



CITY OF STATESBORO
WORK SESSION MINUTES
JULY 19, 2022

Mayor & Council Work Session

50 E. Main St. Statesboro, Ga

4:00 PM

A Work Session of the Statesboro City Council was held on July 19, 2022 at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar, Council Members: Venus Mack and Shari Barr - via zoom. Also present was City Clerk Leah Harden, City Manager Charles Penny, Assistant City Manager Jason Boyles City Attorney Cain Smith – Via Zoom and IT Specialist Alan Schleder. Absent was Councilmember Phil Boyum, Councilmember Paulette Chavers, Councilmember John Riggs and Public Information Officer Layne Phillips.

1. Unified Development Code – Townhouse Amendments

Caleb Racicot with TSW presented the proposed Townhouse Amendments to the City of Statesboro Unified Development Code. This process is about pulling together and preparing standards for townhome development in the City of Statesboro. The amendments include policy and technical updates. The policy updates are defining what a townhouse dwelling is, new standards for townhouses and how it coincides with citywide standards, parking standards, and the creation of an R-2 District for townhome development. The definition of a townhouse is a building with 3 or more units with a common side wall between each unit and where no unit is stacked. Now, we will go into a series of citywide standards density standards treats townhomes similar to how the city regulates other multifamily uses. Townhomes will be held to twelve units per acre and the minimum lot size for townhome development is 8,000 square feet. If a townhome design includes a garage in the front a setback of 20 feet would be required. Other setback include 20 feet for a rear yard and an 8 foot side yard setback between the buildings. Townhomes are required to have public water and sewer and it would be separate utilities per unit. Parking standards require two spaces per unit plus one additional space for every ten units for guest parking. A new standard called amenities space which is open space for the occupants. Examples of amenities space are playgrounds, pool areas, tennis or basketball courts, community lawns, community gardens, and wooded areas. A minimum of 5% of the lot area must be dedicated to this amenity space. In order to make sure this space is maintained there a mandatory HOA (Home Owners Association) or equivalent is required and responsible for owing and maintaining amenity space. Due to density the design standards requires the development to have sidewalks connecting to public walkways and open space. Architectural standards limits townhomes to six per unit and no more than three adjacent townhomes may have the same front façade design. In keeping with the community environment there is a requirement for a front porch or stoop on each townhome unit. The creation of an R-2 district is very similar to the R-3 district but applies specifically to townhome development and includes the permitted uses, density, and height. Technical updates and corrections include, referencing the new townhome standards in the PUD, renumber existing sections to make room for new standards, and updating “board of appeals” references throughout the code to City Council.

Mayor Pro Tem Shari Barr asked if the 5% amenities standard?

Mr. Racicot stated 5% is a fairly typical number and where we get it from is by making the open space attainable and of very high quality. As a point of reference is the amount of 5% is typical amount of open space on a block in Savannah.

Director of Planning and Development Kathy Field stated, yesterday evening there was a public meeting regarding this proposed ordinance. Out of that meeting came three amendments to the proposed ordinance one amendment is an update to the Homeowners Association section to state “the association will be responsible for all repair, maintenance, operation, and management of private infrastructure, which includes roads stormwater, shared wastewater, and open space.” Amendment two updates the landscaping requirement for trees stating, “Street trees shall be planted in the right-of-way, between the curb and the property line.” Lastly amendment three is in Section 2509-A clarifying that no more than 6 townhouse dwelling units may be in a contiguous attached row. These amendments are to be attached to the proposed townhouse ordinance that is on the agenda for consideration at the regular meeting.

The meeting was adjourned at 4:37 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk