



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

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50 East Main Street      P.O. Box 348      » (912) 764-0630  
Statesboro, Georgia 30458      Statesboro, Georgia 30459      » (912) 764-0664 (Fax)

**Statesboro Planning Commission**  
**December 1, 2020**  
**5:00 P.M.**  
**City Hall Council Chamber**  
**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. November 3, 2020 Meeting Minutes.

**IV. New Business**

1. **APPLICATION SE 20-11-01:** East Georgia Regional Medical Center requests a special exception to allow for the placement of mobile food trucks as temporary vendors in the O (Office) zoning district on a 30.67 acre property located at 1499 Fair Road (Tax Parcel# MS74000198 001).

**V. Announcements**

1. Arrival of new City Planner I, Elizabeth Burns.

**VI. Adjourn**



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**Statesboro Planning Commission**

**November 3, 2020**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: James Byrd Sr., Sean Fox, Jamey Cartee, Russell Rosengart, Carlos Brown Jr., Mary Foreman and Benjamin McKay; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), and Justin Williams (City Planner II); **Absent:**

**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.) October 6, 2020 Meeting Minutes.

Commissioner Rosengart made a motion to approve the October 6, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 6-0.

**IV. New Business**

1.) **APPLICATION V 20-10-01:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place 336 aggregate square feet of signage in Sign District 3 (MS42000007 000).

Kathleen Field introduced cases V 20-10-01 through V 20-10-04 and addressed the fact that there would need to be separate vote, and public hearing on each item listed in this report. The applicant had a representative present. Commissioner Cartee made a motion to approve a public hearing with a second from Commissioner McKay. The motion carried 6-0.

Commissioner Cartee made a motion to open the public hearing of V 20-10-01. Commissioner Rosengart seconded, and the motion carried 6-0. John Dotson introduced himself as the representative of the application and had no information to add to the presentation. There were no individuals to speak against the motion. Justin Williams voiced a correction to the staff write up regarding the aggregate square footage being requested. There was a secondary application with slightly lower specifications, but this application was not being considered. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After Commission deliberation, Commissioner Cartee made a motion to approve V 20-10-01 with staff conditions. Commissioner Brown seconded the motion, and the motion passed 6-0.

2.) **APPLICATION V 20-10-02:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place 6 wall signs on a single elevation in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-02. Commissioner Brown seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After Commission deliberation, Commissioner Cartee made a motion to recommend approval of V 20-10-02 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

3.) **APPLICATION V 20-10-03:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place two freestanding signs 15 feet in height in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-03. Commissioner McKay seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

Commissioner Cartee made a motion to approve the application, which was seconded by Commissioner McKay. The motion was carried to approve the application 6-0.

4.) **APPLICATION V 20-10-04:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place freestanding signs in excess of 60 square feet in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-04. Commissioner Brown seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner Brown. The motion passed 6-0.

Commissioner Cartee motioned to approve the variance with staff conditions. Commissioner Rosengart seconded the motion and it carried 6-0.

5.) **APPLICATION AN 20-10-05:** W & L Developers, LLC requests annexation by the 100% method of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road into the City of Statesboro and for said property to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

Kathleen Field introduced AN 20-10-05 and RZ 20-10-06 and addressed the fact that there would need to be separate vote, and public hearing on each item listed in this report. The applicant was present. Commissioner Brown made a motion to open the public hearing with a second from Commissioner Foreman. The motion carried 6-0.

Commissioner Cartee made a motion to open the public hearing of AN 20-10-05. Commissioner Rosengart seconded, and the motion carried 6-0. John Dotson introduced as the representative of the application. Commissioner Brown asked Mr. Dotson if he had concerns with the conditions as written. Mr. Dotson expressed concerns with the amount of greenspace being requested, as he was unsure if what the number would actually be in the end, requesting that it would be 5% vs the open ended nature of the staff recommendation. Mr. Dotson also specified his disagreement with a different staff condition, requesting the implementation of a landscape berm on the property, which Mr. Dotson specified that there would be an undue hardship maintaining this berm. Mrs. Field mentioned that there was a specific discussion regarding a landscape berm across the development to provide sufficient screening of development from the road. Commissioner Cartee questioned the actual definition of a berm as it is listed in the recommendation. There is no specific height being proposed, and the determination of the berm being in control of the Homeowners Association, and not the developer. Commissioner Foreman questioned the size of the houses being proposed, and the applicant John White specified that the houses would be from 1500 to 1700 square feet on 10,000 square foot lots. Commissioner Cartee mentioned that he found a definition only showing that berms are from 18 to 24 inches in height, and requested to know the City vision regarding

the installation of a Berm. Mrs. Field explained that the general idea would be 5 or 6 feet in height and ten feet wide with screening of the backyard of homes in the neighborhood, providing a good aesthetic look to the area adjacent to the road. Commissioner Byrd explained his similar vision of a berm and mentioned that the project would not be a long term issue for the developer since the HOA would take control upon completion of the development. There was no further discussion from the public for this request and Commissioner Foreman made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After verifying the need to vote separately for the two cases, Commissioner Foreman made a motion to approve the AN 20-10-05 with staff conditions. The motion was seconded by Commissioner McKay and the motion carried 6-0.

6.) **APPLICATION RZ 20-10-06:** W & L Developers, LLC requests a zoning map amendment of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

Commissioner Brown made a motion to open the public hearing of RZ 20-10-06. Commissioner McKay seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

Commissioner Cartee made a motion to approve the application, which was seconded by Commissioner Rosengart. The motion was carried to approve the application 6-0.

7.) **APPLICATION RZ 20-10-07:** TBR, LLC requests a Zoning Map Amendment of approximately 0.26 acres of property located at 102 South Zetterower Avenue from the R-15 (Single-Family Residential) to the CBD (Central Business) zoning district to establish a commercial use on the property (S40 000003 000).

Mrs. Field introduced the case, and the representative for the applicant was present. Specifically Mrs. Field noted that the non-conforming use of the property ended in 2018, as it was used as a mental health facility before the current owners had the property. She also specified that there is currently a non-conforming use providing two apartments in the rear of the property. Commissioner Cartee made a motion to open the public hearing. Commissioner Brown seconded the motion and it passed 6-0. There was no additional public discussion for the property. Commissioner Cartee made a motion to close the public hearing. Commissioner Brown seconded the motion, and it was voted to close 6-0.

Commissioner Brown made a motion to approve the Zoning Map Amendment with staff conditions, which was seconded by Commissioner Cartee. The commission voted 6-0 to approve the Zoning Map Amendment.

**V. Announcements**

There were no new announcements.

**VI. Adjourn**

Commissioner Foreman made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 6-0.

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**Chair – James W. Byrd Sr.**

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**Secretary – Kathleen Field**  
**Director of Planning & Development**



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

(912) 764-0630  
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**SE 20-11-01  
SPECIAL EXCEPTION REQUEST  
1499 Fair Road**

<b>LOCATION:</b>	1499 Fair Road
<b>EXISTING ZONING:</b>	O (Office)
<b>ACRES:</b>	30.67 acres
<b>PARCEL TAX MAP #:</b>	MS74000198 001
<b>COUNCIL DISTRICT:</b>	District 4 &5 (Riggs & Barr)
<b>EXISTING USE:</b>	Hospital
<b>PROPOSED USE:</b>	Hospital



**PETITIONER** East Georgia Regional Medical Center, LLC  
**ADDRESS** 1499 Fair Road, Statesboro GA 30458

**REPRESENTATIVE** Hannah Womack  
**ADDRESS** Same as Above

**PROPOSAL**

The applicant requests a special exception to allow for the placement of mobile food trucks in the parking area of 1499 Fair Road, within the O (Office) District. Generally, Mobile Food Services are only allowable in areas which also allow traditional restaurants, specifically the HOC (Highway Oriented Commercial), CR (Commercial Retail) and CBD (Central Business) Districts. In circumstances where these are allowed, they are only authorized for the location based on the restrictions of a Temporary Vendor Permit.

**STAFF RECOMMENDATION**

**SE 20-11-01 CONDITIONAL APPROVAL**

Case # SE 20-11-01

1499 Fair Road  
Parcel: MS74000198 001

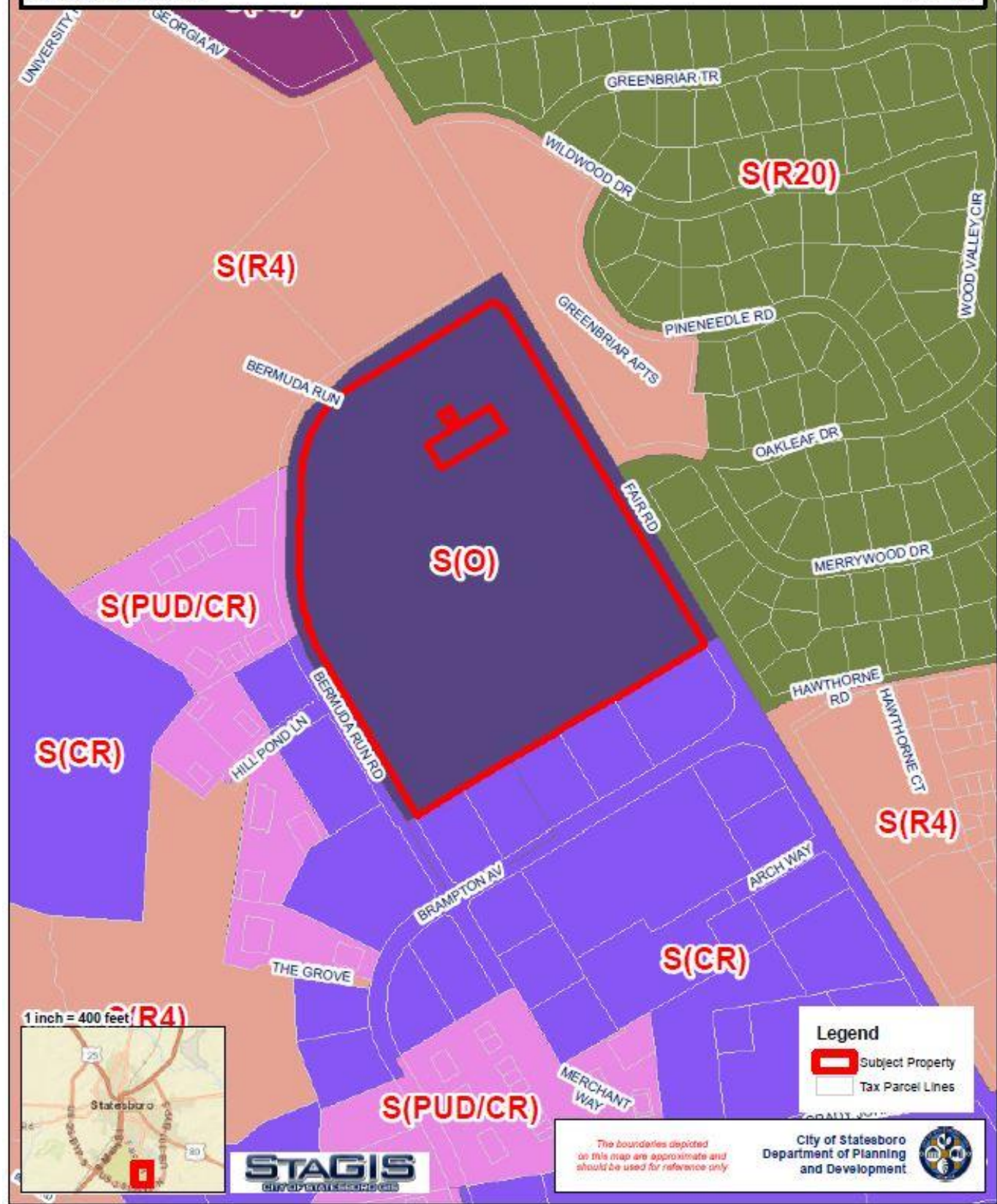
# Location Map





Case # SE 20-11-01  
1499 Fair Road  
Parcel: MS74000198 001

# Existing Use Map



**Legend**

- Subject Property
- Tax Parcel Lines

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro  
Department of Planning and Development

Case # SE 20-11-01

1499 Fair Road  
Parcel: MS74000198 001

# Future Landuse Map



**Residential  
Redevelopment**



**Established  
Residential  
Neighborhood**

**Activity  
Centers/Regional  
Centers**

1 inch = 400 feet



### Legend

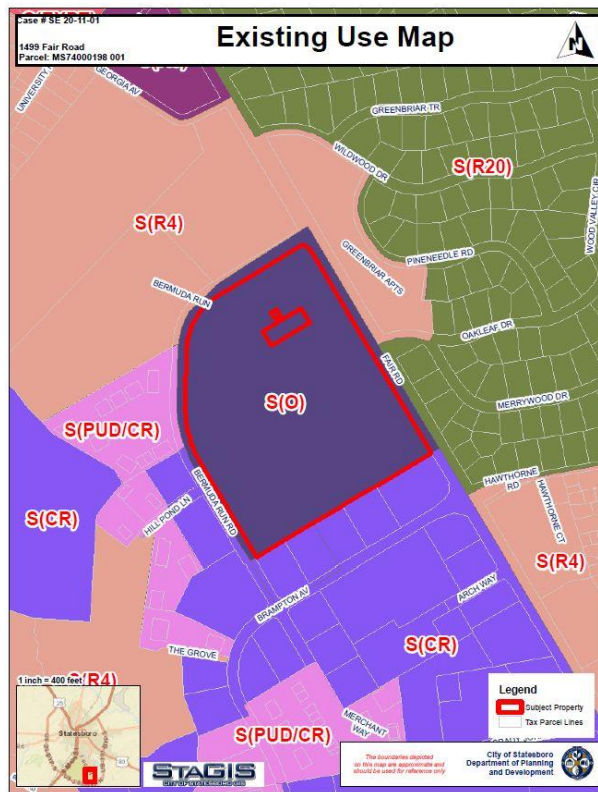
-  Subject Property
-  Tax Parcel Lines

The boundaries depicted on this map are approximate and should be used for reference only



City of Statesboro  
Department of Planning  
and Development





**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-4 (High-Density Residential)	Multi-family Apartment Development (Market 100 Apartments)
South	<b>Location Area #2:</b> CR (Commercial Retail)	Market District Business Area (Restaurants & Retail stores)
East	<b>Location Area #3:</b> R-20 (Single-Family Residential)	Single-Family Residential Dwelling
West	<b>Location Area #4:</b> CR (Commercial Retail)	Market District Business Area (Restaurants & Retail Stores)
Northeast	<b>Location Area #5:</b> R-4 (High-Density Residential)	Greenbriar Multi-Family Subdivision
Southeast	<b>Location Area #6:</b> CR (Commercial Retail)	Market District Business Area (Restaurants & Retail stores)
Northwest	<b>Location Area #7:</b> R-4 (High Density Residential)	Multi-family Apartment Development (Market 100 Apartments)
Southwest	<b>Location Area #8:</b> CR (Commercial Retail)	Market District Business Area (Restaurants and Retail Stores)

## **SUBJECT SITE**

The subject site is the East Georgia Regional Medical Center. The applicant will be making no changes to the structure, or parking lot, and is requesting the allowance to have mobile food trucks on the lot for local nursing staff. The location has a large parking lot which will serve as the standard location for food trucks operating under temporary vendor permits. The subject site already has a full service cafeteria in the hospital that is open to the public.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which should evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high density residential development. Where excess parking is located, infill development can break up large surface parking lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. There are no development procedures required for this special exception.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **SPECIAL EXCEPTION STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of a special exception upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors”.

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

### **(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- There is the possibility of an increase in trash in the parking lot during events, but this area is not a public space, and would be required to clean up any excess trash in their parking lot.

### **(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- There should be no significant issues related to pedestrian traffic and no streets should be hindered as the use shall take place away from any public streets and fully on private property.

**(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**

- The proposed use will be a periodic occurrence in a parking lot, with significant space for placement.

**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- The listed additional use does not require new facilities to be placed on the site.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- The proposed use will not have an adverse use on the area, and will not be a daily occurrence.

**(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**

- There are no improvement plans for this location being considered.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by City Council.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.**

- The proposed use is consistent with the subject site's character area ("Activity Center") as stated in the *2019 – 2029 Comprehensive Master Plan*, as the proposed use does not have a permanent impact on the site.

### **STAFF RECOMMENDATION**

Staff recommends **Approval of SE-20-11-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) This special exception does not grant the right to make substantial structural changes to any building or impervious structure on the site.
- (2) No mobile food service may take a permanent space on the site. All mobile food services must complete a temporary vendor application for the allotted dates they are requesting to serve.
- (3) The passage of a Mobile Food Truck Ordinance shall take precedence to this Special Exception.