



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

February 5, 2019

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 5:04 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) December 4, 2018 Meeting Minutes

Commissioner Cartee made a motion to approve the December 4, 2018 meeting minutes, seconded by Commissioner Fox. The motion carried 5-0.

2.) January 2, 2019 Planning Commission Meeting Cancellation Minutes

Commissioner Byrd stated that the January 2, 2019 meeting was cancelled due to a lack of agenda items.

IV. New Business

1. **APPLICATION V 19-01-01:** Frontline Internal Medicine, LLC requests a variance from Article X, Section 1003(D) to reduce the required left side yard setback in order to allow for an expansion of medical office space on 0.27 acres of property located at 6 Lester Road (Tax Parcel MS71 000037 000).
2. **APPLICATION V 19-01-02:** Frontline Internal Medicine, LLC requests a variance from Article X, Section 1003(D) to reduce the required right side yard setback in order to allow for an expansion of medical office space on 0.27 acres of property located at 6 Lester Road (Tax Parcel MS71 000037 000).

Frank Neal introduced both cases V 19-01-01 and V 19-01-02 collectively. There was no one in attendance that spoke for or against the zoning variance application. Commissioner Cartee inquired on the proposed building addition. Mr. Neal responded. Commissioner Rosengart requested clarification on the variance requests. Mr. Neal clarified the side yard setback variance request distances. Commissioner Brown inquired if the medical office's

parking would be affected by this building addition. Mr. Neal confirmed that the project would still meet the city's parking requirement. Commissioner Brown inquired on this development type's parking requirement and how it was determined. Mr. Neal stated that the parking requirements for this project would be regulated by the City's parking ordinance. Commissioner Brown, Commissioner Cartee, and Commissioner Foreman expressed concerns on the parking for this office as well as the surrounding offices. Mr. Neal confirmed that the project would still be meeting the City's parking requirement as per ordinance.

Commissioner Rosengart made a motion to recommend approval of V 19-01-01. Commissioner Cartee seconded, and the motion carried 5-0.

Commissioner Rosengart made a motion to recommend approval of V 19-01-02. Commissioner Brown seconded, and the motion carried 5-0.

3. **APPLICATION RZ 19-01-03:** West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels, dated August 11, 2017, and revised dated January 23, 2018, addressed 91 South College Street and South College Street (Tax Parcels S19 000002 000 & S19 000001 000).

The applicant withdrew this request prior to the Planning Commission meeting.

V. Announcements

Mr. Neal introduced and announced the newest Planning Commissioner, Sean Fox.

Mr. Neal provided the Planning Commission an update on the Comprehensive Plan process. Additionally, he encouraged more participation in the Comprehensive Plan survey.

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Brown seconded, and the motion carried 5-0. The meeting adjourned at 5:18 PM.

Chair – James W. Byrd, Sr.

**Secretary – Frank Neal, AICP
Director of Planning and Development**