

STATESBORO PLANNING COMMISSION

February 10, 2015

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: Rev. E. Charles Lee, Rick Barr, Nick Propps, Holmes Ramsey, April Stafford, David McLendon, Jeremy Ragan and April Stafford. City of Statesboro Staff: Director of Planning and Development Mandi Cody and Development Clerk Cindy Clifton.

I. Call to Order

Commissioner Propps called the meeting to order at 5:02 P.M.

II. Motion to Approve Order of the Meeting Agenda

Commissioner Barr made a motion to approve the order of the meeting agenda; seconded by Commissioner Ramsey. Motion carried 6 to 0.

III. Approval of Meeting Minutes

Motion made by Commissioner Ramsey; second by Commissioner McLendon to approve minutes for the January 13, 2015 meeting. Motion carried 6 to 0.

Commissioner April Stafford arrived at 5:06 P.M.

IV. New Business

1. **APPLICATION # RZ 14-11-03:** Brason Investments LLC requests a zoning map amendment for .38 acres of property located at 101 Hawthorne Road from R20 (Single Family Residential) zoning district to O (Office) zoning district to utilize the existing single family residence as an office (Tax Parcel Number MS74000085000).

Mandi Cody presented the rezone case and expressed the staff's concern about spot zoning. She also explained if City Council were to make a finding that the area around the subject site was going to change then the rezone would be in line with present conditions and the projected future needs of the City. She then answered questions from the Commissioners. Commissioner Propps requested Ms. Cody to explain the purpose of a Special Exception and if it were possible for such to be used instead of a rezone for this case.

John Dotson of Maxwell Reddick and Associates and the applicant, Brandon Parker, spoke in support of the request and answered questions from the commission. Mr. Parker agreed

that he would be willing to consider a Special Exception with conditions if it was the recommendation of commission.

Bryan Davis, Property Manager for Hendley Properties addressed the commission. Mr. Davis stated that Hendley Properties would like to know the applicant's plan of action and possibly see a design of the proposed plans. He explained that they did not oppose at this time, but also wanted to make sure that the design was nice in appearance and would not pose any conflict with the rental properties surrounding the subject site owned by Hendley properties. He also pointed out his concern if this request was approved, it would be the gateway for adjacent property owners to follow making the same request.

Commissioner Ramsey made a motion to recommend approval of a Special Exception for the subject property pursuant to the following conditions:

- a. To allow the use of the property as a professional office.
- b. To require a vegetative buffer along the shared lot lines with lots 109, 110, and 107, but not along Hawthorne Road and Fair Road. Buffer conditions to be clarified by staff and applicant at a site visit on February 13, 2015 for presentment to Council.
- c. To limit parking spaces to a maximum of 10 spaces plus the garage.
- d. Property is not subject to sign district 3 regulations. Rather, signage shall be limited to no more than one monument style sign, no greater than 5X6 in size, brick in material. Signage is limited to Fair Road frontage or may be at the corner at Fair Road and Hawthorne Road, if approved for line of sight by City staff. Wall signage is limited to a 2 X 2 placard at the entrance to the building.

Commissioner Ragan seconded the motion and it carried 7 to 0.

Commissioner Ragan dismissed himself from the meeting at 6:03 P.M.

2. **APPLICATION # RZ 15-01-01:** Alan Gross requests a zoning map amendment for .29 acres of property located at 10 East Grady Street from HOC (Highway Oriented Commercial) zoning district to R4 (High Density Residential) zoning district to allow for construction of two new duplexes (Tax Parcel Number S29000041000).

Mandi Cody presented the rezone and explained that the subject site's zoning was out of date for the current zoning district HOC (Highway Oriented Commercial) and recommended that the site be rezoned from HOC (Highway Oriented Commercial) zoning district to R4 (High Density Residential) zoning district. She then answered questions from the Commissioners.

John Dotson of Maxwell Reddick and Associates spoke on behalf of the applicant for the request.

There was no opposition.

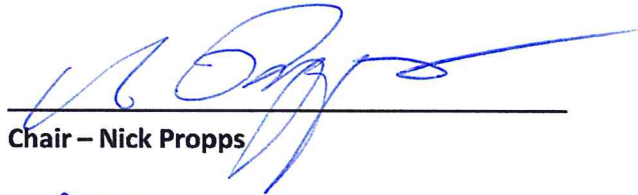
Commissioner Barr made a motion to recommend approval of requested zoning map amendment RZ 15-01-01 to rezone .29 acres of property located at 10 East Grady Street from HOC (Highway Oriented Commercial) zoning district to R4 (High Density Residential) zoning district to allow for the construction of two new duplexes. Commissioner McLendon seconded the motion and it carried 6 to 0.

V. Announcements

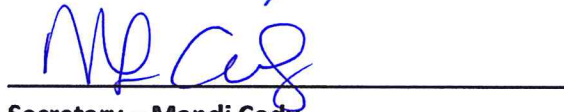
There were no announcements.

VI. Adjourn

Motion was made to adjourn the meeting at 6:27 P.M. by Commissioner Ramsey. Commissioner Stafford seconded the motion and it carried 6-0.



Chair – Nick Propps



Secretary – Mandi Cody

Director of Planning and Development