

STATESBORO PLANNING COMMISSION

April 9, 2013

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: Nick Propps, April R. Stafford, Rick Barr and Holmes Ramsey. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

Absent: Planning Commission Member: R. Jeremy Ragan, Jonathan McCollar, and Jim Benton.

Commissioner Propps called meeting to order at 5:05 P.M. He asked that people's comments be restricted to three (3) minutes.

1. Approval of Meeting Agenda

Motion made by Commissioner Stafford; second by Commissioner Ramsey to approve order of meeting agenda with a clarification made to table approval of the March 12, 2013 minutes until next meeting due to members present at last meeting not being here tonight. Motion carried 4 to 0.

2. Approval of Meeting Minutes

a. March 12, 2013 Meeting.

Approval of minutes will be made at next meeting as previously stated in motion above.

3. New Business

- I. **APPLICATION # SE 13-03-01:** Marcella Dickerson-Jones requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a group home in the R-15 (Single-Family Residential) District for property located at 104 South Zetterower Avenue. (Tax Parcel number S40000004 000).

Cindy Steinmann presented case recommending approval of request. She stated that the special exception request is personal to applicant and that if it changes ownership it would have to be presented again. No speakers spoke for or

against case. Motion made to approve based on staff recommendations by Commissioner Barr; second by Commissioner Stafford; second by Commissioner McCollar. Motion carried 4 to 0. Motion approved.

- II. **APPLICATION # V 13-03-02:** Maxwell-Reddick & Associates, Inc., requests a variance from Article VII Section 703 of the *Statesboro Zoning Ordinance* regarding density increase in the R-4 (High Density Residential) District for property located at 552 East Main Street (Tax Parcel number MS82000033 000).

Cindy Steinmann noted correction on staff report page 3 of 8 bottom of page under Staff Recommendation last sentence after the word "total" add "fix: 488 bedrooms."

She presented case with staff recommending approval of request. Representative John Dotson with Maxwell-Reddick & Associates, Inc. spoke in favor of request and asked for a favorable vote. No other speaker spoke for or against case. Motion made with condition to approve the requested variance with density cap of 19 units per acre and 488 bedrooms by Commissioner Ramsey; second made by Commissioner Barr. Motion carried 4 to 0. Motion approved.

- III. **APPLICATION # SE 13-03-03:** Venus Mack requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a hair salon in the R-20 (Single-Family Residential) District for property located at 316 Fletcher Drive (Tax Parcel Number S35000009 000).

Cindy Steinmann presented case recommending approval of request.

Representative Venus Mack, owner of proposed business, spoke in favor of request.

Leo Sable representing the Fletcher Community Neighborhood Association spoke against request.

Wanda Johnson residence at 316 Fletcher Drive spoke in favor of request.

Frank McGibony representing the Fletcher Community Neighborhood Association spoke against request.

Thomas W. Chance of Zetterower Road spoke in favor of request.

Mandi Cody, Director for Planning and Development, clarified that the special exception terms of application is awarded when the use being considered is

deemed compatible with area as mentioned in sections 2406 and 2207 which deems compatibility for special exception requests.

Gregory Johnson spoke in favor of request.

Cochetta Hicks spoke in favor of request.

Motion made by Commissioner Barr to approve request with staff recommendations and following conditions: 1) special limited to structure considered in request and NOT to be applied to entire parcel; 2) parking compliant, 3) limited signage to Home Occupation Regulations; 4) no off street parking; 5) one (1) stylist and one (1) customer. No second. Motion failed for lack of second.

Commissioner Stafford moved to approve the motion subject to conditions stated by Commission Barr and to include condition that a rendering is approved by Planning Commission. Applicant is to submit at next Planning Commission. A second motion made by Commissioner Ramsey. Motion carried 4 to 0. Motion approved.

4. Announcements

None.

5. Adjourn

Motion made to adjourn meeting by Commissioner Barr; second by Commissioner Stafford. Motion carried 4 to 0.



Chair – Nick Propps



Secretary – Mandi Cody
Director of Planning and Development