



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

April 3, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr.; Carlos C. Brown, Jr.; Mary Foreman; Jamey Cartee; Benjamin McKay and Russel Rosengart **Absent:** David McLendon **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Director of Public Works and Engineering Jason Boyles, City Planner Sharon Anton, Megan Jackson, Justin Williams

I. Call to Order

Commissioner Byrd called the meeting to order at 5:03 PM.

II. Invocation & Pledge of Allegiance

The Invocation and Pledge of Allegiance were given by Commissioner Byrd.

III. Approval of Minutes

1.) March 6, 2018 Meeting Minutes

Commissioner McKay made a motion to approve the March 6, 2018 meeting minutes, seconded by Commissioner Cartee and the motion carried 5* to 0

**Commissioner Brown arrived immediately following this motion, approximately 5:05 PM, and thus did not participate in the vote.*

IV. New Business

1. **APPLICATION # V 18-03-04:** Gemini Construction Co., LLC requests a variance from Article XV Section 1509(C) Table 4 regarding the minimum required setback for a monument sign installed to property addressed 416 Northside Drive East (Tax Parcel MS72 000014 000).

Frank Neal presented the case to the Planning Commission, and took questions. Commissioner Rosengart asked whether this monument sign was replacing the removed pylon sign and was answered affirmatively. Matt Patrick spoke on behalf of Gemini Construction. Mr. Neal also confirmed that the Statesboro Engineering Dept. had stated that the difference between the required setback and the requested variance does not adversely impact the sightlines No one spoke against the requests.

Commissioner Rosengart made a motion to approve application V 18-03-04, seconded by Commissioner Cartee, and the motion carried 6 to 0.

2. **APPLICATION # V 18-03-05:** Ken Kitching requests a variance from Article X Section 1003(A) regarding the minimum required lot area for a parcel located in the CR

(Commercial Retail) zoning district for property addressed 110 Rushing Lane (Tax Parcel MS75 000009 003).

3. **APPLICATION # RZ 18-03-03:** Ken Kitching requests a zoning map amendment of a proposed subdivision of .20 acres of a .73 acre property addressed 110 Rushing Lane from the HOC (Highway Oriented Commercial) zoning district to the CR (Commercial Retail) zoning district to permit new construction (Tax Parcel MS75 000009 003).

Frank Neal presented both cases to the Planning Commission, and took questions. The cases were to be considered separately but were related and regarding the same piece of property. Ken Kitching spoke on behalf of these applications. Commissioner Brown asked if there had been any opposition, and was informed that there had not been any. No one spoke against either request. Mr. Neal noted that going forward, should approval be granted, a multi-tenant monument sign would be required; multiple signs for the same parcel would not be permitted.

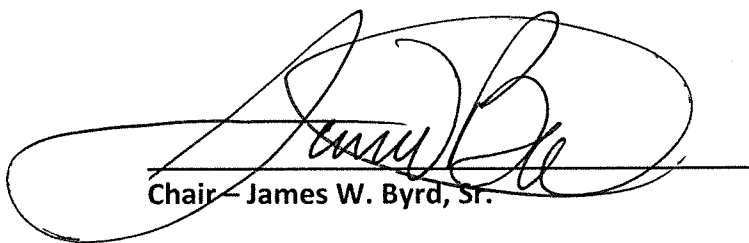
Commissioner Cartee made a motion to approve application V 18-03-05, seconded by Commissioner Foreman, and the motion carried 6 to 0. Commissioner Cartee then made a motion to approve application RZ 18-03-03, seconded by Commissioner McKay, and the motion carried 6-0.

V. Announcements

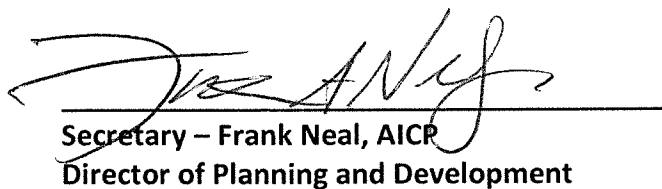
Frank Neal informed the Commissioners that Candra Teshome, Planning & Development Specialist, had tendered her resignation with the City and that her last day would be on Friday, April 6, 2018. He then introduced Justin Williams, who is starting with the Planning and Development Department as a temporary employee this week.

VI. Adjourn

Commissioner Foreman made a motion to adjourn the meeting, seconded by Commissioner Brown and the motion carried 6 to 0. The meeting adjourned at 5:19 PM.



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP
Director of Planning and Development