



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

March 2, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., , Russell Rosengart, Michele Hickson, Michelle Babot, Benjamin McKay, 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:** Sean Fox

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) February 2, 2020 Meeting Minutes.

Commissioner Cartee made a motion to approve the February 2, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

IV. New Business

1.) **APPLICATION V 21-02-01:** Jason McGibboney requests a variance from Article V, Section 503(D) of the Statesboro Zoning Ordinance on a 1.03 acres of property located at 378 Savannah Avenue in order to construct a new addition to the existing office (Tax Parcel# S52 000021 000).

Kathleen Field introduced case 21-02-01, Commissioner McKay made a motion to open the public hearing of 21-02-01. Commissioner Cartee seconded, the motion carried 5-0. Frank D'Archangelo introduced as the representative for the application. He clarified that the extension is for additional chairs and would not go beyond the current rear setback. Commissioner Cartee asked if they grey area on the rendering was the addition and D'Archangelo confirmed. The representative pointed out that the addition would not encroach on the side property line and that the building was angled because of existing sewer lines that run diagonal o the rear of the property.

Commissioner Rosengart asked what the square footage was for the new addition. Frank D'Archangelo stated that it would be 1,700 square feet. Commissioner Hickson asked how many additional seats would be in the new addition. Frank D'Archangelo stated that it would add four more chairs. Commissioner Cartee stated that the site had plenty of parking to accommodate the increase. Frank D'Archangelo confirmed that the property had double the amount of required parking spots. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion carried 5-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Rosengart seconded and the motion passed 5-0.

2.) APPLICATION SE 21-02-02: Alivia Lloyd requests a special exception from Article IX, Section 901 on 0.49 acres of property located at 372 Savannah Avenue in order to operate a retail tea shop in the existing building (Tax Parcel # S52 000020 000).

Kathleen Field introduced case 21-02-02, Commissioner Cartee made a motion to open the public hearing of 21-02-02. Commissioner Hickson seconded, the motion carried 5-0. Alivia Lloyd was introduced as the representative for the application. She stated that her tea shop would be a great addition to Savannah Avenue and that the neighbors enjoy being able to walk to get tea. Commissioner Byrd asked where the current shop location was and Alivia Lloyd responded it was at 372 Savannah Avenue. She clarified that they first opened on South Main Street in October but relocated at customers' requests. Commissioner Hickson asked how many seats are in the shop currently. Alivia Lloyd stated that there are around four chairs but they are mainly used for people waiting to get their drinks. She added that they do have a room for tea parties but they have not started booking those yet. Commissioner Babot asked if they offer snacks with the tea. Alivia Lloyd said yes and that she has a food sales license. Alivia Lloyd added that the goal of the shop was to offer a range of more nutritious, vegan, and ketogenic snack options. Commissioner McKay questioned if the tea shop was selling vegan and ketogenic snacks. Alivia Lloyd responded positively and clarified that they offered plant based cookies. Commissioner McKay questioned how they were operating without a special exception already. Alivia Lloyd stated that they already had a business license at the last location. She added that when they submitted for a new license is when the Planning Department notified her about the zoning issue. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion carried 5-0. Commissioner Rosengart questioned what the parking situation was in terms of growth and what the City's views on it were. Alivia Lloyd clarified that a lot of the seating was not used because it was more of a grab and go situation. She added that the landlord told them there was space for parking in the back of the building which can later be converted to rocks. Alivia Lloyd stated that they were looking to do more with delivery and Door Dash in the future. Commissioner McKay made the motion to approve with staff recommendation with a second from Commissioner Cartee. The motion passed 5-0.

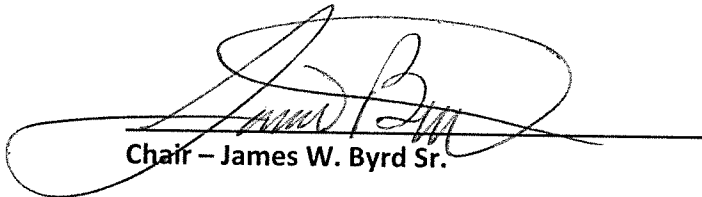
V. Announcements

Kathleen Field announced that the City has started working on the Comprehensive Housing Study. The City hired the Bleakly Advisory Group and the Coastal Regional Commission to develop a study of the rental and single-family housing supply and demand within the City. The Coastal Regional Commission will also be developing an Affordable Housing Study. Kathleen Field added that there is a survey for it and that Justin Williams would be sending out the link.

Justin Williams announced that the City has submitted names to be interviewed by the Downtown Master Plan team as well as the Housing Study team. He clarified that the interviews are in thirty minute blocks and that some people will be interviewed as a focus group. Kathleen Field added that the interviews will be conducted via phone or Zoom. She clarified that volunteers from the Commission have been divided to be a part of each interview process.

VI. Adjourn

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



Chair – James W. Byrd Sr.



Secretary – Kathleen Field
Director of Planning & Development