



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
August 6, 2019
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission Members: Benjamin McKay, Carlos C. Brown Jr., Sean Fox, Mary Foreman, James W. Byrd Sr., Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Owen Dundee (City Planner II), Justin Williams (City Planner I), and Jason Boyles (Assistant City Manager).

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.) July 2, 2019 Meeting Minutes

Commissioner Cartee made a motion to approve the July 2, 2019 meeting minutes, seconded by Commissioner Rosengart. The motion carried 6-0.

IV. New Business

1. **APPLICATION V 19-07-01:** Josh Whitfield requests a variance from Article XV Section 1509(C) Table 6 of the Statesboro Zoning Ordinance regarding the maximum building sign height requirement of Sign District 4 in order to allow the placement of a building sign at 20 feet located at 13 North Main Street (Tax Parcel S18 000015 000).

Owen Dundee introduced the case. No representative was present to speak on behalf of the applicant. Commissioner Cartee requested clarification on which building the signage placement is proposed to occur. Mr. Dundee clarified the proposed signage location and height. Commissioner Rosengart inquired if the signage would be illuminated. Mr. Dundee stated the sign would not be illuminated. Commissioner Cartee inquired if the renovated building would house a new business. Mr. Dundee confirmed that a new business, NRP, would be located in this building, thus the recent renovations and proposed signage request.

Commissioner Rosengart made a motion to recommend the approval of **V 19-07-01** with staff conditions. Commissioner Fox seconded, and the motion carried 6-0.

Commissioner Brown arrived at 5:06 PM.

2. **APPLICATION CUV 19-07-03:** Alicia Barnes Burnsed requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for 0.76 acres of property located at 508 East Main Street to utilize the property as an addiction recovery community residence in the R-15 (Single Family Residential) zoning district (Tax Parcel MS71 000003 000).

Owen Dundee introduced the case, and Alicia Burnsed, the applicant, spoke in favor of her application. Commissioner Cartee inquired if the staff conditions for this conditional use variance are consistent with the previously approved conditional use variances for group recovery homes. Mr. Dundee confirmed that the suggested, conditional staff approval is consistent with the previously approved conditional use variances in regards to the applicant's requested use. Ms. Burnsed added that they decided to go with a much lower number of proposed residents than other recovery group home conditional use variance requests. Further, Ms. Burnsed stated that she wanted to be conservative with the proposed number of residents for her property. Commissioner Rosengart requested information on the number of bedrooms within the home. Ms. Burnsed confirmed that there are five bedrooms. Commissioner Cartee inquired if there were any neighboring property owner concerns received by City staff. Mr. Dundee stated that the Planning & Development Department had not received any inquiries on the requested conditional use variance at this time. Commissioner Rosengart inquired if background checks would be required for all residents. The property owner, Ms. Barnes, confirmed that the group home would require background checks on all residents.

Commissioner Foreman made a motion to recommend the approval of **CUV 19-07-03** with staff conditions. Commissioner Brown seconded, and the motion carried 7-0.

V. Announcements

VI. Adjourn

Commissioner Cartee made the motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 7-0. The meeting adjourned at 5:14 PM.

Chair – James W. Byrd Sr.

Secretary – Jason Boyles
Assistant City Manager