



Bulloch County Planning and Zoning Commission

Minutes of the March 12, 2009 Meeting

The meeting of the Bulloch County Planning and Zoning Commission was held March 12, 2009 at 6:00 P.M. in the County Annex Building in Statesboro. Jeanne Anne Marsh called the meeting to order. Ray Mosley gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Ann Henderson
Commissioner: Jeanne Anne Marsh
Commissioner: Ray Mosley
Commissioner: Charles Chandler
Commissioner: Ernest Lee
Commissioner: Larry Jones
Commissioner: Yolanda Tremble

Staff members present:

Zoning Administrator Randy Newman
Zoning Administrator Assistant: Christy Strickland
County Staff Attorney: Jeff Akins
County Manager: Tom Couch
County Planner: Andy Welch

The first item on the agenda was approval of the minutes from the February 12, 2009 Planning and Zoning Commission meeting. A motion was made by Ann Henderson and seconded by Ray Mosley to approve the minutes as written. The vote was unanimous in favor of the motion.

Agenda Item # 1

Applicant: NeSmith Construction
Re: Variance Request
Location: East Mica Road
Map/Parcel: 106/13/07
Present Zoning: R-25

NeSmith Construction submitted an application for a variance to have the side setbacks to be 6.5 feet instead of the required 10 feet on an existing residence. The property consists of .6 acre and is located on East Mica Court in Pebblestone Subdivision. Mr. John Dotson is acting as agent.

Mr. Dotson stated there was a discrepancy between the property lines when the developer and inspector measured the setbacks. He stated when his survey crew went out to survey the residence for sale the discrepancy was found with the side setbacks. He also stated since they had submitted the request another discrepancy was found with the front setbacks being 37.5 instead of the required 40 feet. He asked if this could be added into the request or would they need to apply for an administrative variance. Mr. Jeff Akins stated they could vote on it tonight. Mr. Dotson submitted a letter from the adjacent property owner stating he was not opposed to the request.

Mr. Wayne Collingsworth wanted to know if there would be any effect on his property value. Mr. Akins stated there should not be any effect on property values. After discussion on the request and how to avoid the problem in the future a motion was made.

Motion

To approve the request for the front and side setbacks.

Motion by

Ray Mosley; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

After hearing no further request Mrs. Marsh deferred the meeting to Andy Welch for Planning and Zoning Orientation. Mr. Welch welcomed the three new zoning members Mr. Charles Chandler, Mr. Larry Jones and Mrs. Yolanda Tremble. He also welcomed Commissioner Walter Gibson who was present for the training. Mr. Welch, Mr. Newman, Mr. Couch, Mr. Akins and Mrs. Strickland presented information to the Commissioner regarding the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and conflicts of interest.

Jeanne Anne Marsh asked if there were no other items of business, she would need a motion to adjourn.

Motion

Adjourn the meeting.

Motion by

Ray Mosley; seconded by Charles Chandler

Vote

Unanimous in favor of the motion

Jeanne Anne Marsh, Vice- Chairman

Attested by: Christy Strickland