S19 000001 000).
7. **APPLICATION # V 18-01-06:** Josh Whitfield requests a variance from Article XII Section 1214 to reduce the minimum required building setback and parking lot setback when a LI (Light Industrial) parcel abuts a residential district (Tax Parcels S19 000002 000 and S19 000001 000).
8. **APPLICATION # V 18-01-07:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).
9. **APPLICATION # V 18-01-04:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).
10. **APPLICATION # V 18-01-13:** Alan Gross requests a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,130 square feet to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
11. **APPLICATION # V 18-01-11:** Alan Gross requests a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
12. **APPLICATION # V 18-01-15:** Alan Gross requests a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
13. **APPLICATION # V 18-01-12:** Alan Gross requests a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
14. **APPLICATION # V 18-01-14:** Alan Gross requests a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) two-family duplexes (Tax Parcel S19 000109 000).

VI. Announcements

VII. Adjourn