

Statesboro Planning Commission
Minutes
October 9, 2007

The October 9, 2007 meeting of the Statesboro Planning Commission was called to order by Vice Chair Wyatt Johnson at 5:10 p.m. in the City Hall Council Chambers. Other Planning Commission members present were Ray Hendley, Maebell Moore, and Norman Wells. City staff member present was Jim Shaw, Planning Director.

The minutes of the September 11, 2007 meeting were approved unanimously with a correction to the call to order in the first paragraph from 4:00 to 5:00.

The first item of new business was Application RZ 07-10-01; Verna Tremble Bennett requests rezoning from CR (Commercial Retail) to R-3 (Medium Density Multiple Family Residential) and variances to reduce the side yard setbacks from 20 feet to 9 feet and reduce the minimum lot area to allow the construction of duplexes at 119 and 121 Proctor Street.

Mr. Shaw provided the Commission a summary of the staff report. He stated the two lots are currently vacant and the applicant wants to construct a duplex on each one. These lots and the lots to the east and west are zoned CR. The property to the south is zoned LI and the property to the north is zoned R-4. The existing land uses are mixed with industrial and commercial to the south and predominantly single-family residential to the north. He stated the zoning and land use of the strip of land along the north side of Proctor Street needs to provide a transition, but the CR is not appropriate. Multifamily uses and zoning would be a better fit. He stated the requested variances were necessary to make use of the existing nonconforming lots. The applicant has chosen a building design that is narrower than most in order to meet the setback requirements as closely as possible. He stated staff recommends approval of the rezoning and variances.

Mrs. Bennett, the applicant, was present to answer questions.

No one spoke against the request.

Mr. Hendley made a motion to approve the rezoning and variances. Ms. Moore seconded the motion and it carried unanimously.

There being no other business for the Commission's consideration, Mr. Johnson adjourned the meeting at 5:20 p.m.