

**Statesboro Planning Commission**  
**Minutes**  
**May 9, 2006**

The May 9, 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 member present was Jim Shaw, Planning Director.

Mr. Stewart moved to approve the minutes of the April 11, 2006 meeting as presented. The motion was seconded by Dr. Wells and was approved unanimously.

The first item of new business was Application RZ 06-05-01; Keith J. Gavin, on behalf of Paul and Heather Coleman, requests rezoning from R-20 (Single-Family Residential) to R-15 (Single-Family Residential) for property located at 215 Merrywood Drive.

Mr. Shaw provided the Commission a summary of the staff report. He stated the proposed rezoning would undermine the integrity of the zoning scheme for the neighborhood and provided no benefit to the community as a whole. He stated staff recommends denial of the request.

Keith Gavin, the applicant, presented information about the request and answered questions from the Commission members.

Cecil Jacobs, owner of the property adjacent to Mr. Gavin on Oak Leaf Drive, stated he had no objection to the request.

Mr. Stewart moved to approve the requested rezoning of the property to R-15. The motion was seconded by Dr. Wells and was approved with Mr. Johnson voting against.

The second item of new business was Application V 06-05-02; Eddie Robinson, on behalf of Mahesh Randerwala, requests an 11-foot variance of the 15-foot side yard setback requirement for property located at 1803 Chandler Road.

Mr. Shaw provided the Commission a summary of the staff report. He stated this request had been heard by the Commission in February, but at that time it also included a parking variance. This is a different applicant and he has resolved the parking problem so that only the building setback variance is needed. He stated staff is still concerned about over-development of the property and feels the variance for this second building is not warranted. He stated staff recommends denial of the request.

Eddie Robinson, the applicant, presented information about the request and how his proposed restaurant would operate. He then answered questions from the Commission members.

Mr. Johnson moved to deny the requested variance. The motion was seconded by Dr. Wells and was approved unanimously.

The third item of new business was Application V 06-05-03; Dr. David Samuels requests a 10-foot variance of the 25-foot rear yard setback for Parcels 28 and 29 of the Market District subdivision located on the north side of Hill Pond Lane, approximately 350 feet west of Bermuda Run.

Mr. Shaw provided the Commission a summary of the staff report. He stated the property to the north has two buildings within 18 feet of the property line it shares with this property, which was approved as part of that property's PUD rezoning. He stated a sanitary sewer cuts through the subject property and limits development somewhat, but it appears the proposal is an attempt to over-develop the property. It is a much denser development compared to the next proposal on the agenda, which is in the same subdivision. He stated staff recommends denial of the request.

Joey Maxwell of Maxwell-Lane Engineering, representing the applicant, answered questions from the Commission members.

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

The fourth item of new business was Application RZ 06-05-04; Market Pointe, LLC requests rezoning from CR (Commercial Retail) to PUD (Planned Unit Development) for Parcel 18 of the Market District subdivision located on the west side of Brampton Avenue, approximately 1200 feet north of Veterans Memorial Parkway.

Mr. Shaw provided the Commission a summary of the staff report. He stated the zoning change was necessary to allow each building to be held in separate ownership but maintain shared access. He stated no variances from the requirements of CR zoning are being requested. He stated staff recommends approval of the request conditioned upon substantial compliance with the submitted sketch plan.

Doug Lambert of Market Pointe, LLC, the applicant, provided an overview of the project and answered questions from the Commission members.

Mr. Johnson moved to approve the requested zoning change conditioned upon substantial compliance with the submitted sketch plan. The motion was seconded by Mr. Stewart and was approved unanimously.

The fifth item of new business was Application V 06-05-05; David Sabia requests a variance of the 6 square foot sign area limitation to allow a 24 square foot sign for a business located on property zoned R-4 (High Density Residential) at 131 North College Street.

Mr. Shaw provided the Commission a summary of the staff report. He stated the requested sign size and height appeared reasonable when compared to the existing signs for properties zoned O (Office) along North College. He stated staff recommends approval of the request.

David Sabia, the applicant, answered questions from the Commission members.

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

The sixth item of new business was Application V 06-05-06; Timothy A. Hunt requests a 10-foot variance of the 20-foot front yard setback requirement along Bennett Street, a 5-foot variance of the 20-foot side yard setback requirement, and a variance to reduce the required parking from 43 spaces to 34 spaces for property located at 421 Fair Road.

Mr. Shaw provided the Commission a summary of the staff report. He stated that while this property has some physical limitations, it appears the proposed development scheme would over-develop it. He stated the building could be reduced slightly to meet the setback requirements and that would reduce the number of parking spaces required. He stated staff recommends denial of the requested variances.

Joey Maxwell of Maxwell-Lane Engineering, representing the applicant, provided the Commission with information on the proposal and answered questions. He stated a portion of the building would be used for installation of stereo equipment in automobiles, which would reduce the number of parking spaces required.

Dr. Wells moved to approve the 5-foot variance of the 20-foot side yard setback requirement and the parking space variance to require only 34 parking spaces. The motion was seconded by Mr. Stewart and approved unanimously.

The seventh item of new business was Consideration of a text amendment of the Subdivision Ordinance to establish design standards for lots.

Mr. Shaw provided the Commission a summary of the text amendment which was being proposed to address a problem experienced with someone who was dividing lots within an established subdivision. He stated staff recommends approval of the text amendment.

Dr. Wells asked if this would prohibit what Mr. Gavin is proposing. Mr. Shaw stated it would, although the amendment was being developed prior to Mr. Gavin's application.

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

The eighth item of new business was Consideration of a text amendment of the Zoning Ordinance to match provisions in the Subdivision Ordinance regarding design standards for lots.

Mr. Shaw presented a summary of the text amendment which was necessary to match the changes made to the Subdivision Ordinance. He stated it also provided an opportunity to reword those provisions slightly so they would be easier to read and so all would be worded the same. He stated an error was also corrected which allowed a minimum lot size of 8,000 square feet in the R-10 zoning district. He stated staff recommends approval of the amendment.

Dr. Wells moved to approve the text amendment. The motion was seconded by Mr. Johnson and approved unanimously.

The ninth item of new business was Consideration of a text amendment of the Zoning Ordinance regarding standards for telecommunications antennae and towers.

Mr. Shaw presented a summary of the text amendment which makes all telecommunications towers a conditional use, requiring Planning Commission review and City Council approval. He stated the amendment will also prohibit towers in the R-3, R-15, and R-20 zoning districts where they now can be permitted as a special use. He stated staff recommends approval of the text amendment.

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

Dr. Tracy asked if there was anything to be covered under Other Business. Mr. Shaw stated the new city planner, John Kinley, would be starting work next week. He will be at the Commission's next meeting.

There being no other business for the Commission's consideration, Dr. Tracy adjourned the meeting at 5:05 p.m.