

STATESBORO PLANNING COMMISSION

July 8, 2014

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: Rev. E. Charles Lee, April Stafford, and Holmes Ramsey. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Project Manager Cindy Steinmann, and Development Clerk Cindy Clifton.

Absent: Planning Commission Members: Jim Benton, Rick Barr, and Nick Propps.

Motion made by Commissioner Ramsey; second by Commissioner Lee to appoint Commissioner Stafford as Interim Chairman due to the absence of Chairman Propps. Motion Carried 3 to 0.

I. Call to Order

Commissioner Stafford called the meeting to order.

II. Motion to Approve Order of the Meeting Agenda

Motion made by Commissioner Lee; second by Commissioner Ramsey to approve order of the meeting agenda. Motion carried 3 to 0.

III. Approval of Meeting Minutes

- a. March 11, 2014 Meeting
- b. April 8, 2014 Meeting
- c. May 13, 2014 Meeting
- d. June 10, 2014 Meeting

Motion made by Commissioner Ramsey; second by Commissioner Lee to approve minutes for the March 11th, 2014th, April 8th, 2014th, May 13th, 2014th and June 10th, 2014th meetings .

Motion carried 3 to 0.

Commissioner R. Jeremy Ragan arrived at 5:13 P.M.

IV. New Business

- a. **APPLICATION # V 14-06-01**: Polestar Development, LLC requests a variance from Article X, Section 1003 (D) Side Building Setback line and (E) the minimum required setback between buildings for the property located at 349 Brampton Avenue (Tax Parcel # MS74000198A007).

Mandi Cody presented the variance and answered questions from the Commissioners and adjacent property owner Ashley Ellis. Representative Ben Carroll spoke in favor and answered questions.

After all questions were clarified, there was no opposition.

Staff recommended approval with the following conditions:

1. This variance regarding side yard setbacks and building separation shall apply only as shown for internal lot lines as illustrated on the concept in Exhibit C to provide for a singular attached retail development. Variances shall not apply to adjacent properties not participating as an applicant in this case.
2. Public access to the proposed parcel shall be granted through Council's requirement of one of the following options:
 - i. Archway Drive must be improved to City standards and dedicated to the City of Statesboro as a public right of way; or
 - ii. A cross-access easement must be platted and filed for recording in the real estate records.

Commissioner Ramsey made a motion to recommend approval with the condition that Archway Drive must be improved to City standards and dedicated to the City of Statesboro as a public right of way; seconded by Commissioner Ragan. Motion carried 4 to 0.

V. Announcements

There were no announcements.

VI. Adjourn

Motion was made to adjourn the meeting by Commissioner Ragan; seconded by Commissioner Ramsey. Motion carried 4-0.


Chair – Nick Propps
Secretary – Mandi Cody
Director of Planning and Development