**STATESBORO PLANNING COMMISSION**

**October 14, 2014**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

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

**Absent**: Planning Commission Members: Holmes Ramsey and Jeremy Ragan

1. **Call to Order**

Commissioner Propps called the meeting to order.

1. **Motion to Approve Order of the Meeting Agenda**

Commissioner Lee made a motion to approve the order of the meeting agenda; seconded by Commissioner Barr. Motion carried 3 to 0.

1. **Approval of Meeting Minutes**

Motion made by Commissioner Barr; second by Commissioner Lee to approve minutes for the September 9th, 2014 meeting. Motion carried 3 to 0.

1. **New Business**
2. **APPLICATION # RZ 14-08-03** Hendley Properties requests a zoning map amendment to rezone .916 acre of property from O (Office) district to R4 (High Density Residential) district for Lots 4, 5, 6 & B located on Walnut Street to allow the development of the proposed duplex concept plan (Tax Parcel Number S19 000035 002).

Commissioner Propps disclosed that he was a commissioned real estate agent in regards to the sale of this property, but he was not involved in any way with the rezoning request. Mandi Cody recommended Commissioner Propps to vote and she would disclose his interest regarding the property to City Council.

Commissioner April Stafford arrived at 5:11 P.M. just as the presentation had begun.

Mandi Cody presented the rezone and answered questions from the Commissioners. Representative John Dotson of Maxwell Reddick and Associates spoke on behalf of the applicant and answered questions.

Applicant Bryan Davis of Hendley Properties addressed the commission in regards to the staff recommended condition that the developer construct sidewalk along South Walnut Street. Mr. Davis stated that during the Right Start meeting for this project the only required sidewalk discussed was for the development sidewalk to have interconnectivity with the existing sidewalk on Grady Street.

Ms. Cody stated that the applicant was correct; however, the Engineering department added the additional condition requiring sidewalk on South Walnut Street after reviewing the staff report.

There was no opposition.

After discussion, Commissioner Stafford made a motion to recommend approval with the staff recommended conditions with the exception of installing sidewalk along Walnut Street. Commissioner Barr seconded the motion and it carried 4 to 0.

1. **APPLICATION # AN 12-05-01:**
2. W & L Developers, LLC requests annexation by the 100% method; and rezoning of 13.05 acres of property located at 665 S&S Railroad Bed Road from R25 (Single Family Residential – Bulloch County) to R10 (Single Family Residential) (Tax Parcel Number 107 000007 000).

b. W & L Developers, LLC requests annexation by the 100% method; and rezoning of 1 acre of property located at 665 S&S Railroad Bed Road from R25 (Single Family Residential – Bulloch County) to R10 (Single Family Residential) (Tax Parcel Number 107 00006A 000).

Mandi Cody presented the annexation application and the proposed concept plan. She then answered questions from the Commissioners.

Commissioner Propps voiced his concern about buffers not being required as a condition. He explained the need to protect the property value and how buffers are a way to provide that protection. The other members agreed.

There was no opposition.

After discussion, Commissioner Stafford made a motion to recommend approval with the staff recommended conditions and amend to require the Developer to provide a buffer along the property boundary line with the exception of the frontage boundary line along the S&S Railroad Bed Road. Commissioner Barr seconded the motion and it carried 4 to 0.

1. **Announcements**

Mandi Cody announced that the vacant Planning Commission seat would be on the City Council agenda for October 21, 2014. She also stated a November case had been submitted by Dr. Benson requesting a zoning map amendment for property located on Fair Road.

1. **Adjourn**

Motion was made to adjourn the meeting by Commissioner Stafford. Commissioner Barr seconded the motion and it carried 4-0.

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**Chair – Nick Propps**

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**Secretary – Mandi Cody**

**Director of Planning and Development**