



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
April 4, 2017
5:00 P.M.
City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr.; Russell Rosengart; David McLendon; Carlos C. Brown, Jr., Jamey Cartee and Mary Foreman **Absent:** Benjamin McKay **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Development Project Manager Cindy Clifton, Planning & Development Specialist Candra E. Teshome, City Attorney I. Cain Smith, Director of Public Works and Engineering Jason Boyles, and Code Compliance Officer Mike Chappel.

I. Call to Order

Commissioner Byrd called the meeting to order at 5:00 PM.
(Commissioner Brown arrived at 5:06 PM)

II. Invocation & Pledge of Allegiance

The Invocation and Pledge of Allegiance were given by Commissioner Byrd.

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 McLendon, and the motion carried 6 to 0.

IV. Approval of Minutes

Commissioner McLendon made a motion to approve the minutes of the March 7, 2017 Planning Commission meeting, with one correction to the spelling of his name on page two (2), seconded by Commissioner Russell and the motion carried 6 to 0.

V. New Business

1. **APPLICATION # V 17-03-03:** Habitat for Humanity requests a variance from Article VII-B Section 703-B(B) of the Statesboro Zoning Ordinance regarding the minimum front yard setback requirement for .17 acres of property located at 305 Institute Street in the R8 (Single-Family Residential) zoning district (Tax Parcel S20 000002A 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced John Dotson, Maxwell-Reddick & Associates, Inc., who represented the applicant and spoke on behalf of the request. No one spoke against the request.

Commissioner McClendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 6 to 0.

2. **APPLICATION # V 17-03-04:** Habitat for Humanity requests a variance from Article VII-B Section 703-B(D) of the Statesboro Zoning Ordinance regarding the minimum rear yard setback requirement for .17 acres of property located at 305 Institute Street in the R8 (Single-Family Residential) zoning district (Tax Parcel S20 000002A 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Anthony Lynch of Integrity Engineering and Development Services, Inc., who represented the applicant and spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner McClendon made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 6 to 0. The motion to approve this application was made in conjunction with the approval of application V 17-03-03.

3. **APPLICATION # V 17-03-02:** The Downtown Statesboro Development Authority requests a variance from Article VI Section 603(A)(3)(b) of the Statesboro Zoning Ordinance regarding the minimum side yard setback requirement for roughly .10 acres of property located at 11 West Inman Street in the R4 (High Density Residential District) zoning district (Tax Parcel S19 000040 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Allen Muldrew, of the Downtown Statesboro Development Authority, who spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner Rosengart made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 4 to 0, with Commissioner McLendon abstaining (family member employed by DSDA) and Commissioner Foreman abstaining (DSDA Board Member) from the vote due to a possible conflict of interest.

6. **APPLICATION # CUV 17-03-01:** Justine Taylor requests a conditional use variance from Article IV of the Statesboro Zoning Ordinance for .4 acres of property located at 13 West Moore Street to utilize the property as a community living arrangement facility (Tax Parcel # S16 000060 000).

Frank Neal presented the case to the commissioners and invited Audrey Lewis, of Gerdie and Louise PCH, LLC, to speak on behalf of the request. Ms. Lewis took the commissioners questions. No one spoke against the request.

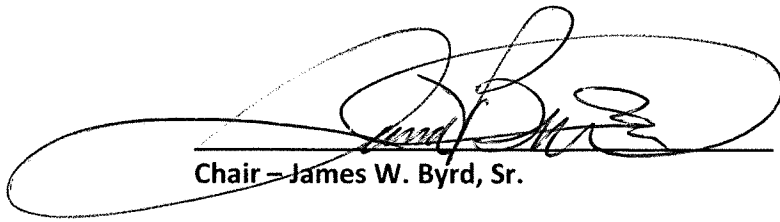
Commissioner McLendon made a motion to approve the request with staff's recommendations, seconded by Commissioner Brown and the motion carried 6 to 0.

VI. Announcements

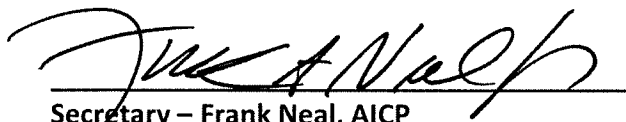
There were no announcements.

VII. Adjourn

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 6 to 0.



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP
Director of Planning and Development