

STATESBORO PLANNING COMMISSION

June 12, 2012

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: Jonathan McCollar, Teresa Concannon, Nick Propps, Andrew Hanson, Rick Barr, and Ray Hendley. City of Statesboro staff: Director of Planning and Development Mandi Cody, City Manager Frank Parker, Development Clerk Cindy Steinmann, and Debra Wiese, Administrative Assistant.

Absent: Brian Hulsey, PC Member

1. Approval of Meeting Minutes

a. May 8, 2012 meeting.

Teresa Concannon commented that ad in paper for RZ 12-01-01 Akins zoning map amendment was not seen. She stated this was an open records issue and that she would like a copy of the local zoning procedures adopted locally by Statesboro and available/presented to the public. Mandi Cody stated that all ordinances are located at municode.com.

Jonathan McCollar asked that minutes be amended adding his name to members present.

Motion to approve minutes with stated correction given by Commissioner Barr; second by Commissioner McCollar. Motion carried 6 to 0. Minutes approved with correction.

2. New Business

- a. **APPLICATION # RZ 12-05-05:** Godbee Enterprises, Inc., requests a zoning map amendment from CR (Commercial Retail) to HOC (Highway Oriented Commercial) for property located at 612 South Zetterower Avenue (Tax parcel Number S31000021004).

Cindy Steinmann presented staff report to Planning Commission and took questions. Applicant, Mr. John Godbee, spoke in favor of the request, stating that he agreed with the staff's recommendation in the matter

Commissioner Concannon made motion; second by Commissioner Barr to deny requested proposed rezone to HOC but allow modification of CUV 02-04-05 to permit sale of used vehicles in front of business property line, as recommended by the staff. Motion carried 6-0.

### 3. Announcements

Mr. Frank Parker answered Commissioner McCollar's question regarding City of Statesboro website status stating that Bryant Tatum is working on security issues and fiber cable with website.

Commissioner McCollar inquired on the City Council's denial of RZ 12-01-01 Park Avenue for Akins zoning map amendment. Mr. Frank Parker stated that opposition was with the Howards and a lot of citizens. Chairman Propps stated that the Planning Commission approved initially, but that if further information from the neighborhood had been presented vote may have been turned out differently. Mr. Parker stated there were misconceptions in that light industrial (LI) zoning adds buffer to Mr. Howard's property. LI also qualifies as multi-family, which must deal with different setbacks. Also means the Akins family could build upward instead of one-story single family.

No further comments made.

### 4. Adjourn

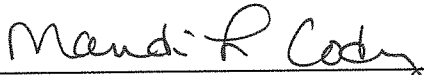
Chairman Nick Propps called the meeting adjourned.

These minutes were adopted by the City of Statesboro Planning Commission at its July 10, 2012 meeting.



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Co-Chair – Ray Hendley



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Secretary – Mandi Cody, Director of  
Planning and Development