



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

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**Statesboro Planning Commission**

**May 7, 2019**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Mary Foreman, Russell Rosengart, Jamey Cartee, Benjamin McKay, and Sean Fox; **City of Statesboro**

**Staff:** Interim Assistant City Manager Frank Neal, Interim Assistant City Manager Jason Boyles, and City Planner II Owen Dundee

**I. Call to Order**

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

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1.) March 5, 2019 Meeting Minutes

Commissioner McKay made a motion to approve the March 5, 2019 meeting minutes, seconded by Commissioner Cartee. The motion carried 6-0.

**IV. New Business**

1. **APPLICATION CBD 19-04-01:** Vinod Jetwani requests approval of the proposed architectural plans submitted for 0.08 acres of property located at 40 East Main 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 Parcel S28 000051 000).

Frank Neal introduced the case. Commissioner Rosengart inquired on the aesthetic standards plan review process. Mr. Neal stated that the Central Business District plan review team consists of City staff and DSDA staff. Commissioner Rosengart inquired if the applicant had any issues with staff's aesthetic requirements for this project. Commissioner McKay made a motion to recommend approval of CBD 19-04-01 with staff recommendations and conditions. Commissioner Cartee seconded, and the motion carried 6-0.

2. **APPLICATION AN 19-04-02:** Continental Road, LLC requests annexation by the 100 percent method of approximately 33.35 +/- acres of property located at 7130 Veterans Memorial Parkway into the City of Statesboro and for said property to be zoned from the HI (Heavy

Industrial - Bulloch County) zoning district to the City of Statesboro CR (Commercial Retail) and R-4 (High Density Residential) zoning districts (Tax Parcel MS42 000007 000).

3. **APPLICATION RZ 19-04-03:** Continental Road, LLC requests a zoning map amendment of 33.35 +/- acres of property located at 7130 Veterans Memorial Parkway from the HI (Heavy Industrial - Bulloch County) zoning district to the City of Statesboro CR (Commercial Retail) and R-4 (High Density Residential) zoning districts for the redevelopment of the property (Tax Parcel MS42 000007 000).

Frank Neal introduced both cases (AN 19-04-02 & RZ 19-04-03) collectively, and Joey Maxwell spoke as a representative of the applicant, Continental Road, LLC. Mr. Maxwell provided an overview of the annexation and zoning map amendment proposal, which included various types of commercial developer interest in the subject property. Mr. Maxwell stated that the conceptual layout may change depending upon potential land buyer requirements. Mr. Maxwell requested clarification on staff condition "Item B" of the annexation request – the open greenspace requirement. Mr. Neal stated that this greenspace requirement would only be applicable to the proposed R-4 (High Density Residential) land use area. Additionally, Mr. Maxwell requested clarification on staff condition "Item F" – the fencing requirement specifically for proposed "Lot #5". Mr. Neal agreed that staff would be willing to work with the developer and/or buyer of this property on the fencing requirements so that this proposed lot's visibility from Veterans Memorial Parkway would not be harmed. Mr. Maxwell briefly discussed some of the subject site's current conditions. Commissioner Byrd inquired on staff's fencing requirement condition and if adjacent Railroad ROW created this fencing requirement for the applicant. Mr. Neal stated that this requirement is for public health and safety reasons and that staff would work with the developer on this particular requirement. Commissioner Rosengart inquired on the subject site's ingress and egress points along Veterans Memorial Parkway. Mr. Maxwell confirmed the ingress/egress locations and discussed some of the improvements being made to the points of access for this subject site. Again, Mr. Maxwell discussed the development interest in the subject site. Commissioner Brown inquired if there would be a possibility of traveling from the subject site to the Whispering Pines Subdivision. Mr. Maxwell stated there would not be access to the Whispering Pines Subdivision from the subject site. Mr. Maxwell discussed the landscape buffer requirements between the subject site and the Whispering Pines Subdivision. Commissioner Foreman inquired on a portion of the land being under Louisiana Pacific's ownership and the access to this land. Mr. Maxwell stated that Louisiana Pacific does still own a portion of land to the west of the subject site and has access to it via an easement. Mr. Maxwell further stated that the subject site was previously contaminated from the prior Heavy Industrial use and has now been certified as environmentally clean. Commissioner Rosengart expressed a concern with leaving the present Bulloch County zoning intact as Heavy Industrial due to the site's location, adjacent to a neighboring residential district. Mr. Maxwell stated several of the potential land buyers of the subject site were in fact Heavy Industrial users. Further, he stated that the current owners desire to redevelop the property and cease the Heavy Industrial land use on the subject site. Commissioner Brown inquired on the annexation process for the subject site. Mr. Neal responded that the City had already notified the County; and that the County had no objections to this annexation. Mr. Neal further described the annexation process for the subject site. Mr. Maxwell expressed his support for the

annexation and expressed that the City would positively benefit from this applicant's request. Commissioner McKay requested clarification on the annexation process in regards to public rights of way and state roads. Mr. Neal responded to Commissioner McKay's inquiry. Commissioner Cartee inquired if this annexation request would create any burden on City services. Mr. Neal responded that the City would be very slightly impacted in regards to an increase in public safety services by the annexation and zoning map amendment requests.

Commissioner Foreman made a motion to recommend approval of AN 19-04-02 with staff recommendations and conditions. Commissioner Cartee seconded, and the motion carried 6-0.

Commissioner Rosengart made a motion to recommend approval of RZ 19-04-03 with staff recommendations and conditions. Commissioner Cartee seconded, and the motion carried 6-0.

4. **APPLICATION RZ 19-04-04:** West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels, dated August 11, 2017, and revised dated January 23, 2018, addressed 91 South College Street and South College Street (Tax Parcels S19 000002 000 & S19 000001 000).
5. **APPLICATION CBD 19-04-05:** West District Development, LLC requests approval of the proposed architectural plans submitted for 0.112 acres of property located at 87 South College 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 Parcel S19 000002 000).

Frank Neal introduced both cases (RZ 19-04-04 & CBD 19-04-05) collectively, and Brian Kent spoke as a representative of the applicant, West District Development, LLC. Commissioner McKay inquired on the proposed building plans, building's use, and the construction timeline for the project. Mr. Kent answered the inquiries from Commissioner McKay. Commissioner Foreman inquired on the new intended use of additional acreage since Parcel #3 was reduced in size. Mr. Kent stated that the access acreage would be added to the common space of the development. Commissioner Cartee inquired if any portion of the request(s) would affect the development's parking requirements and/or any other applicable city ordinance. Mr. Neal and Mr. Kent confirmed that all other development requirements and city ordinances would be met.

Commissioner Cartee made a motion to recommend approval of RZ 19-04-04 with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 6-0.

Commissioner Fox made a motion to recommend approval of CBD 19-04-05 with staff recommendations and conditions. Commissioner Cartee seconded, and the motion carried 6-0.

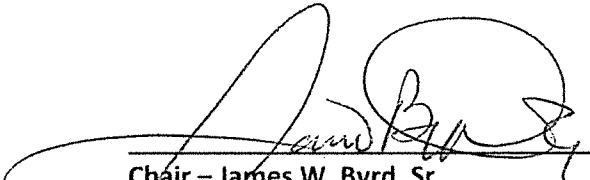
**V. Announcements**

Mr. Neal announced that our next Comprehensive Plan Steering Committee would be held next Wednesday, May 15, 2019, from 12 PM – 2 PM in the City Council chambers.

Next Planning Commission meeting will be held Tuesday, June 4, 2019.

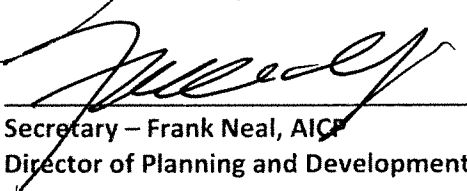
**VI. Adjourn**

Commissioner McKay made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 6-0. The meeting adjourned at 5:41 PM.



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Chair – James W. Byrd, Sr.



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Secretary – Frank Neal, AICP  
Director of Planning and Development