



*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**

**December 7, 2021**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: James Byrd Sr, Benjamin McKay, Michele Hickson, Sean Fox, Michelle Babot, Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Senior Planner), and Elizabeth Burns (Planner); **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.) November 2, 2021 Meeting Minutes.

Commissioner Fox made a motion to approve the November 2, 2021 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

**IV. New Business**

1.) **APPLICATION V 21-11-01:** Roy Patel requests a Variance from Article X: Section 1002 of the *Statesboro Zoning Ordinance* in order to exceed the allowed height of a structure in the CR (Commercial Retail) district, to develop a boutique hotel on Veterans Memorial Road and Continental Road.

Kathleen Field introduced case V 21-11-01, Commissioner Fox made a motion to open the public hearing of 21-11-01. Commissioner Hickson seconded, the motion carried 5-0. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Fox. The motion passed 5-0. Commissioner McKay made a motion to approve 21-11-01. Commissioner Fox seconded and the motion passed 5-0.

2.) **APPLICATION V 21-11-02:** Whitfield Signs requests a variance from Article XV: Section 1509 (Table 6) of the *Statesboro Zoning Ordinance* in order to exceed the maximum allowed height for wall signage in Sign District 4 at 65 East Main Street.

Kathleen Field introduced case SUB 21-11-02. Commissioner Fox made a motion to open the public hearing with a second from Commissioner Hickson. The motion passed 5-0. Molly Kim from Whitfield Signs was introduced and spoke for the request. Commissioner Fox made a motion to close the hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 5-0.

3.) **APPLICATION RZ 21-11-03:** Daniel Long requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the R4 (High-Density Residential) zoning district in order to construct a multi-family development at 131 Briarwood Court.

Kathleen Field introduced case RZ 21-11-03. Commissioner McKay made a motion to open the public hearing. With a second from Commissioner Hickson, the motion passed 5-0. Commissioner Rosengart asked about the number of units they were applying for. Commissioner Fox made a motion to close the public hearing. Commissioner Hickson seconded and the motion passed 5-0. Commissioner Fox made a motion to approve with a second from Commissioner McKay. The motion passed 5-0.

4.) **APPLICATION V 21-11-04:** Daniel Long requests a Variance from Article VII: Section 703(2) of the *Statesboro Zoning Ordinance* in order to exceed the maximum allowable units allowed per developable acre at 131 Briarwood Court.

Kathleen Field introduced case V 21-11-04. Commissioner Fox made a motion to open the public hearing. With a second from Commissioner Hickson, the motion passed 5-0. Commissioner Rosengart questioned if the Commission could overrule storm water requirements with the number of units allowed. Kathleen Field responded that the applicant has not gone through a development review process. Commissioner Fox made a motion to close the public hearing. Commissioner Hickson seconded and the motion passed 5-0. Commissioner Hickson questioned if an amendment could be added to an approval to limit the units to the allowed amount after a review process was completed. Daniel Long spoke for the request. Commissioner Hickson asked if the applicant would like to withdraw the request. Daniel Long withdrew the variance request and there was no vote.

5.) **APPLICATION V 21-11-05:** The Bulloch County Historical Society requests a variance from Article XXX, Section 3005 (B) of the *Statesboro Zoning Ordinance*, in order to place a collage mural at 41 West Main Street.

Kathleen Field introduced cases 21-11-05. Commissioner Fox made a motion to open the public hearing. With a second from Commissioner Hickson, the motion passed 5-0.

Brent Tharpe spoke for the request. Commissioner Fox asked if this was the type of content that the Commission wanted to see downtown and if they wanted to promote a more balanced approach to murals in terms of historical and advertisement material. Commissioner Byrd expressed his opinion that the mural represented the history of Bulloch County and would serve to inform residents and visitors. Commissioner Rosengart agreed by stating that the recognition of Native Americans in the County is important. Commissioner Fox made a motion to close the public hearing. Commissioner Hickson seconded and the motion passed 5-0. Commissioner McKay made a motion to approve with a second from Commissioner Hickson. The motion passed 5-0.

**V. Announcements**

Kathleen Field announced that the State of Emergency that allowed for virtual meetings has been lifted and that the Commission should resume in person voting.

**VI. Adjourn**

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

---

**Chair – James Byrd Sr.**

---

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