



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

July 10, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 5:01 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. June 5, 2018 Meeting Minutes

Commissioner McLendon made a motion to approve the June 5, 2018 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

IV. Old Business

1. **APPLICATION V 18-05-02:** Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).

Frank Neal re-introduced the case and explained that while it had gone before City Council following the previous meeting's decision to table the request, Council had also voted to table the application pending a recommendation from Planning Commission. Josh Whitfield spoke on behalf of the applicant, and took questions. Among the details discussed include the sign type, which would be ½ inch acrylic raised letters with dimensional copy, and the fact that this sign would be in addition to the existing monument sign. The sign plan was revised since the initial submission so that no illumination will be included.

Commissioner McKay made a motion to recommend approval of application V 18-05-02, seconded by Commissioner Brown. The motion carried 5-0.

Commissioner Cartee arrived at the meeting at 5:10 PM, following this vote.

V. New Business

1. **APPLICATION V 18-06-01**: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).
2. **APPLICATION V 18-06-02**: 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 (Tax Parcels S19 000002 000 & S19 000001 000).
3. **APPLICATION RZ 18-06-03**: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Applications V 18-06-01, V 18-06-02, RZ 18-06-03 apply to the same project and property, and were thus heard together. Frank Neal introduced the cases and Josh Whitfield spoke on behalf of West District Development. Regarding the first application, he explained that the intent was to integrate the development with the surrounding area, so while they were able to install buffers to the stated requirements, from a design perspective West District would prefer to have landscaping that does not separate the development from the existing surrounding uses, and aims to be inviting. Regarding the second variance application, Commissioner Brown asked if there would be sidewalks within this development. It was clarified that yes, there will be sidewalks within and around the property on the other streets, just not Martin Luther King Jr Dr due to space and grading issues, as well as a utility pole. The third application was then explained, which is a zoning revision to the accepted CBD site plan, splitting one large building into two.

Commissioner Byrd then asked Mr. Neal whether they were to vote on all three applications together or separately, and Mr. Neal asked that they Commission record separate decisions. Commissioner McLendon made a motion to recommend approval of application V 18-06-01, seconded by Commissioner Cartee. The motion carried 6-0. Commissioner McLendon then made a motion to recommend approval of application V 18-06-02, seconded by Commissioner McKay, and the motion carried 6-0. Finally, Commissioner McLendon made a motion to recommend approval of application RZ 18-06-03, seconded by Commissioner Brown. The motion carried 6-0.

4. **APPLICATION V 18-06-04**: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000).
5. **APPLICATION V 18-06-05**: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm Street (S18 000109 000).

6. **APPLICATION V 18-06-06:** Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (S18 000109 000).

Applications V 18-06-04, V 18-06-05, RZ 18-06-06 apply to the same project and property, and were heard together. Frank Neal introduced the cases, explaining that while this property is occupied by a single family residence, it is zoned commercial retail and thus has larger requirements than typical residential parcels. Rudolph Payton spoke on his own behalf, as the property owner, expressing frustration with the zoning classification on the property and lack of available explanation (*note: the property was classified CR in the original 1977 Statesboro Zoning Ordinance*). After some discussion, including clarification that these applications refer to variances requests, not zoning map amendments of any kind, Mr. Neal confirmed that these applications would be voted on individually.

Commissioner Foreman made a motion to recommend approval of application V 18-06-04, seconded by Commissioner McLendon. The motion carried 6-0. Commissioner McKay then made a motion to recommend approval of application V 18-06-05, seconded by Commissioner McLendon, and the motion carried 6-0. Commissioner McKay then made a motion to recommend approval of application V 18-06-06, seconded again by Commissioner McLendon, and that motion carried 6-0 as well.

7. **APPLICATION RZ 18-06-07:** Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000).

Frank Neal introduced the case, and Penny NeSmith spoke as a representative of Eagle Automotive. Robert Parker also spoke, as the property owner. After some discussion on the history of the business and how it came to be at this location, as well as discussion of past citations, Commissioner Foreman made a motion to recommend approval of RZ-18-06-07. Commissioner Brown seconded, and the motion carried 6-0.

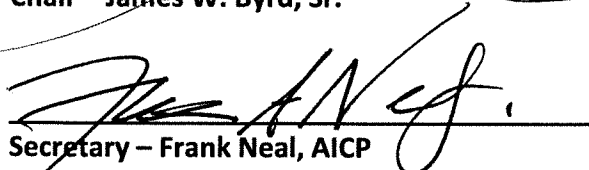
VI. Announcements

VII. Adjourn

The meeting adjourned at 6:04 PM.



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP
Director of Planning and Development