

Statesboro Planning Commission
Minutes
June 13, 2006

The June 13, 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 Dr. Will Grant, 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 May 9, 2006 meeting as presented. The motion was seconded by Mr. Johnson and was approved unanimously.

The first item of new business was Application RZ 06-06-01; Southeast Georgia Investment Associates requests rezoning from HOC (Highway Oriented Commercial) to PUD (Planned Unit Development) for property located at 719-721 South Main Street.

Mr. Shaw provided the Commission a summary of the staff report. He stated the proposed rezoning would allow the applicant to divide the property without the individual lots meeting the parking setback and space requirements. He also stated the submitted site plan differed from the one approved as part of the building permit process. The previous plan included an encroachment of the parking lot into the required rear buffer. He said where development had not yet occurred, the applicant should provide the buffer. He stated staff recommends approval of the request conditioned upon provision of a 10-foot wide buffer along the rear out-parcel and approval of the site plan by other City departments.

Frank Parker, the applicant, presented information about the request. He stated the property boundary shown on the site plan is not correct and that he owns slightly more land than is shown. He stated it will not be a problem to meet the buffer requirement.

Dr. Grant moved to approve the requested rezoning of the property to PUD with the conditions recommended by staff. The motion was seconded by Mr. Stewart and was approved unanimously.

The second item of new business was Application V06-06-02; Lane & Chris Van Tassell request a 5-foot variance of the 10-foot side yard setback requirement for a building addition at 507 Peg-Wen Boulevard.

Mr. Shaw provided the Commission a summary of the staff report. He stated that it appeared other houses in the area had been constructed less than 10 feet from the side property lines, although there was no record of any variances being requested. He stated that those houses could have been constructed prior to City zoning being applied to that neighborhood. He stated staff recommends approval of the request.

No one was present to represent the request.

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

Dr. Tracy asked if there was anything to be covered under Other Business. Mr. Shaw introduced the new city planner, John Kinley, who had started work a few weeks earlier. The Commission members welcomed Mr. Kinley to the staff.

There being no other business for the Commission's consideration, Dr. Tracy adjourned the meeting at 4:30 p.m.