

STATESBORO PLANNING COMMISSION

March 10, 2015

5:00 P.M.

City Hall Council Chambers

Revised Meeting Minutes

Present: Planning Commission Members: Rev. E. Charles Lee, Rick Barr, Nick Propps, Holmes Ramsey, and David McLendon. City of Statesboro Staff: Director of Planning and Development Mandi Cody and Development Project Manager Cindy Clifton.

Absent: Jeremy Ragan and April Stafford

I. Call to Order

Commissioner Propps called the meeting to order at 5:02 P.M.

II. Motion to Approve Order of the Meeting Agenda

Commissioner McLendon made a motion to approve the order of the meeting agenda; seconded by Commissioner Ramsey; the motion carried 5 to 0.

III. Approval of Meeting Minutes

Motion made by Commissioner Lee; second by Commissioner Barr to approve minutes for the February 10, 2015 meeting. The motion carried 5 to 0.

IV. New Business

1. **APPLICATION # RZ 15-02-01:** Shin Real Estate Holdings, LLC requests a zoning map amendment for 4.41 acres of property located at 9 Grady Johnson Road from R4 (High Density Residential) zoning district to CR (Commercial Retail) zoning district to permit a sale of the property for the construction and use of medical office(s). (Tax Parcel Number MS75000002A000).

Mandi Cody presented the rezone case. She pointed out that in 2010, the subject site was rezoned from the original CR (Commercial Retail) zoning district to the current R4 (High Density Residential) zoning district to make the site a candidate for the Low-Income Housing Tax Credit program. The site was not selected for the grant and has remained undeveloped and is now requesting a return to the original CR zoning. Ms. Cody then explained that all surrounding properties were zoned CR (Commercial Retail) and staff recommended approval of the requested rezone. She then answered questions from the Commissioners.

Steve Rushing, attorney for the applicant, spoke on behalf of the rezoning request and offered to answer any questions. There was no opposition.

Commissioner Ramsey made a motion to recommend approval of RZ 15-02-01 based on the staff's recommendation. Commissioner McLendon seconded the motion and it carried 5 to 0.

2. **APPLICATION # V 15-02-02:** Averitt Center for the Arts requests a sign variance from Article XV of the Statesboro Zoning Ordinance to permit the proposed animated wall signage and LED channel lighting within the CBD (Central Business District) for the newly renovated Art Center located at 41 West Main Street. (Tax Parcel Number S18000065000).

Mandi Cody presented the sign variance request and explained that the sign regulations for the CBD (Central Business District) did not contemplate cultural/community art centers in the regulations. Since, the art center has become an important part of downtown and is a great asset that draws business and culture to the downtown area. She then answered questions from the Commission regarding the sign ordinance and requested approval of the application.

There was no opposition present, nor did anyone speak in support of the request. After discussion, Commissioner McLendon made a motion to approve the requested sign variance, V 15-02-02, based on the facts that the Averitt Center for the Arts is an important community asset that is a quasi-governmental organization funded by hotel/motel taxes. Commissioner Barr seconded the motion and it carried 5 to 0.

V. Announcements

Mandi Cody announced the following:

1. There would be a change in the meeting date starting in May from the third Tuesday of each month to the second Tuesday of each month to accommodate processes and timelines needed to get items to Council timely. Commissioners then requested to move the regular meeting time from 5:00 to 5:30. All Commissioners and Staff agreed.
2. The Branson special exception and White annexation cases would be presented to City Council at its regular scheduled evening meeting along with the two current cases.
3. Planning and Development Clerk Cindy Clifton had been promoted to the Development Project Manager position and the clerk position would be filled in the near future.

VI. Adjourn

Motion was made to adjourn the meeting by Commissioner Barr. It was seconded by Commissioner Lee and it carried 5 to 0.



Chair – Nick Propps



Secretary – Mandi Cody

Director of Planning and Development