



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

Statesboro Planning Commission
February 2, 2020
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission members: James Byrd Sr., , Russell Rosengart, Michele Hickson, Michelle Babot, Benjamin McKay, and Jamey Cartee,; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Jason Boyles (Assistant City Manager), Justin Williams (City Planner II), and Elizabeth Burns (City Planner I); **Absent:**, Sean Fox

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) December 1, 2020 Meeting Minutes.

Commissioner Cartee made a motion to approve the December 1, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

IV. New Business

1.) **APPLICATION RZ 21-01-02:** Matthew Lovett requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the O (Office) zoning district for 3.2 acres of property located at 16303 Highway 80 West to establish a mortuary (Tax Parcel (MS37000023A000)).

Kathleen Field introduced case 21-01-02, Commissioner Cartee made a motion to open the public hearing of 21-01-02. Commissioner McKay seconded, the motion carried 6-0. Matthew Lovett introduced as the representative for the application. Commissioner Hickson asked what the seating capacity for the building was. Matthew Lovett stated that the Georgia State Board of Funeral Services requires a minimum of thirty for a chapel. Matthew Lovett clarified that his facility will have seating for sixty-four. Commissioner Hickson questioned if the new design would be multiple rooms.

Matthew Lovett said the only change would be making the main room a chapel. Another wall will be put up on the left side of the building to designate a visitation room. Commissioner Hickson asked if all of the rooms are divided, will there still only be thirty seats. Matthew Lovett responded that there will be thirty seats in the chapel per states requirements and because of COVID-19 most of the visits will be in and out for the rest of the building. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Babot. The motion carried 5-0. Commissioner McKay made a motion to open the discussion and was seconded by Commissioner Hickson. The motion passed 5-0. Discussion was opened. Commissioner Rosengart questioned what the total capacity for the building was in prior uses. Matthew Lovett responded that the current certificate of occupancy for he believes, 112 occupants. Commissioner questioned if that occupancy was enough for the business past COVID-19. Matthew Lovett explained that the original plan was to build a chapel to hold 150 occupants but that has been put on hold due to the pandemic. He added that the construction may start later but that thirty chairs was enough for immediate family. Commissioner McKay stated that it seemed as though the current building was just going to be added onto with future additions. Commissioner McKay made a motion to approve with staff recommendations. Commissioner Cartee seconded and the motion passed 5-0.

2.) APPLICATION RZ 21-01-03: Beyond JPR Properties requests a Zoning Map Amendment from the HOC (Highway Oriented Commercial) zoning district to the R4 (High-Density Residential) zoning district for 0.848 acres of property located at 231 South Main Street & 232 South Walnut Street to develop multi-family residential housing (Tax Parcels S19 000018 000 & S19 000020 000).

Kathleen Field introduced case 21-01-03, Commissioner Cartee recused himself from the discussion of the next two items and left the room. Commissioner McKay made a motion to open the public hearing of 21-01-03. Commissioner Babot seconded, the motion carried 4-0. Commissioner Rosengart asked what the timeline was for GDOT approval. The applicant answered that they are waiting on approval of the application. John Dotson introduced as the representative for the application. Justin Williams clarified that the city engineer estimates that it takes forty-five days for approval from GDOT. John Dotson stated that the owner is in agreement with staff recommendations. Commissioner Byrd stated that building one is exempt from GDOT regulations. Commissioner Rosengart added that growth in the downtown is positive for everyone and enhance the area. Commissioner Hickson questioned how the lighting would be incorporated into the plan. John Dotson stated that the lighting would be incorporated into the landscape plan. Commissioner McKay made a motion to close the hearing with a second from Commissioner Hickson. The motion carried 4-0. Commissioner McKay made a motion to open for discussion with a second from Commissioner Rosengart. The motion carried 4-0. Commissioner McKay moved to close the discussion. Commissioner Babot seconded and the motion carried 4-0. Commissioner McKay made the motion to approve with staff recommendation with a second from Commissioner Rosengart. The motion passed 4-0.

3.) **APPLICATION V 21-01-04:** Beyond JPR Properties requests a variance from Article VII, Section 703(B) 1 of the Statesboro Zoning Ordinance to allow for the construction of an additional 12 dwelling units on the property located at 231 S Main Street & 232 S Walnut Street (Tax Parcels S19 000018 000 & S19 000020 000).

Commissioner McKay made a motion to open the floor for discussion with a second from Commissioner Hickson. The motion passed 4-0. Commissioner McKay then made a motion to close the discussion. Commissioner Babot seconded the motion and it carried 4-0. Commissioner McKay made a motion to approve with staff recommendations. With second from Commissioner Hickson, the motion passed 4-0.

V. Announcements


Kathleen Field announced that the City has submitted an application for a CHIP Grant for the purpose of rehabilitation of owner-occupied homes.

Mrs. Field announced that a Commission Chair had to be selected for the one year term. Commissioner Rosengart made a motion to recommend Commissioner Byrd remain Chair of the Commission. With a second from Commissioner Babot, the motion carried 5-0.

Kathleen Field announced that the City is kicking off the Downtown Masterplan with TSW as the consultant. Mrs. Field added that the City is working towards rezoning of the core historic area downtown. She clarified that this would be a starting point then eventually move out to the whole city. Mrs. Field recommended that the Commissioners take part in the stakeholder interview portion.

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 5-0.



Chair – James W. Byrd Sr.



Secretary – Kathleen Field
Director of Planning & Development