**STATESBORO PLANNING COMMISSION**

**March 11, 2014**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

**Present**: Planning Commission Members: Rick Barr, R. Jeremy Ragan, Nick Propps and Rev. E. Charles Lee. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Clifton and Development Project Manager Cindy Steinmann.

**Absent**: Planning Commission Member: April Stafford, Holmes Ramsey and Jim Benton.

1. **Call to Order**

Commissioner Propps called meeting to order.

1. **Approval of Meeting Agenda**

Motion made by Commissioner Ragan; second by Commissioner Barr to approve order of meeting agenda. Motion carried 4 to 0.

1. **Approval of Meeting Minutes**
2. November 12, 2013 Meeting
3. December 10, 2013 Meeting
4. January 14, 2014 Meeting
5. February 11, 2014 Meeting

Motion made by Commissioner Barr; second by Commissioner Lee to approve minutes for the November 12th, 2013th , December 10th, 2013th , January 14th, 2014th and February 11th, 2014th meetings . Motion carried 4 to 0.

1. **New Business**
2. **APPLICATION # RZ 14-02-01:** Dennis Rhodes dba Coley Homes requests a zoning map amendment from R20 (Single-Family Residential) District to R4 (High Density Residential) for property located at 444 South College Street. (Tax Parcel Number S21000011000)

Cindy Steinmann presented the rezone staff report and answered questions from the Commissioners. John Dotson of Maxwell Reddick & Associates spoke on behalf of the applicant and answered questions from the Commissioners.

Commissioner Ragan recused himself due to conflict of interest.

No one spoke in opposition of the request.

The staff recommended approval.

Commissioner Barr made a motion to approve the rezone; seconded by Commissioner Lee. Motion carried 3-0.

1. **APPLICATION # RZ 14-02-02:** TI-Gentilly Garden LLC requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R15 (Single-Family Residential) & R3 (Medium Density Residential) District to CR (Commercial Retail) District for the property located at 625 Gentilly Road (Tax Parcel Number MS73000002000).

Cindy Steinmann presented the rezone staff report and answered questions from the Commissioners. John Dotson of Maxwell Reddick & Associates spoke on behalf of the applicant and answered questions from the Commissioners.

Jack Orman, a neighboring property owner, spoke in favor of the request.

No one spoke in opposition of the request.

The staff recommended approval with the following conditions:

1. Submittal and approval of a combination plat.
2. The area where the detention pond is located must remain as such and not be permitted to develop in a commercial manner to ensure proper drainage for the Retreat at Gentilly.

Commissioner Barr made a motion to approve the requested rezone with staff recommended conditions; Commissioner Ragan seconded. Motion carried 4-0.

1. **Announcements**

Director of Planning and Development Mandi Codi reminded the Commissioners about the meeting time change of City Council Meetings from 6:00 p.m. to 5:15 p.m. She then announced that the upcoming City of Statesboro 2nd Annual Development Forum will be March 20th, 2014th and encouraged everyone to attend. Lastly, she commended the Commissioners for their service and invited them to attend Right Start meetings.

There were no other announcements.

1. **Adjourn**

Motion was made to adjourn the meeting by Commissioner Ragan; seconded by Commissioner Barr. Motion carried 4-0.