

**Statesboro Planning Commission  
Minutes  
February 14, 2006**

The February 14, 2006 meeting of the Statesboro Planning Commission was called to order by Chair Dr. Sharon Tracy at 4:00 p.m. in the City Hall Council Chambers. Other Planning Commissioners present were Wyatt Johnson, Maebell Moore, Lewis Stewart, and Dr. Norman Wells. City staff member present was Jim Shaw, Planning Director.

Mr. Stewart moved to approve the minutes of the January 10, 2006 meeting as presented. The motion was seconded by Mr. Johnson and was approved unanimously.

The first item of new business was Application RZ 06-02-01 Freda Johnson requests a zoning change from R-15 (Single-Family Residential) to R-4 (High Density Residential) for 17 Gordon Street, 20 Gordon Street, 2 Lott Street, 4 North Crescent Circle, and 15 North Crescent Circle.

Mr. Shaw provided the Commission a summary of the staff report. He stated that staff recommended approval of the request subject to the following conditions:

1. New multifamily dwelling units constructed on the property included in this request will be limited to residents aged 55 and older.
2. It is strongly suggested that the applicant discuss screening options with the property owners that abut the subject property on North Crescent Circle and those across Crescent Drive to provide a mutually-agreeable buffer.

Holmes Ramsey, the property owner, presented information about the request and answered questions from the Commission members.

Ms. Moore moved to approve the request subject to the conditions recommended by staff. The motion was seconded by Mr. Johnson. The motion was approved unanimously.

The second item of new business was Application RZ 06-02-02 Darrell Horton, on behalf of JBC Development, LLC, requests a zoning change from R-4 (High Density Residential) and CR (Commercial Retail) for a 27.55 acre tract located on the north side of the 300 block of East Main Street and the west side of Packinghouse Road, north of East Main Street.

Mr. Shaw provided the Commission a summary of the staff report. He stated that staff recommended approval of the request subject to the following conditions:

1. The development will occur in substantial conformance with the submitted preliminary plan except for changes required as part of this approval.
2. The maximum density of the development will be 6.5 units per net developable acre.

3. All internal streets will be private and maintained by a homeowners' association or similar entity.
4. Trees shall be planted along the Packinghouse Road frontage at the rate of one deciduous shade tree every 50 feet or one deciduous ornamental tree every 40 feet. The tree species must be approved by the Planning Department. In the area along Packinghouse Road in which a buffer is required, a minimum six foot high solid fence may be erected in lieu of shrubs.
5. It is strongly suggested that the applicant discuss screening options with the property owner at the northwest corner of East Main Street and Packinghouse Road to provide a mutually-agreeable buffer.
6. A buffer with a minimum width of 20 feet shall be provided along the property lines shared with the City of Statesboro cemetery property. Existing vegetation will be maintained within that buffer.

Bill Quarter of JBC Development presented information about the request and his company and answered questions from the Commission members.

Dr. Wells moved to approve the request subject to the conditions recommended by staff. The motion was seconded by Mr. Johnson. The motion was approved unanimously.

The third item of new business was Application V 06-02-03 Russell Moore, on behalf of Cork & Bottle, requests an 11' variance of the 15' side yard setback requirement and a variance of the parking requirements for a restaurant for 1803 Chandler Road.

Mr. Shaw provided the Commission a summary of the staff report. He stated that staff recommended denial of the request.

Mahesh Randerwala, the property owner, presented information about the request and answered questions from the Commission members.

Ms. Moore moved to deny the request. The motion was seconded by Mr. Stewart. The motion was approved unanimously.

As an item of other business, Mr. Shaw presented Commission members with a copy of a memo he had sent to George Wood, City Manager, regarding a suggested policy for notification of adjacent property owners. Mr. Shaw summarized the policy and asked the members' consideration. The members agreed that they should take time to review it and could discuss it at the next meeting.

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