

**STATESBORO PLANNING COMMISSION**

**September 9, 2014**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

**Present:** Planning Commission Members: Rev. E. Charles Lee, Jeremy Ragan, Rick Barr, and Nick Propps.  
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: April Stafford, and Holmes Ramsey

**I. Call to Order**

Commissioner Propps called the meeting to order.

**II. Approval of Meeting Minutes**

- a. July 8, 2014 Meeting
- b. August 12, 2014 Meeting

Motion made by Commissioner Lee; second by Commissioner Ragan to approve minutes for the July 8<sup>th</sup>, 2014<sup>th</sup> and August 12<sup>th</sup>, 2014<sup>th</sup> meetings. Motion carried 4 to 0.

**III. Motion to Approve Order of the Meeting Agenda**

Commissioner Propps made a motion to approve the order of the meeting agenda; seconded by Commissioner Barr. Motion carried 4 to 0.

**IV. New Business**

- a. **APPLICATION # RZ 14-06-02:** L & S Acquisitions, LLC and CFN Partners, LLC requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R8 (Single-Family Residential) and R10 (Single-Family Residential) Districts to PUD(Planned Unit Development) District for 60 acres of property located on S & S Railroad Bed Road (Tax Parcel Number 107 000009 000).

Commissioner Jim Benton arrived at 5:16 P.M.

Mandi Cody presented the rezone and explained the applicant's need for PUD (Planned Unit Development) zoning. She then answered questions from the Commissioners. Representative John Dotson of Maxwell Reddick and Associates spoke on behalf of the applicant and answered questions. Mr. Dotson requested that special condition #6 be removed from the staff recommendations. He stated that #6 did not apply to the subject site. Ms. Cody agreed.

There was no opposition.

After discussion, Commissioner Ragan made a motion to recommend approval with the staff recommended conditions excluding #6 and to include a 10% increase in density; seconded by Commissioner Barr. Motion carried 4 to 0.

Commissioner Benton did not vote, he was not present for the presentation.

- b. **APPLICATION # RZ 14-08-02:** H. Jackson Wallace requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R3 (Medium Density Multiple-Family Residential), R10 (Single-Family Residential), and R4 (High Density Residential) Districts to PUD(Planned Unit Development) District for 38.79 acres of property located on S & S Railroad Bed Road (Tax Parcel Number 107 000005 000).

Mandi Cody presented the rezone and explained the applicant's need for PUD (Planning Unit Development) zoning. She then answered questions from the Commissioners. Representative John Dotson of Maxwell Reddick and Associates spoke on behalf of the applicant and answered questions. Applicant Jackson Wallace also spoke in favor of the request and answered questions. Mr. Wallace gave reassurance that the proposed plan is about reserving as much greenspace as possible and pointed out that the proposed plan provides for a 20' buffer line even though one is not required by ordinance.

Adjacent property owner, Julie Brannen stated that she was against CR (Commercial Retail) zoning coming into the area. She expressed her concern about the increase of traffic this project would create on Cawana Road and near the S&S Greenway Trail. Ms. Cody explained that the portion of the subject site that is labeled CR (Commercial Retail) zoning on the location map represents the existing zoning district which currently applies to that portion of the site. She then explained that the CR (Commercial Retail) portion of the subject site had been sold to another developer and is not included in this request. "The applicant's request for PUD (Planning Unit Development) only includes residential use and zoning" stated Ms. Cody.

Commissioner Propps agreed that increased traffic was a concern. Ms. Cody explained that the City and County were aware of the traffic concerns and all other concerns that accompany an increase in population growth. After discussion, Commissioner Barr made a motion to recommend approval with the staff recommended conditions and amend to include a 5% increase in density and a fence buffer; seconded by Commissioner Ragan. Motion carried 5 to 0.

- c. **APPLICATION # V 14-07-04:** The Hamptons-Statesboro/H. Jackson Wallace requests a variance from Section 701 of the Statesboro Zoning Ordinance regarding building height for a proposed development at 351 Rucker Lane (Tax Parcel #MS52000004000).

Cindy Steinmann presented the variance and answered questions from the Commissioners. The applicant Jackson Wallace and Architect David English spoke and answered questions. Mr. English stressed that the requested increase in height was solely for architectural esthetics required to achieve the steep roof line of the English style concept.

There was no opposition.

After discussion, Commissioner Ragan made a motion to recommend approval with the staff recommended conditions; seconded by Commissioner Benton. Motion carried 5 to 0.

- d. **APPLICATION # RZ 14-08-01:** The Islands Phase III, LLC requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R4 (High Density Residential) District to CR (Commercial Retail) District for a 4.89 acre portion of the property located adjacent to Lanier Drive immediately South of Nassau Drive. (Tax Parcel #MS63000002003).

Mandi Cody presented the rezone and answered questions from the Commissioners. Representative Joey Maxwell of Maxwell Reddick and Associates spoke on behalf of the applicant and answered questions. Mr. Maxwell stated that the applicant was in favor of the special conditions recommended by the staff with the exception of #2, #4, and #16. He expressed the importance of offering drive through window service capabilities for restaurant tenants and the fact that limiting individual unit square footage to 1500 square feet is too small to attract most commercial retail tenants. He also stated that it would be hard have 50% of the required parking to the rear/side of the proposed shopping center.

Ms. Cody advised the commission that the square footage of the units and percentage of rear/side parking were flexible issues, but the drive through window service was not. Ms. Cody was not in favor of changing the staff recommendation at the current time.

John Loenthall, President of the Parkway Place Home Owners Association, representative for the residents of Stadium Walk expressed concern about overflow parking and walk through traffic that would be created by the proposed development within Stadium Walk. Mr. Loenthall suggested that a fence be constructed as a buffer at the property boundary line that is adjacent to Stadium Walk to help resolve their concerns.

Mr. Maxwell pointed out that the proposed project would only consist of 4.89 acres of the site and would be located adjacent to The Islands and Nassau Drive. If additional parking is needed, overflow parking can use the remaining portion of the site.



After discussion, Commissioner Ragan made a motion to recommend approval with the staff recommended conditions; seconded by Commissioner Benton. Motion carried 5 to 0.

**V. Announcements**

There were no announcements.


**VI. Adjourn**

Motion was made to adjourn the meeting by Commissioner Propps; seconded by Commissioner Ragan. Motion carried 5-0.



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Chair – Nick Propps



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Secretary – Mandi Cody

Director of Planning and Development