

STATESBORO PLANNING COMMISSION

October 8, 2013

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: Rick Barr, R. Jeremy Ragan, Holmes Ramsey, Jim Benton, April Stafford, Reverend Charles Lee, and Nick Propps. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Project Manager Cindy Steinmann, Development Clerk Cindy Clifton, Mayor Joe Brannen and City Manager Frank Perker.

1. Call to Order

Commissioner Propps called meeting to order.

2. Approval of Meeting Agenda

Motion made by Commissioner Stafford; second by Commissioner Ragan to approve order of meeting agenda. Motion carried 5 to 0.

3. Approval of Meeting Minutes

a. September 10, 2013 Meeting

Motion made by Commissioner Barr; second by Commissioner Ramsey to approve minutes for the September 10th meeting. Motion carried 5 to 0.

Note: Jim Benton arrived at 5:24 making 7 total Commissioners present.

4. Chairman Propps recused himself from both cases due to conflict of interest. Commissioner Barr acted as chairman.

5. New Business

a. Application # V 13-09-01: Hendley Properties requests a variance from Article VII of the Statesboro Zoning Ordinance to increase the height and density

regulations to develop an apartment house on the vacant lot located at the corner of East Grady Street and South Mulberry Street (Tax Parcel Number MS29000009000).

Mandi Cody presented the staff report and clarified that the request had been amended to propose a maximum building height of 40' rather than 45'. The staff recommended conditions were as follows:

1. Maximum height of 40' with a cap of 3 stories.
2. Reservation of 8' of property from the curb on all street frontages for future sidewalk construction.

Property Manager Bryan Davis spoke on behalf of the applicant and answered questions from the Commissioners. Commissioner Holmes expressed his concern for the need of elevators.

David Palsner, neighbor, spoke against the request.

Pete Williams, neighbor, spoke against the request.

Commissioner Stafford made a motion to approve the requested variance with staff recommended conditions; seconded by Commissioner Lee. Motion carried 5-0. Commissioner Benton did not vote.

- b. **Application # RZ 13-09-02: TLM & B ENTERPRISES, LLC requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from the currently zoned O (Office) District to the CR (Commercial Retail) District for the property located at 226 South Zetterower Avenue (Tax Parcel Number S30000074000).**

Mandi Cody presented the staff report and answered questions from commissioners. All commissioners expressed concerns about future large scale retail uses.

James Woods, resident on Donaldson Street, spoke against the request.

David Palsner spoke against request.

Mandi Cody recommended to table the request to allow the applicant the opportunity to consider all options that would address the commissioners' concerns.

Commissioner Ragan made a motion to table the requested zoning map amendment; seconded by Commissioner Stafford. Motion carried 6-0.

6. Chairman Propps resumed as chairman.

7. Announcements

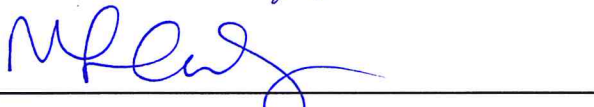
Ms. Cody introduced Development Clerk Cindy Clifton to the Planning Commission. She then reminded the Planning Commission that the December 3rd, 2013 City Council meeting will be held at Statesboro Highschool and that there will not be a 2nd City Council meeting in December.

8. Adjourn

Motion was made to adjourn the meeting by Commissioner Propps; second by Commissioner Barr. Motion carried 7-0. Meeting adjourned.



Chair – Nick Propps



Secretary – Mandi Cody
Director of Planning and Development