



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

March 7, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Benjamin McKay, Cathy Dixon, Jamey Cartee, Ronald Simmons and James Thibideau; **City of Statesboro Staff:** John Washington (Director of Public Works & Engineering), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) **Absent:** Michele Hickson, James Byrd Sr. and Kathleen Field (Director of Planning & Development)

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.) February 7, 2023 Meeting Minutes.

IV. New Business

- 1) **APPLICATION RZ 23-02-02:** Woody Royal requests Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 2.27 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel# 076 000001 001).

Justin Williams introduced case RZ 23-02-02, with an explanation that this case does not meet all rezoning standards, but is tied to an annexation request. Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 5-0. John Dotson was introduced as the representative. After briefing the Planning Commission about the previous site plans they had for this parcel before it was split up, John Dotson said they'll have another plan for this parcel soon. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion carried 5-0. Commissioner McKay made a motion to defer this case until the application met rezoning standards. Commissioner Thibideau seconded and the motion carried 5-0.

- 2) **APPLICATION RZ 23-02-05:** S&K Investments of GA LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 1.72 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel # 076 000001 012).

Justin Williams introduced case RZ 23-02-05. Commissioner McKay made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 5-0. John Dotson was introduced as the representative. John Dotson went over the potential site plan for this parcel and he asked for the Planning Commissioners to approve their zoning map amendment request. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 5-0. Commissioner McKay made a motion to approve the application. Commissioner Thibideau seconded and the motion passed 5-0.

- 3) **APPLICATION CUV 23-02-06:** Vernon Howard requests a Conditional Use Variance on a 0.28 acre property in order to establish a recovery home at 378 Johnson Street (Tax Parcel # MS40 000030 000)

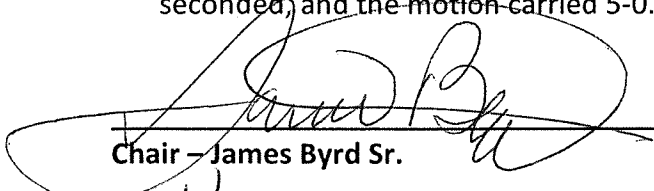
Justin Williams introduced case CUV 23-02-05. Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded and the motion carried 5-0. Thomas Howell was introduced as the representative. Mr. Howell expressed the need for this CUV. He explained that the use will help individuals have somewhere to stay while recovering from drug abuse. He also stated that there would not be any parking issues because the individuals in the program would not be driving. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 5-0. Commissioner Cartee made a motion to approve the application. Commissioner McKay seconded and the motion passed 5-0.

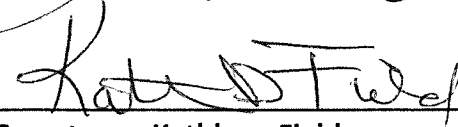
4) **Announcements**

Mr. Ronald Simmons was introduced as a new Planning Commissioner.

5) **Adjourn**

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


Chair – James Byrd Sr.


Secretary – Kathleen Field
Director of Planning & Development