

**Statesboro Planning Commission**  
**Minutes**  
**July 11, 2006**

The July 11, 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 Commission members present were Wyatt Johnson, Lewis Stewart, and Dr. Norman Wells. City staff members present were Jim Shaw, Planning Director, and John Kinley, City Planner.

Mr. Stewart moved to approve the minutes of the June 13, 2006 meeting as presented. The motion was seconded by Dr. Wells and was approved unanimously.

The first item of new business was Application V 06-07-01; Jeanne McDougald requests a 3.5 foot variance of the 10 foot side yard setback requirement for property located at 216 College Boulevard.

Mr. Shaw provided the Commission a summary of the staff report. He stated the applicant wants to construct an addition on the rear of her home near the south end. The home currently does not meet the side setback requirement along the south property line. The addition would have the same setback as what currently exists. He stated that it appears some other homes in the neighborhood have been built closer to the side property line than the required 10 feet and this request would not be out of character. He stated staff recommends approval of the request. He also stated Ms. McDougald had provided a consent form signed by some of the neighboring property owners approving of the request.

Jeanne McDougald, the applicant, was present to answer questions regarding the request.

Mr. Johnson moved to approve the requested variance. The motion was seconded by Mr. Stewart and was approved unanimously.

The second item of new business was Application RZ 06-07-02; David Wagner, on behalf of Janice Gray, requests rezoning from R-15 (Single-Family Residential) to CR (Commercial Retail) for property located at 105 Jet Drive.

Mr. Shaw provided the Commission a summary of the staff report. He stated the subject property was clearly part of a predominantly single-family residential neighborhood. The Walgreen's property does make this property somewhat less desirable for residential use, however that is not a sufficient reason to rezone this property. There is nothing unique about the property when compared to others along Jet Drive. He stated staff recommends denial of the requested rezoning.

David B. Wagner, the applicant, presented information to the Commission regarding his request. He stated the property is unique because it is owned by the same person who

owns the two lots to the northeast. By combining the three lots, this property would have access to Northside Drive. This third property makes the other two more desirable to prospective businesses.

Mr. Johnson moved to deny the requested rezoning. The motion was seconded by Dr. Wells and was approved with Mr. Stewart voting against.

The third item of new business was Application V 06-07-03; Ray Howell requests a 13 foot variance of the 60 foot front yard setback requirement along Williams Road and Northside Drive West for property located at 419 Northside Drive West.

Mr. Shaw provided the Commission a summary of the staff report. He stated the property is nearly full of vehicles and the proposed addition on the front of the building would eliminate some of the parking area. In addition, the parking around the building is not paved. Driveways and parking spaces for customer use are not clearly defined. He stated staff recommends approval of the requested variance with following conditions:

1. A site plan must be submitted for review and approval by the appropriate City departments.
2. Parking and drive aisles in front of the building and those required elsewhere to meet the Zoning Ordinance requirements must be paved.

Ray Howell, the applicant, and his brother-in-law were present to answer questions regarding the request.

Dr. Wells moved to approve the requested variance with the conditions recommended by staff. The motion was seconded by Mr. Stewart and was approved unanimously.

The fourth item of new business was Application V 06-07-04; Peter Patel, on behalf of Sawmill Plantation, Inc, requests a 15 foot variance of the 35 foot maximum building height, a 15 foot variance of the 30 foot side yard setback, a 15 foot variance of the 40 foot rear yard setback, and a variance to reduce the required number of parking spaces from 94 to 89 for property located at the northwest corner of Buckhead Drive and Piedmont Loop.

Mr. Shaw provided the Commission a summary of the staff report. He stated the applicant wants to construct a four-story hotel on the property. The maximum height allowed is 35 feet, although the Zoning Ordinance provides for granting a variance for a maximum height of 50 feet if the setbacks are increased one foot for each additional foot of height over 35 feet. The applicant has provided two options. The first meets the increased setback requirements but would require a variance of five parking spaces. The second meets the parking requirement but would require a variance of the setbacks. He stated staff has no objection to the height variance but feels the setback and parking requirements should be met since this is an undeveloped lot and additional land is available. He stated that if there is a desire to approve either the setback or parking variance, staff would prefer the parking variance. The height of the building would have a significant impact on the adjacent properties as well as motorists and the additional

setback area would lessen that impact. Mr. Shaw stated staff recommends approval of the height variance, but not the setback or parking variance. He further stated that if the Commission wants to consider one of the other variances, staff recommends approval of the parking variance.

Robert Cheshire of Maxwell-Lane Engineering was present to represent the applicant. He provided a summary of the request and answered questions from the Commission.

Mr. Johnson moved to approve the height variance to allow a building 50 feet tall and the parking variance to reduce the required parking to 89 spaces and to deny the setback variance. The motion was seconded by Dr. Wells and was approved unanimously.

There being no other business for the Commission's consideration, Dr. Tracy adjourned the meeting at 4:50 p.m.