



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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**Statesboro Planning Commission**

**July 2, 2019**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: Benjamin McKay, Carlos C. Brown Jr., Sean Fox, and Mary Foreman; **City of Statesboro Staff:** City Planner I Justin Williams and Interim Assistant City Manager Jason Boyles; **Absent:** James W. Byrd Sr., Russell Rosengart, and Jamey Cartee.

**I. Call to Order**

Commissioner McKay called the meeting to order at 5:00 PM.

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1.) June 4, 2019 Meeting Minutes

Commissioner Foreman made a motion to approve the June 4, 2019 meeting minutes, seconded by Commissioner Fox. The motion carried 4-0.

**IV. New Business**

1. **APPLICATION RZ 19-06-01:** West District Development, LLC requests a zoning map amendment for a proposed combination of parcels addressed 40 West Cherry Street and West Cherry Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to allow for the construction of a mixed-use development (Tax Parcels S18 000170 000 and S19 000001 A000).

Justin Williams introduced the case, and Josh Whitfield spoke as representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the proposed future plans for the West District development. Commissioner Foreman inquired about the closure of West Cherry Street and the incorporation of the West Cherry Street land area as part of the development site. Mr. Whitfield discussed the incorporation of the recently abandoned public ROW, West Cherry Street, into the proposed development. Then, Mr. Williams discussed the staff approval and conditions of this zoning map amendment request.

Commissioner Fox made a motion to recommend approval of **RZ 19-06-01** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

2. **APPLICATION V 19-06-02:** West District Development, LLC requests a variance from Article XII, Section 1213(A) to reduce the required front yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
3. **APPLICATION V 19-06-03:** West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required left side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
4. **APPLICATION V 19-06-04:** West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required right side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
5. **APPLICATION V 19-06-05:** West District Development, LLC requests a variance from Article XII, Section 1213(C) to reduce the required rear yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
6. **APPLICATION V 19-06-06:** West District Development, LLC requests a variance from Article XXX, Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 2.44 acres of property located at 40 West Cherry Street (Tax Parcel S18 000170 000).
7. **APPLICATION V 19-06-07:** West District Development, LLC requests a variance from Article XII, Section 1216 to increase the minimum floor area ratio percentage in order to create zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

Justin Williams introduced cases **V 19-06-02, V 19-06-03, V 19-06-04, V 19-06-05, V 19-06-06, & V 19-06-07** collectively, and Josh Whitfield spoke as representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the variance requests and stated one of the main goals of these requests was to keep the entire parking areas under one common ownership. Additionally, Mr. Whitfield stated that the proposed development would provide improved pedestrian access in the downtown area. Commissioner McKay inquired if the City had previously received any similar types of requests, such as the zoning variances being requested by the applicant. Mr. Williams stated that he could not recall any specifically. Mr. Whitfield spoke further on the challenges of the proposed development and need for the zoning variances to continue the construction of the West District Development. Commissioner McKay expressed concerns on the approval of all these variances setting a precedent for the City. Mr. Boyles

addressed the concerns of Commissioner McKay. Commissioner Foreman complimented staff's willingness to work with the developers of the West District. Commissioner Brown commended Mr. Whitfield for continuing to move forward with the West District development project.

Commissioner Fox made a motion to recommend approval of **V 19-06-02** with staff recommendations and conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Fox made a motion to recommend approval of **V 19-06-03** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

Commissioner Brown made a motion to recommend approval of **V 19-06-04** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Foreman made a motion to recommend approval of **V 19-06-05** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Brown made a motion to recommend approval of **V 19-06-06** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Fox made a motion to recommend approval of **V 19-06-07** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

8. **APPLICATION CBD 19-06-08:** West District Development, LLC requests approval of the proposed site plans submitted for a proposed combination of parcels totaling 5.52 acres of property located at South College Street, 40 West Cherry Street and West Cherry Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcels S19 000001 000, S18 000170 000, and S19 000001 A000).

Justin Williams introduced the case, and Josh Whitfield spoke as a representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the central business district site plan review being requested by the applicant. Commissioner Brown inquired if there would be a 3<sup>rd</sup> phase to the West District Development. Mr. Whitfield stated that the applicant had recently made offers/acquisitions of some of the surrounding property in order to potentially expand the West District development boundaries with the goal of creating a live/work environment.

Commissioner Fox made a motion to recommend approval of **CBD 19-06-08** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

9. **APPLICATION RZ 19-06-09:** Continental Road, LLC requests a zoning map amendment of 4.74 acres, a portion of a larger 33.35+/- acre tract located at 7130 Veterans Memorial Parkway from the CR (Commercial Retail) zoning district to the HOC (Highway Oriented Commercial) zoning district to allow for the construction of a car dealership (Tax Parcel MS42 000007 000).

Justin Williams introduced the case, and Robert Cheshire spoke as a representative of the applicant, Continental Road, LLC. Mr. Cheshire provided a brief overview of the zoning map amendment request. Commissioner Brown inquired on which automotive dealership may be moving to this location. Mr. Cheshire was not able to provide this information due to client confidentiality.

Commissioner Brown made a motion to recommend approval of **RZ 19-06-09** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

**V. Announcements**

Justin Williams announced that the Planning & Development Director, Frank Neal, resigned.

**VI. Adjourn**

Commissioner Foreman made the motion to adjourn the meeting. Commissioner Brown seconded, and the motion carried 4-0. The meeting adjourned at 5:25 PM.



Chair – James W. Byrd Sr.



Secretary – Jason Boyles  
Assistant City Manager