

STATESBORO PLANNING COMMISSION

May 5, 2015

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: Rev. E. Charles Lee, Rick Barr, Nick Propps, April Stafford and David McLendon. City of Statesboro Staff: Director of Planning and Development Mandi Cody and Development Clerk Candra Teshome.

Absent: R. Jeremy Ragan and Holmes Ramsey

I. Call to Order

Commissioner Propps called the meeting to order at 5:05 P.M.

II. Motion to Accept the Modified Agenda

Commissioner Propps made a motion to approve the modified meeting agenda; seconded by Commissioner McLendon. Motion carried 5 to 0.

III. Approval of Meeting Minutes

Motion made by Commissioner Propps; seconded by Commissioner McLendon to approve revised minutes for the March 10, 2015 meeting. Motion carried 5 to 0.

IV. New Business

1. **APPLICATION # V 15-04-01:** The Jones Company requests a variance from Article X of the Statesboro Zoning Ordinance to reduce the rear setback from the required 25' to 10' in order to meet Georgia Department of Transportation (GDOT) front yard entrance requirements for the property located at 530 Fair Road.

Mandi Cody presented the City's staff report. Attorney Stephen T. Rushing spoke on behalf of the applicant. Mr. Rushing requested modification with conditions with conditions 2 (c), (b) and (d); 4 (a) and (b) and the second sentence of 9 (driveway access). Mr. Rushing requested that these items either be revised or removed from staff recommendations. After some discussion, the commission chose to delete 2 (a), (b) and (d), due to irrelevance to the project, strike item 4 with clarification added and delete the second sentence of item 9.

Commissioner Stafford made a motion to approve the request with the applicants modified conditions; Commissioner Barr seconded the motion. The motion carried 5 to 0.

2. **APPLICATION # RZ 15-03-04:** The applicant is requesting a zoning map amendment for a .81 acre lot located at 335 Proctor Street. The applicant requests a rezone to CR (Commercial Retail) zoning district. The subject site is currently split zoned; the south portion of the lot that fronts Proctor Street and Morris Street is zoned CR (Commercial Retail); the north portion of the lot that fronts Morris Street is zoned R-15 (Single-Family Residential). The applicant would like to utilize the subject site as a funeral home. As funeral homes are not permissible uses within residential zones, the applicant requests the entire lot to be zoned CR (Commercial Retail) (Tax Parcel Number S03 000018 000).

Mandi Cody presented the rezone request to the Planning Commission. She then answered questions from the Commissioners and explained that the Department of Planning and Development had received resident comments in opposition to the proposed concept plan of building a funeral home in this location.

Five residents of the neighborhood and a representative of Habitat for Humanity spoke in opposition of the request at the meeting. In addition, eighteen members of the community signed a petition, presented by Ms. Annie Bellinger, in opposition to the proposal. The applicant was not present. Members of the community expressed their concern about the likelihood that an increase in traffic, brought on by the proposed rezone, would cause a decline in quality of life and endanger the community's youth.

Commissioner Barr made a motion to recommend denial of the requested rezone application number RZ 15-03-04. Commissioner Stafford seconded the motion and it carried 5 to 0.

V. Announcements


Mandi Cody introduced the Department of Planning & Development's new Development Clerk, Candra Teshome.

VI. Adjourn

Motion was made to adjourn the meeting at 6:17 P.M. by Commissioner Propps. Commissioner Barr seconded the motion and it carried 5-0.



Chair – Nick Propps



Secretary – Mandi Cody
Director of Planning and Development