

Statesboro Planning Commission
Minutes
April 11, 2006

The April 11, 2006 meeting of the Statesboro Planning Commission was called to order by Chair Dr. Sharon Tracy at 4:05 p.m. in the City Hall Council Chambers. Other Planning Commission members present were Dr. Will Grant, Wyatt Johnson, and Lewis Stewart. City staff member present was Jim Shaw, Planning Director.

Mr. Stewart moved to approve the minutes of the March 14, 2006 meeting as presented. The motion was seconded by Dr. Grant and was approved unanimously.

The first item of old business was Application V 06-03-01; Michael Thompson, on behalf of Central Industries, requests a 50-foot variance of the 60-foot front yard setback requirement to allow the construction of a canopy at 103 Northside Drive East.

Mr. Shaw informed the Commission that the applicant had found a way to place the canopy on the property without requiring a variance and had withdrawn his request.

The first item of new business was Application AN 06-04-01; Travis Grubbs, on behalf of the Elders of Trinity Presbyterian Church, requests annexation by the 100% method of 10.0 acres of land and zoning change from HC (Highway Commercial) and R-25 (Single-Family Residential) to R-20 (Single-Family Residential) for property located at 571 East Main Street.

Mr. Shaw provided the Commission a summary of the staff report. He stated the proposed annexation was a logical expansion of the city. He also stated that the church and school are permitted in any zoning district and the R-20 zoning was recommended because it was the best fit with the existing zoning in the area. He stated staff recommended approval of the request.

Joey Maxwell of Maxwell Engineering presented information about the request and answered questions from the Commission members.

Dr. Grant moved to approve the requested annexation and rezoning of the property to R-20 upon annexation into the city. The motion was seconded by Mr. Stewart and was approved unanimously.

Dr. Tracy asked if there was anything to be covered under Other Business. Mr. Shaw stated that a memo had been included in the packet with recommended changes to the way meetings are conducted. The changes are related to the new policy of notifying adjacent property owners and the likelihood that citizens will begin to attend the meetings and speaking on a regular basis. He stated the biggest change is having the Commission members sit at the front of the room and requiring those who speak to do so at the

podium. This should make it easier to maintain order and prohibit two or more people from speaking at the same time.

Mr. Johnson mentioned that notifying property owners of this opportunity to speak places greater importance on the members' attendance at every meeting to insure a quorum is present.

There being no other business for the Commission's consideration, Dr. Tracy adjourned the meeting at 4:45 p.m.