

# **STATESBORO PLANNING COMMISSION**

**October 6, 2015**

**5:00 P.M.**

**City Hall Council Chambers**

## **Meeting Minutes**

**Present:** Planning Commission Members: Benjamin McKay, Holmes Ramsey, David McLendon, Patrick Sullivan, April Stafford, Jamey Cartee and James W. Byrd, Sr. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Candra Teshome, Code Compliance Officer Eric Short and Code Compliance Officer Mike Chappel.

### **I. Call to Order**

Commissioner McLendon called the meeting to order at 5:01 P.M.

### **II. Motion to Appoint Temporary Chair to Preside**

### **III. Motion to Approve Order of the Meeting Agenda**

Commissioner Cartee made a motion to approve the order of the meeting agenda; seconded by Commissioner McKay and the motion carried 6-0.

### **IV. Motion to Nominate a Planning Commission Member to Serve as Chair of the Commission**

Commissioner McLendon announced the agenda item nomination of a Planning Commission member to serve as chair of the commission. Commissioner Sullivan made a motion to nominate Commissioner McLendon as chair, which he declined. Commissioner Sullivan then made a motion to nominate Commissioner Ramsey as chair, which he accepted, seconded by Commissioner Byrd and the motion carried 6-0.

### **V. Motion to Nominate Member to Serve as Vice Chair of the Planning Commission**

Commissioner McLendon made a motion to nominate Commissioner Byrd as Vice Chair of the Planning Commission, seconded by Commissioner Ramsey and the motion carried 6-0.

### **VI. Motion to Adopt the Rules of Order (Attachment A)**

Commissioner Cartee made a motion to adopt the rules of order, seconded by Commissioner McKay, and the motion carried 6-0.

### **VII. Approval of Minutes**

#### **1. September 1, 2015 Meeting Minutes**

Commissioner McLendon made a motion to approve the September 1, 2015 meeting minutes, as written, seconded by Commissioner Ramsey, and the motion carried 6-0.

### **VIII. New Business**

#### **1. A.) APPLICATION # RZ 15-09-03: Bill Simmons requests a zoning map amendment for**

3.34 acres of property located at 0 Hill Pond Lane from the R-4 (High Density Residential) and CR (Commercial Retail) zoning districts to PUD/CR (Planned Unit Development with Commercial Overlay) zoning district (Tax Parcel # MS74 000198A 030).

**B.) APPLICATION # RZ 15-09-08:** Bill Simmons requests a zoning map amendment for .74 acres of property located at 0 Brampton Avenue from R-4 (High Density Residential) to PUD/CR (Planned Unit Development with Commercial Overlay) zoning district (Tax Parcel # MS74 000198A 021).

**C.) APPLICATION # V 15-09-02:** Bill Simmons requests a variance from Article XIV of the Statesboro Zoning Ordinance to reduce the lot regulations from the required 10 acres to 4.08 acres for the requested PUD (Planned Unit Development) zoning district (Tax Parcel # MS74 000198A 030 and MS74 000198A 021).

**D.) APPLICATION # V 15-09-09:** Bill Simmons requests a variance from the buffering requirements when a nonresidential use abuts a residential zoning area as required by Article XXIII of the Statesboro Zoning Ordinance (Tax Parcel # MS74 000198A 030).

Mandi Cody presented the City's Development Services Report, explaining the requests for zoning map amendments to two parcels of land, a variance from the minimum requirement of 10 acres for a PUD and a variance from the landscape buffering requirements. John Dotson of Maxwell-Reddick and Associates, Inc. spoke on behalf of the developer and answered questions posed by the Commission. Commissioner McLendon made a motion to approve the application with the staff's recommended conditions as reflected in the staff report, seconded by Commissioner Cartee and the motion carried 6-0.

2. **A.) APPLICATION # V 15-09-01:** Pankaj Patel requests a variance from Article X of the Statesboro Zoning Ordinance to increase the maximum building height from 35' to 60' to construct a hotel (Tax Parcel # MS63 000026 022).

**B.) APPLICATION # V 15-09-07:** Pankaj Patel requests a variance from Article XVI to decrease the required parking spaces from 98 to 94 for the referenced hotel (Tax Parcel # MS63 000026 022).

Mandi Cody presented the City's Development Services Report, explaining the requests for variances from the maximum building height and a decrease in the required parking spaces. Jay Patel, of BPR Properties Savannah spoke on behalf of the applicant answering any questions posed by the Commission. Commissioner McKay made a motion to approve the requests, with staff recommended conditions as reflected in the staff report, seconded by Commissioner Stafford and the motion carried 6-0.



3. A.) **APPLICATION # SE 15-09-06:** Trenton Beard requests a special exception to allow for the utilization of the property located at 606 South Zetterower Avenue as an automotive enhancement services retail use. The subject site is zoned CR (Commercial Retail), which does not permit automotive enhancement services by right (Tax Parcel # S31 000021 003).

B.) **APPLICATION # V 15-09-05:** Trenton Beard requests a variance from Article X of the Statesboro Zoning Ordinance to reduce the required side yard setback from 15' to 5' to allow for the proposed addition to be aligned with the existing building (Tax Parcel # S31 000021 003).

Mandi Cody presented the City's Development Services Report, explaining the requests for a special exception and variance. Trenton Beard, the applicant, spoke on behalf of his request and answered questions regarding the services his business offers. Commissioner Cartee made a motion to approve the requests, seconded by Commissioner McKay and the motion carried 6-0.

4. **APPLICATION # V 15-09-04:** John Wayne Figg requests a variance from Article IV of the Statesboro Zoning Ordinance to reduce the required accessory structure setback from 10' to 2.5' for the rear and right side setback to allow for an 18' X 24' open front wood and metal shed to be constructed to store recreational vehicles (Tax Parcel # S26 000019 000).

Mandi Cody presented the City's Development Services Report, explaining the applicant's request for a setback variance. John Wayne Figg, the applicant, spoke on behalf of his request. Mandi Cody explained that staff was neither for nor against the request. Commissioner Stafford made a motion to approve the request, seconded by Commissioner McLendon, and the motion carried 6-0.

#### **IX. Announcements**

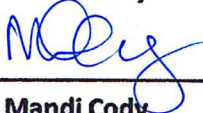
Mandi Cody introduced Code Compliance Officers Eric Short and Mike Chappel to the new members of the Planning Commission.

#### **X. Adjourn**

Commissioner McLendon made a motion to adjourn the meeting at 5:45 PM, seconded by Commissioner Stafford, and the motion carried 6-0.



Chair – Holmes Ramsey



Secretary – Mandi Cody

Director of Planning and Development