



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
January 5, 2016
5:00 P.M.
City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Consideration of a Motion to Approve the 2016 Planning Commission Meeting Schedule

III. Approval of Minutes

1. September 1, 2015 Meeting Minutes
2. October 6, 2015 Meeting Minutes
3. November 3, 2015 Meeting Minutes
4. December 1, 2015 Meeting Minutes

IV. New Business

1. **APPLICATION # SE 15-10-05:** ARCH Recovery, LLC requests a Special Exception pursuant to the *Statesboro Zoning Ordinance* to allow for the accommodation of three or more unrelated adults to reside at 109 Broad Street, utilizing the property as a Group Home (Tax Parcel # S29 000073 000).

2. **APPLICATION # RZ 15-12-05:** Jarvis RW Barnes requests a zoning map amendment for .66 acres of property located at 0 Proctor Street from R15 (Single Family Residential) zoning districts to CR (Commercial Retail) zoning district to allow for the construction of a funeral home (Tax Parcel # S03 000019 000).

3. **A.) APPLICATION # SE 15-10-01:** Lawrence J. Zaslavsky requests a Special Exception pursuant to the *Statesboro Zoning Ordinance* to allow for the upper and lower floor structure located at 116 Savannah Avenue to be utilized for residential and commercial uses. The subject site is located within the CBD (Central Business) zoning district thus only allowing residential uses to be permitted on upper floors by right (Tax Parcel # S28 000079 000).

B.) APPLICATION # SE 15-12-01: Lawrence J. Zaslavsky requests a Special Exception pursuant to the *Statesboro Zoning Ordinance* as a companion case to case #SE 15-10-01 to allow for the upper and lower floors of the structure located directly behind the structure at 116 Savannah Avenue, currently identified as 0 Broad Street, to be utilized for residential and commercial uses. The subject site is located within the

CBD (Central Business) zoning district thus only allowing residential uses to be permitted on upper floors by right (Tax Parcel # S28 000073 000).

*It should be **NOTED**:* Having one property owner in the past, the former businesses located at the above subject sites shared an adjoining common paved parking area.

4. **A.) APPLICATION # DSDA-001:** John Ray Hendley requests the demolition of a structure located at 218 South College Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the *Statesboro Zoning Ordinance* (Tax Parcel # S19 000050 000).

B.) APPLICATION # DSDA-003: John Ray Hendley requests the demolition of a second structure located at 218 South College Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the *Statesboro Zoning Ordinance* (Tax Parcel # S19 000050 000).

C.) APPLICATION # RZ 15-10-02: John Ray Hendley requests a zoning map amendment for .2 acres of property located at 218 South College Street from the CR (Commercial Retail) zoning district to R4 (High Density Residential District) zoning district (Tax Parcel # S19 000050 000).

D.) APPLICATION # RZ 15-10-03: John Ray Hendley requests a zoning map amendment for .17 acres of property located at 16 West Inman Street from the R3 (Medium Density Multiple Family Residential) zoning district to R4 (High Density Residential) zoning district (Tax Parcel # S19 000042 000).

E.) APPLICATION # RZ 15-10-04: John Ray Hendley requests a zoning map amendment for .17 acres of property located at 0 West Inman Street from the CR (Commercial Retail) zoning district to R4 (High Density Residential) zoning district (Tax Parcel # S19 000051 000).

5. **APPLICATION # DSDA-002:** John Ray Hendley requests the demolition of two (2) structures located at 215 South Walnut Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the *Statesboro Zoning Ordinance* (Tax Parcel # S19 000039 000).

6. **A.) APPLICATION # RZ 15-12-02:** Hendley Properties requests a zoning map amendment for roughly .2 acres of property located at 12 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000032 000).

B.) APPLICATION # RZ 15-12-03: Hendley Properties requests a zoning map amendment for roughly .2 acres of property located at 14 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000031 000).

C.) APPLICATION # RZ 15-12-04: Hendley Properties requests a zoning map amendment for .2 acres of property located at 18 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000030 000).

V. Announcements

VI. Adjourn