

STATESBORO PLANNING COMMISSION

August 14, 2012

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: Rick Barr, Andrew Hansen, Nick Propps, Teresa Concannon, and Ray Hendley. City of Statesboro staff: Director of Planning and Development Mandi Cody, City Manager Frank Parker, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

Absent: Planning Commission Members: Brian Hulseley and Jonathan McCollar

1. Approval of Meeting Agenda

Motion made to approve the order of the meeting agenda by Commissioner Concannon; second by Commissioner Barr. Motion carried 5 to 0. Order of meeting agenda approved.

2. Approval of Meeting Minutes

a. July 10, 2012 meeting.

Motion made to approve by Commissioner Concannon; second by Commissioner Hansen. Motion carried 5 to 0. Minutes approved.

3. New Business

- a. **APPLICATION # RZ 12-06-10**: James M. Hood requests a zoning map amendment from R-20 (Single-Family Residential) District to R-4 (High Density Residential) District for property located at 444 South College Street (Tax parcel # S21000011001).

Commissioner Hendley recused himself. Cindy Steinmann presented the staff report. Virginia Russell from 12 West Kennedy Street spoke of concerns with noise and traffic. Mr. Hood spoke in favor of the application. Mr. Hendley stated that students or families could rent and that he was going with a lower density than what was requested. There will be two exits one at Main and one at College. Planning Commission recommended approval. Motion

to approve made by Teresa Concannon; second by Rick Barr. Motion carried 4 to 0. Motion approved.

- b. **APPLICATION # RZ 12-07-01**: Josh Whitfield requests a zoning map amendment from O (Office) District to CR (Commercial Retail) District for property located at 56 Zetterower Avenue (Tax Parcel # S38000056000).

Commissioner Hendley rejoined the Commission. Cindy Steinmann presented staff report. Mr. Whitfield spoke in favor and answered questions. Ms. Cody stated that an Office zone is more restrictive than a Commercial Retail zone. A sign company would not be allowed in an Office zone but would be in a Commercial Retail zone. Approval is being recommended by City staff. Commissioner Barr made a motion to approve then amended his motion to include the following staff recommended condition: Applicant must reconstruct driveway to meet GDOT specifications. Motion made to approve by Rick Barr; second by Ray Hendley. Motion carried a 5 to 0. Motion approved.

- c. **APPLICATION # RZ 12-07-02**: Copper Beech Town Home Communities, LLP, requests a zoning map amendment from CR (Commercial Retail) District to R-4 (High Density Residential) District for property located on Statesboro Place Circle.

Cindy Steinmann presented staff report. John Dotson represented the application spoke in favor of rezone and answered questions. Commissioner Concannon questioned the need for sidewalks or bike lane. Mr. Dotson said he would request with his client. Approval recommended by City staff. Motion made by Teresa Concannon to approve; second by Rick Barr. Motion carried a 5 to 0. Motion approved.

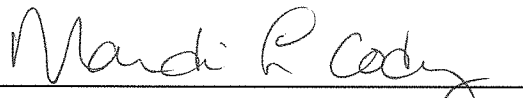
4. Adjourn

Motion made by Ray Hendley to adjourn meeting; second by Andrew Hansen. Motion carried 5 to 0. Meeting adjourned.

These minutes were adopted by the City of Statesboro Planning Commission at its October 9, 2012 meeting.



Chair – Nick Propps



Secretary – Mandi Cody, Director of
Planning and Development