

STATESBORO PLANNING COMMISSION

June 11, 2013

5:00 P.M.

City Hall Council Chambers

Minutes

**Present:** Planning Commission Members: Rick Barr, R. Jeremy Ragan, Holmes Ramsey, Jim Benton, Jonathan McCollar, April Stafford and Nick Propps. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

**1. Call to Order**

Commissioner Ragan called meeting to order.

**2. Approval of Meeting Agenda**

Motion made by Commissioner Barr; second by Commissioner Ramsey to approve order of meeting agenda. Motion carried 4 to 0.

**3. Approval of Meeting Minutes**

- a. March 12, 2013 Meeting
- b. April 9, 2013 Meeting
- c. Notice of May 14, 2013 Meeting Cancellation

Motion made by Commissioner Benton; second by Commissioner Ragan to approve minutes for the March 12<sup>th</sup> and April 9<sup>th</sup> meetings and notice of May 14<sup>th</sup> cancellation. Motion carried 4 to 0.

**4. Old Business**

**APPLICATION # SE 13-03-03:** Venus Mack requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a hair salon in the R-20 (Single-Family Residential) District for property located at 316 Fletcher Drive (Tax Parcel Number S35000009 000).

Jonathan McCollar arrived to meeting.

April Stafford arrived to meeting.

Venus Mack spoke in favor of request. Motion made to approve based on staff recommended conditions by Commissioner Barr; second by Commissioner Stafford. Motion carried 6 – 0. Motion approved.

**5. New Business**

- I. **APPLICATION # T 13-05-02:** City of Statesboro recommends a text amendment to Article XV of the Statesboro Zoning Ordinance regarding LED signs.

Mandi Cody presented case recommending approval of request for a new text amendment ordinance which would allow LED signage in the future. Motion made to approve a text amendment to Article XV of the Statesboro Zoning Ordinance based on staff recommendations by Commissioner Stafford; second by Commissioner Benton. Motion carried 6 – 0. Motion approved.

- II. **APPLICATION # AN 13-03-05:** Waldo M. Beasley Estate requests annexation by the 100 percent method of 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005D000).

**APPLICATION # AN 13-03-06:** Waldo M. Beasley Estate requests annexation by the 100 percent method of .50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005B000).

Cases AN 13-03-05 and AN 13-03-06 presented together due to time. Mandi Cody presented cases. Both currently zoned in unincorporated Bulloch County. Ms. Cody recommended that both cases be approved for annexation with zoning as CR. Property owners were in attendance. No one spoke for or against either annexation.

Nick Propps arrived to meeting.

Motion made to approve both annexations and rezones to CR by Commissioner Benton; second by Commissioner Ramsey. Motion carried 7 to 0. Motion approved.

- III. **APPLICATION # AN 13-04-01:** Connection Ministries of Statesboro, Inc., requests annexation by the 100 percent method of 13.6 acres of property located on Cawana Road into the City of Statesboro and for said property to be zoned from AG-5

(Agricultural and Residential Bulloch County) to R-15 (Single-Family Residential). (Tax Map # 107000005 004).

Mandi Cody presented case recommending annexation at R15 zoning approval. Katelyn Stephens applicant for request was in attendance. No one in attendance spoke for or against request. Motion made to approve by Commissioner Benton; second by Commissioner Stafford. Motion carried 7 – 0. Motion approved.

Meeting turned over to Chairman Propps.

- IV. **APPLICATION # AN 13-04-05**: Joseph Akins requests annexation by the 100 percent method of 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro and for said property to be zoned from R-40 (Single-Family Residential Bulloch County) to R-4 (High Density Residential). (Tax Map # 107000005C 000).

Mandi Cody presented case recommending approval of requested annexation and rezone to R4. Motion made to approve application as submitted by Commissioner Stafford; second by Commissioner McCollar. Motion carried 7 – 0. Motion approved.

- V. **APPLICATION # AN 13-04-06**: City of Statesboro requests annexation by the 100% method of 7.27 acres of property located at Veterans Memorial bypass and for said property to be zoned PUD (Planned Unit Development). (Tax parcel number MS630000026 012).

Mandi Cody presented case with staff recommending approval of request. Motion made to approve by Commissioner Stafford; second by Commissioner McCollar. Motion carried 7 – 0. Motion approved.

6. **Announcements**

Ms. Cody briefed Planning Commission regarding upcoming caseloads.

7. **Adjourn**

Motion was made to adjourn the meeting by Commissioner Ragan; second by Commissioner McCollar. Motion carried 7 – 0. Meeting adjourned.

Chair – Nick Propps



Jim Benton - Acting Chair



Secretary – Mandi Cody

Director of Planning and Development