



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

June 1, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner McKay called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner McKay led in the invocation & pledge.

III. Approval of Minutes

1.) May 4, 2021 Meeting Minutes.

Commissioner Cartee made a motion to approve the May 4, 2021 meeting minutes, seconded by Commissioner Rosengart. The motion carried 5-0.

IV. New Business

1.) **APPLICATION SUB 21-05-01:** Robbie Bell request preliminary PLAT approval for a 5-lot residential subdivision for the development of 5 single-family detached homes to complete the Northbridge Subdivision on 55.48 acres located on Highway 301 North (Tax Parcel# MS80000013 000).

Kathleen Field introduced case 21-05-01, Commissioner Cartee made a motion to open the public hearing of 21-05-01. Commissioner Fox seconded, the motion carried 5-0. Wes Sherrod was introduced as the representative. Commissioner Cartee asked if the plan was a continuation of what was already there. The representative confirmed. Commissioner Cartee made a motion to close the hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Cartee made a motion to approve. Commissioner Fox seconded and the motion passed 5-0.

2.) **APPLICATION V 21-05-02:** BVT Enterprises LLC requests a Variance from Article XXX, Section 3005 (B) in order to place a mural exceeding 25% of the wall facade at 22 West Vine Street (Tax Parcel # S18 000035 000).

Kathleen Field introduced case 21-04-01. Commissioner Fox made a motion to open the public hearing with a second from Commissioner Cartee. The motion passed 5-0. The representative described the history of the restaurant, how it will fit into downtown, and what other improvements are being made on the site. Commissioner Cartee made a motion to close the hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner Cartee seconded and the motion passed 5-0.

3.) **APPLICATION V 21-05-03:** Jake Dragan requests a Variance from Article XI, Section 1102(G) in order to allow the use of the pre-existing building located at 408 South Main Street (Tax Parcel # S20 000103 000).

Kathleen Field introduced case 21-04-02. Commissioner Cartee made a motion to open the public hearing. With a second from Rosengart, the motion passed 5-0. Commissioner Cartee asked if it was two businesses applying for the variance. Kathleen Field stated that the property owner leased out to the businesses and served as the applicant. Commissioner Rosengart asked if one building was supposed to be torn down. Kathleen Field stated that it was to be torn down because only one business is allowed for the square footage of the lot. She added that the parking lot is being shared between the property in the application and that to the north. Commissioner McKay compared this application to other projects with more complicated parking issues. Commissioner Hickson asked if the building to the north would be torn down as well being in the Blue Mile development area and would the two businesses there have to move. Kathleen Field confirmed that development would take place in that area but the plans have not been finalized. Commissioner Cartee asked if there were any active businesses in the building to the north. Kathleen Field responded that there are two, a salon and office. Commissioner Cartee asked if the property owner was leasing space out for the businesses. Kathleen Field confirmed. Commissioner Fox made a motion to close the public hearing. Commissioner Cartee seconded and the motion passed 5-0. Commissioner Fox made a motion to deny with a second from Commissioner Cartee. The motion passed 5-0.

4.) **APPLICATION RZ 21-05-04:** Teramore Development, LLC requests a Zoning Map Amendment from the R20 (Single Family Residential) Zoning District to the CR (Commercial Retail) Zoning District in order to develop a Dollar General at 959 North Main Street (Tax Parcel # MS58000022 000).

Kathy Field presented the case RZ 21-05-04 to the Commission. Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded and the motion passed 5-0. Steve Rushing was introduced as the representative. He gave an overview of the developers and owners. He also described the property dimensions

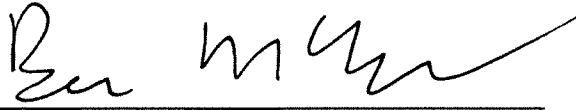
and location. A Terramore Development representative was introduced as the applicant. He described how the building exterior would consist of brick and hardiplank to gradually fit into the area. He stated that they would meet all parking requirements and leave as much natural buffering as possible. Fences would be placed along all adjacent residential properties and the lighting would be pointed down. Commissioner Cartee questioned the staff recommendation that three sides would be brick and if the proposed rendering was acceptable to the City. Kathleen Field responded that the City wished to see the brick extended all the way up to the hardiplank so that it fits in with the neighborhood. The representative stated that hardiplank is an acceptable material in other communities. Commissioner Cartee and Rosengart stated that they liked the design. Commissioner Rosengart questioned how close the development was to a residential property. The representative stated that there were three houses at the back of the property line. Commissioner Hickson asked about the traffic in the area and if it was on a two lane road. The representative confirmed that it was two lanes and did not have a separate turn lane. He added that after consulting with David Moyer from the City and GDOT regulations, the amount of traffic did not warrant a turn lane. The representative emphasized that this store would have more produce and mainly cater to the surrounding area. Commissioner Hickson expressed her concern for the amount of traffic that would be stopped without a turn lane. Commissioner Rosengart stated that the property is on the further end of the City. The representative added that all traffic calculations were done by DOT standards. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Fox made a motion to approve with staff recommendations with the addition that all three sides must be clad in brick and hardiplank. Commissioner Rosengart seconded and the motion passed 4-1.

V. Announcements

Kathleen Field announced that the following Tuesday night would be the Downtown Master Plan Community Meeting at the library. She encouraged all Commission members to attend.

VI. Adjourn

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



Acting Chair – Ben McKay



Secretary – Kathy Field
Director of Planning & Development