

STATESBORO PLANNING COMMISSION

February 14, 2012

5:00 p.m.

City Hall Council Chambers

Minutes

Present: Planning Commission Members Ray Hendley, Rick Barr, Teresa Concannon and Nick Propps. City of Statesboro staff: Director of Community Development Mandi Cody, Development Clerk Cindy Steinmann, and City Planner Martin Laws.

Absent: Commissioners Andrew Hansen, Brian Hulseley, and Jonathan McCollar.

1. *Chairman Nick Propps called the meeting to order.*

2. Approval of Minutes

a. December 13, 2011 meeting.

*Motion to approve given by Commissioner Hendley; second by Commissioner Barr. Motion carried 4 to 0. Minutes approved.*

*Commissioner Propps confirmed that there were no issues with the agenda. Hearing none, agenda was set.*

3. New Business

a. **APPLICATION # RZ 12-01-01:** Akins Family Limited Liability Limited Partnership requests a zoning map amendment from LI (Light Industrial) to R4 (High Density Residential) for property located at 520 Park Avenue (Tax Parcel Numbers S42000030000 & S42000006000).

City Planner Martin Laws presented the staff report and answered questions from the Commissioners. Community Development Director Mandi Cody answered questions from the Commissioners as well. John Dotson of Maxwell-Reddick & Associates spoke and answered questions on behalf of the applicant. Arthur Howard of Howard Lumber Company spoke against the request stating that he felt the residential use is not compatible in the industrialized area. Mr. Howard suggested the use of a concrete buffer between the residence and the nearby industrial companies. He stated that he would like the request to be postponed until he had a chance to speak to the applicant.

*Commissioner Barr motioned to recommend tabling application RZ 12-01-01; seconded by Commissioner Concannon. Motion carried 4-0.*

- b. **APPLICATION # T 12-02-01:** An amendment to the text of Article VII (R-4 High Density Residential District) regarding maximum height.

City Planner Martin Laws presented the staff report and answered questions from the Commissioners. He also pointed out a mistake in the staff report, stating that the proposed maximum height is 60' instead of 50'. Community Development Director Mandi Cody answered questions from the Commissioners as well. Commissioner Propps expressed his concern for the height towering over other residences. Commissioner Concannon suggested further research of increased setback requirements as a result of increased height in other communities.

*Motion to recommend tabling Application T 12-02-01 given by Commissioner Concannon; seconded by Commissioner Barr. Motion carried 4-0.*

- c. **APPLICATION # T 12-02-02:** An amendment to Article XX (Amendments) regarding time frame required between Planning Commission and the public hearing.

City Planner Martin Laws presented the staff report and answered questions from the Commissioners. Commissioner Concannon suggested researching other communities. Community Development Director Mandi Cody stated that an eliminated time period between Planning Commission and the public hearing would increase customer service and allow for the posted signs that advertise for the public hearing required by law to inform the community of the Planning Commission date as well.

*Motion to recommend approval of Application T 12-02-02 was given by Commissioner Barr; Commissioner Hendley gave second. Motion carried 3 to 1 with Commissioner Concannon opposed due to her opinion that the Planning Commission meetings can be advertised on the required public hearing signs if placed earlier.*

- d. Adoption of Rules of Order.

Commissioner Concannon stated that she had been out of town and did not have time to review any changes made to the Rules of Order. Ms. Cody stated that they had not changed since being tabled at the December meeting.

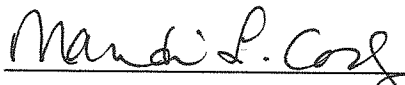
*Motion to approve Rules of Order given by Commissioner Hendley; seconded by Commissioner Barr. Motion carried 4-0.*

4. Adjourn

*Chairman Nick Propps called the meeting adjourned.*

These minutes were adopted by the City of Statesboro Planning Commission at its April 10, 2012 meeting.

  
Chair – Nick Propps

  
Secretary – Mandi Cody, Director of  
Community Development