

STATESBORO PLANNING COMMISSION

January 5, 2016

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: David McLendon, Patrick Sullivan, James Byrd, Sr., Benjamin McKay and Jamey Cartee. **City of Statesboro Staff:** Director of Planning and Development Mandi Cody and Development Project Manager Cindy Clifton.

Absent: Planning Commission Member April Stafford.

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Approval of Meeting Minutes

Motion made by Commissioner Cartee; seconded by Commissioner Sullivan to approve minutes for the November 3, 2015 and December 1, 2015 meetings. Motion carried 5 to 0.

Commission Member Holmes Ramsey arrived at 5:20 PM

III. 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).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the special exception and then answered questions from the Commissioners. The applicant's mother spoke and answered questions on behalf of the applicant, who was not in attendance. An adjacent property owner voiced concerns. After discussion, Commissioner Sullivan made a motion to table the request until the applicant could be contacted. Commissioner McLendon seconded the motion and it carried 5 to 0.

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).

Mandi Cody presented the rezone and then answered questions from the Commissioners. Jarvis Barnes, property owner and applicant, spoke in support of her request and answered questions. Commissioner Sullivan made a motion to recommend approval with the staff

recommended conditions as listed in the staff report. Commissioner McKay seconded the motion and it carried 6 to 0.

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).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the special exception requests and then answered questions from the Commissioners. Attorney Steve Rushing spoke on behalf of the applicant and answered questions. Adjacent business and property owner Susan Cox voiced concerns and gave support of the project. Commissioner McLendon made a motion to recommend approval with the staff recommended conditions as listed in the staff report. Commissioner Byrd seconded the motion and it carried 5 to 0.

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).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the companion demo and rezone requests, then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the requests and answered questions. Commissioner McLendon made a motion to recommend approval based on the presented concept plan of the companion demo and rezone requests with the staff recommended conditions as reflected in the staff report. Commissioner Sullivan seconded the motion and it carried 5 to 0.

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).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the demo request then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the request and answered questions. Commissioner McLendon made a motion to recommend approval of the demo request. Commissioner McKay seconded the motion and it carried 5 to 0.

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).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the companion rezone requests then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the requests and answered questions. Commissioner McLendon made a motion to recommend

approval based on the presented concept plan of the companion rezone requests with the staff recommended condition number one (1) as reflected in the staff report. Commissioner Sullivan seconded the motion and it carried 5 to 0.

IV. Announcements

There were no announcements.

V. Adjourn

A motion was made to adjourn the meeting by Commissioner McLendon. Commissioner Cartee seconded the motion and it carried 6-0.



Chair – Holmes Ramsey



Secretary – Mandi Cody
Director of Planning and Development
