



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

July 12, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Bryd Sr., Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development) and Elizabeth Burns (Planner); **Absent:** Michelle Babot, Sean Fox, Benjamin McKay, Michele Hickson, Justin Williams (Planning & Housing Administrator)

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.) June 7, 2022 Meeting Minutes.

IV. New Business

1.) **APPLICATION RZ 22-06-01:** Edward W Curl Jr., requests a Zoning Map Amendment from the R4/HOC (High-Density Residential/Highway-Oriented Commercial) zoning districts to the HOC (Highway-Oriented Commercial) zoning district in order to establish a vehicle repair shop on 3.2 acres of property located at 30 Rucker Lane (Tax Parcel # MS52000005 000).

Kathleen Field introduced case RZ 22-06-01, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 3-0. Leslie Belcher was introduced as the representative.

Commissioner Byrd made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 3-0. Commissioner Rosengart

made a motion to approve 22-06-01 with staff recommendations. Commissioner Cartee seconded and the motion passed 3-0.

2.) **APPLICATION RZ 22-06-02:** L&S Acquisitions LLC requests a Zoning Map Amendment from the R10/R8 (Single-Family Residential) to the PUD (Planned Unit Development) zoning district, in order to develop a single-family detached subdivision on 34.48 acres at 1263 S&S Railroad Bed Road (Tax Parcel # 107000009 000).

Kathleen Field introduced cases SE 22-06-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 3-0. Evan Bennett from Hussey Gay Bell was introduced as the representative for the application and spoke in favor. He stated that they would work with the city to change the road endings. He requested that the Commission remove the condition on the second ingress/egress required. Kathleen Field and John Washington, Director of Public Works, expressed their concerns with having just one ingress and egress. Further discussion took place on the conditions between the representative, staff, and commissioners. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 3-0. Commissioner Cartee made a motion to approve 22-06-02 with staff recommendations. Commissioner Rosengart seconded and the motion passed 3-0.

3.) **APPLICATION CBD 22-06-03:** First Baptist Church request plan approval for a portion of the campus located at 108 North Main Street (Tax Parcel # S28 000001 000).

Kathleen Field introduced case RZ 22-06-03, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded and the motion passed 3-0. Kevin Paul with DPR Architecture was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner Rosengart made a motion to approve 22-06-03 with staff recommendations and Commissioner Cartee seconded. The motion passed 3-0.

4.) **ORDINANCE AMENDMENT: ARTICLE VI-A. R-2 TOWNHOUSE RESIDENTIAL DISTRICT**

Kathleen Field introduced The Ordinance Amendment for the proposed Townhouse Residential District, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded and the motion passed 3-0. Joey Maxwell asked about HOA requirements and trees required in the new Ordinance. Commissioner Byrd made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner Rosengart made a motion to approve and Commissioner Cartee seconded. The motion passed 3-0.

V. **Announcements**

VI. Adjourn

Commissioner Byrd made a motion to adjourn the meeting. Commissioner Rosengart seconded, and the motion carried 3-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development