

STATESBORO PLANNING COMMISSION

November 12, 2013

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: Rick Barr, R. Jeremy Ragan, Jim Benton, Reverend Charles Lee, and Nick Propps. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Clifton, City Engineer Robert Cheshire, and Assistant City Engineer David Hendrix.

Absent: Planning Commission members Holmes Ramsey and April Stafford.

1. Call to Order

Commissioner Propps called meeting to order.

2. Approval of Meeting Agenda

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

3. Approval of Meeting Minutes

a. October 8, 2013 Meeting

Motion made by Commissioner Barr; second by Commissioner Lee to approve minutes for the October 8th, 2013 meeting. Motion carried 3 to 0.

Note: Jim Benton arrived at 5:08 pm and R. Jeremy Ragan arrived at 5:13 making 5 total Commissioners present.

4. New Business

- a. 1. **APPLICATION # RZ 12-06-06:** Lisa P. Hodges requests a zoning map amendment from CR (Commercial Retail) District to PUD (Planned Unit

Development) District with mixed use for property located on Chandler Road. (Tax Parcel Number MS620000099A000)

2. **APPLICATION # V 12-06-07:** Lisa P. Hodges requests a variance from Section 1402 of the Statesboro Zoning Ordinance regarding lot size for PUD (Planned Unit Development) District for property located on Chandler Road. (Tax Parcel Number MS620000099A000)

Mandi Cody presented the rezone and variance staff reports combined and answered questions from the commissioners. John Dotson of Maxwell Reddick & Associates spoke on behalf of the applicant and requested an increase of the number of bedrooms from that which was agreed upon from 55 to 66.

No one spoke in opposition of the requests.

The staff recommended approval with the following conditions:

- A. **Administration:** In addition to the provisions of Article XVII (Administration) of the *Statesboro Zoning Ordinance*, the following shall be applicable to the subject property.
 1. The Director of Planning and Development shall have the duty and power to administer the provisions of RZ 12-06-06 unless otherwise provided. Where referenced herein, the term "Director of Planning and Development" may also include her/his designee.
 2. The City Engineer shall have those specific and necessary duties and powers referenced herein to administer the provisions of RZ 12-06-06. Where referenced herein, the term "City Engineer" may also include her/his designee.
 3. *Minor Amendments.* In addition to the provisions of Article XIV (Planned Unit Development District), the Director of Planning and Development shall have the authority to approve minor amendments to the PUD District created by action of the Statesboro City Council for RZ 12-06-06. Minor amendments shall not include changes that intensify the use of the property as otherwise permitted in the High Density Residential and Commercial Retail districts, or changes that conflict with the requirements listed herein as determined by the Director. Where the Director of Planning and Development determines that a proposed amendment to PUD cannot be classified as "minor" in nature, such amendments shall be deemed as major amendments and will require City Council approval.
 4. *Major Amendments.* Deemed a deviation of more than twenty percent (20%) from the standard, or any other deviation, that the Director of Planning and Development feels exceeds the scope of approval of City Council. The intent of this request, if approved, is to allow residential mixed with small-scale retail and office on the bottom floor of the

structure. Any future requests for a sole use of the property that would defeat the intent of mixed use would require approval from City Council.

5. *Permits/Subdivision*. Any future subdivision plats shall be approved by the City of Statesboro and shall be recorded by subdividing the parcels subject to RZ 12-06-06 prior to the approval of any building permits for this site.

B. Land Uses:

1. *Permitted Uses*.

- a. High density residential
- b. Neighborhood Small-Scale Retail including:
 - i. Retail Professional Services
 - ii. Personal Services Facilities
 - iii. Neighborhood Markets not to include Convenience Stores or Gas Stations
 - iv. Business or Professional Offices not to include Medical Service Facilities
 - v. Food Service Facilities with no Drive-Through Services
 - vi. Similar uses as approved by the Zoning Administrator.

Retail uses are restricted to no more than 50% of the first floor of any structure on the site.

2. *Condominiums*: This site is not required to operate as a single proprietary unit. Each unit may be subdivided and owned independently of others upon approval of a subdivision plat.
3. *Alcoholic Beverages*. This property does not meet the proximity restrictions set forth by the City of Statesboro or the state of Georgia and may not serve or sell alcohol on the premises.

C. Area, Width and Yard Regulations:

1. *Dwelling units per acre*. There shall be no more than 66 bedrooms on the site.
2. *Front Yard*. There shall be a front yard on each lot which shall not be less than twenty (20) feet in depth from the property line. The front yard setback shall be required for each street which the lot provides access.
3. *Side Yards*. There shall be two side yards, each having a width of not less than ten (10) feet.

4. *Rear Yard*. There shall be a rear yard on each lot which shall not be less than ten (10) feet.
5. *Accessory Buildings*. Accessory uses and buildings are prohibited from the site.
6. *Distance between Buildings*. There shall be a distance of at least ten (10') feet between any buildings.
7. *Building Coverage*. Not more than seventy percent (70%) of any lot shall be occupied by buildings.

D. Offstreet Parking and Loading:

1. In addition to the provisions of Article XVI (Parking), the minimum number of parking spaces shall not be less than as follows:
 - High Density Residential: 1 space per bedroom.
 - Office/Retail: 1 space per every 1,000 square feet of office or retail space.
2. The Zoning Administrator may authorize joint or shared parking with the adjacent northern parcel if requested by the owners. The Zoning Administrator may approve a reduction up to 20% in the number of parking spaces required for a specific use when inter-parcel access is provided and a shared parking arrangement demonstrates that adequate parking will be provided for the affected use as permitted by Article XVI.

The property owner must gain reciprocal access to the adjacent northern parcel for ingress/egress purposes.

Commissioner Benton made a motion to approve the requested rezone and variance with staff recommended conditions; seconded by Commissioner Lee. Motion carried 5-0.

- b. **APPLICATION # V 13-10-04:** Gregory M. Parker requests a variance from Section 4.3 of the *Statesboro Subdivision Regulations* regarding minimum right of way widths for property located at the intersection of Brampton Avenue and Veterans Memorial Parkway. (Tax Parcel Number MS63000026022)

Mandi Cody presented the staff report and answered questions from commissioners. Assistant City Engineer David Hendrix voiced concerns about the turnaround as it was currently shown on the plat. City Engineer Robert Cheshire also voiced his concerns.

Thomas & Hutton Representative Nathan Long for Parker's Convenience Store addressed the concerns. Mr. Long agreed that he was willing to make the accommodations to correct any concerns.

No one spoke in opposition of the request.

The staff recommended approval with the following conditions:

1. Applicant must install curb and gutter.
2. Applicant must construct a 150' maximum turnaround from the end. The applicant must add notes to standard on the plat inset showing dimensions to be recorded as buyer's obligations as purchased.
3. The proposed right of way must be approved prior to subdividing.
4. The proposed right of way must be dedicated to the City of Statesboro as public right of way.
5. Applicant must install a sidewalk on the southern side of the proposed road.
6. The proposed right of way must be built to the end of the development (not the end of parcel).

Commissioner Ragan made a motion to approve the requested variance with staff recommended conditions; seconded by Commissioner Benton. Motion carried 5-0.

5. Adjourn

Motion was made to adjourn the meeting by Commissioner Ragan; second by Commissioner Barr. Motion carried 5-0. Meeting adjourned.



Chair – Nick Propps



Secretary – Mandi Cody
Director of Planning and Development