

**Statesboro Planning Commission**  
**Minutes**  
**September 11, 2007**

The September 11, 2007 meeting of the Statesboro Planning Commission was called to order by Chair Sharon Tracy at 5:00 p.m. in the City Hall Council Chambers. Other Planning Commission members present were Ray Hendley, Wyatt Johnson, John Karrh, Lewis Stewart and Norman Wells. City staff member present was Jim Shaw, Planning Director.

Mr. Stewart moved to approve the minutes of the August 14, 2007 meeting as presented. Mr. Karrh seconded the motion and it was approved unanimously.

The first item of new business was Application AN 07-09-01; Bird Lane, LLC requests annexation and a zoning change from PDR (Planned Development Residential) to R-4 (High Density Residential) for 2 and 4 Bird Lane.

Mr. Shaw provided the Commission a summary of the staff report. He stated this property consists of two lots with apartment buildings and a single-family residence. The two lots have been purchased by the property owner to the south and one or both of the lots will be incorporated into that development. He stated this is a logical extension of the city's boundary. The R-4 zoning that has been requested conforms to the existing development on the property and is compatible with most of the surrounding zoning. He stated staff recommends approval of the annexation and rezoning.

No one spoke for or against the request.

Mr. Johnson made a motion to approve the annexation and rezoning. Mr. Stewart seconded the motion and it carried unanimously.

The second item of new business was Application RZ 07-09-02; James B. Lanier, Jr. requests a zoning change from O (Office and Professional Office) to R-3 (Medium Density Multiple Family Residential) for a 0.68 acre parcel located at the northeast corner of North Zetterower Avenue and Woodrow Avenue.

Mr. Shaw provided the Commission a summary of the staff report. He stated this property has an odd shape and other factors that create impediments to development. A site plan was submitted for an office building on a portion of the property earlier this year and was close to being approved when this rezoning request was submitted to allow two duplexes on the property. He stated North Zetterower Avenue is commercial in nature. There are lots to the east of this property that have been developed with single-family residences. It could be argued that the R-3 zoning would provide a transition between those residences and the commercial development along Zetterower. He stated the same could be said for the Office zoning that is currently in place. The Office zoning is more compatible with all of the nearby zoning. Residents of the proposed duplexes may find the traffic along

Zetterower and the adjacent commercial activities objectionable. In addition, the introduction of residential zoning contrasts with the established zoning scheme that is now primarily Commercial Retail and Light Industrial. He stated staff recommends denial of the rezoning.

John Dotson, Maxwell-Reddick and Associates, represented the applicant. He stated he feels this request is compatible with the adjacent zoning districts.

Mr. Karrh asked if a mixed-use development had been considered. Mr. Dotson stated the property is difficult to develop due to the multiple street frontages and the stream buffer along one property line. Considering those factors and the applicant's desires for development, it is difficult to design a suitable layout of buildings and parking.

James Lanier, Jr., the applicant, stated that offices were not appropriate for the nearby commercial and industrial development. This will be appropriate for the single-family development to the east and the apartments further down Woodrow Avenue. He stated this will provide much needed housing.

No one else spoke for or against the request.

Mr. Hendley made a motion to approve the rezoning. The motion was seconded by Mr. Stewart and it carried by a vote of three to one with Mr. Karrh voting against and Mr. Johnson abstaining.

The third item of new business was Application SUB 07-09-03; Statesboro Crossing, LLC requests approval of a preliminary plat for Statesboro Crossing, an 11-lot subdivision of a 50.04 acre parcel at the southwest corner of Brannen Street and Veterans Memorial Parkway.

Mr. Shaw provided the Commission a summary of the staff report. He stated the plat is for the proposed Statesboro Crossing development. The plat includes a 17.7 acre lot that will be the site of the shopping center and there will nine out-lots for commercial development. There are two additional lots designated for detention and wetlands. The staff has asked the developer to combine those two lots because one of them would not have frontage on the proposed public street. He stated staff recommends approval of the preliminary plat subject to approval by all reviewing agencies and departments.

No one spoke for or against the request.

Mr. Stewart made a motion to approve the preliminary plat subject to approval by all reviewing agencies and departments. The motion was seconded by Mr. Johnson and it carried unanimously.

The fourth item of new business was Application V 07-09-04; Hubert Clark requests a variance to reduce the side yard setback along the east property line from 15 feet to 4 feet to allow the construction of a carport addition at 204 North Edgewood Drive.

Mr. Shaw presented a summary of the staff report. He stated that the property owner would like to construct a carport on the east end of his house. The house is 37 feet from the east property line and the proposed carport would be four feet from the line. He stated staff found no record of other variances being granted in the area, but there are a few lots with structures that appear to encroach into the side yard setback. The subject property is narrower than most along North Edgewood. It could be argued that the narrower width is an exceptional condition that applies to a limited number of lots, which justifies the variance. He stated staff recommends approval of the variance.

Hubert Clark, the applicant, stated the carport was necessary to keep vehicles out of the sun and rain so they will be more comfortable for the transportation of his mother-in-law who lives with his wife and him.

Mr. Karrh stated the Zoning Ordinance provision regarding findings that must be made to approve a variance needs to be changed. As written, all four findings must be met. If the word “and” is replaced with “or”, only one finding would be necessary to approve a variance.

No one else spoke for or against the request.

Mr. Stewart made a motion to approve the request. Mr. Johnson seconded the motion and it carried by a vote of four to one with Mr. Karrh voting against.

Dr. Wells left the meeting at this point.

The fifth item of new business was Application V 07-09-05; The Market District Center, LLC requests a variance to increase the maximum building height from 35 feet to 36 feet for the building at 1100 Brampton Avenue.

Mr. Shaw presented a summary of the staff report. He stated that the completed building of the Market District Center was found to exceed the height limit by 0.8 foot when an as-built survey was recently finished. The construction plans submitted for the building permit indicated a height of 34 feet. The additional height likely resulted from changes made during construction. The additional height is minimal given the size of the project. He stated staff recommends approval of the requested variance.

John Dotson was present to represent the applicant.

No one else spoke for or against the request.

Mr. Stewart made a motion to approve the request. Mr. Hendley seconded the motion and it carried unanimously.

The only item of other business was Update of the Comprehensive Plan Consultant Selection. Mr. Shaw stated the committee heard presentations of the four consulting firms

that had been picked as finalists. The committee chose to pursue a contract with Lott + Barber Architects of Savannah. He said he and the city manager met with representatives of the firm last Thursday to discuss details of the scope of work and the contract. A draft is to be provided to the staff within the next week or two. They hope to have it on the City Council agenda for approval at its October 2 meeting.

There being no other business for the Commission's consideration, Dr. Tracy adjourned the meeting at 5:40 p.m.