



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

July 7, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner McKay called the meeting to order at 5:00 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) June 2, 2020 Meeting Minutes.

Commissioner Rosengart made a motion to approve the June 2, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

IV. New Business

1. **APPLICATION RZ 20-06-01:** Lamar Smith Signature Group requests a zoning map amendment of 5.88 acres of property located at 54 Packinghouse Road from CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to utilize the property for a 44-unit townhome development (Tax Parcel MS69 000003A 002).

Kathleen Field introduced the case, and Jeremy Hart spoke as a representative of the applicant for this zoning map amendment case. Mr. Hart provided some brief background information on the subject property. Commissioner Foreman inquired if the townhomes would be for sale or rent. Mr. Hart confirmed that the townhomes would be rental property. Next, Commissioner Foreman inquired if the single-family home development located behind the subject site would be a rental community as well. Mr. Hart confirmed that the entire development will be a gated, rental community under one ownership. Commissioner Brown requested that the applicant state their ability to comply with all of the recommended staff conditions. Mr. Hart confirmed that the developer would be able

to comply with all of the staff conditions. Also, Ashley Durrence spoke as a representative of the applicant, Lamar Smith Signature Group. Mr. Durrence provided further background information of the proposed townhome development and the on-going Hartford Subdivision single-family home development. Commissioner Rosengart inquired if any opposition had been received on this zoning map amendment request. Owen Dundee stated the Planning Department had not received any opposition to the proposed zoning map amendment request. Commissioner Rosengart commented on the number of rental properties already in the vicinity of the subject site.

Commissioner Rosengart made a motion to recommend approval of RZ 20-06-01 with staff conditions. Commissioner Brown seconded, and the motion carried 5-0.

Commissioner Fox arrived at 5:15 PM.

2. **APPLICATION SE 20-06-02**: Billy H. Hill requests a special exception for 0.48 acres of property located at 882 Northside Drive East to utilize the commercial building and associated site improvements as an automotive sales use in the CR (Commercial Retail) zoning district (Tax Parcel S59 000091 000).

Kathleen Field Introduced SE 20-06-02, and Billy Hill spoke as the applicant. Commissioner McKay inquired if the Planning Commission had any comments for staff regarding the recommendation. Mr. Hill provided some brief background information on the subject property, his automotive sales business experience, and the requested special exception for a used automotive sales use to be located at 882 Northside Drive East. Mr. Hill then stated that the proposed land use was consistent with the surrounding land uses, while stating the zoning is similar to other used car lots located along US Highway 80. Then, he provided some additional information on his used car sales business and brief land use history of the subject site. Commissioner Rosengart inquired of the applicant how many parked cars would be optimal for the proposed used car sales automotive use. Mr. Hill stated thirty (30) cars. Commissioner Rosengart stated that the adjacent property uses to the subject property are similar to the proposed automotive sales use. Commissioner Rosengart commented on the City's Parking requirements. Then, Commissioner McKay commented on the new development standards, which car lots are approved by today versus several years ago. Next, he stated that the applicant would be required to submit a site plan showing that thirty (30) cars can feasibly fit on the subject site. Mr. Dundee stated that a new site plan would need to be reviewed and approved by City staff prior to allowing a larger parking lot facility. Mr. Hill provided some information on the proposed dimensions of the used automotive sales lot parking spaces. Then, Mr. Dundee provided some brief background information on the zoning of other used automotive sales businesses located along US Highway 80. Commissioner Cartee requested clarification on the difference between a special exception and a zoning variance. Mr. Dundee provided this clarification to the Planning Commission. Commissioner Foreman inquired if the only zoning district, which allows an automotive sales use is the HOC (Highway Oriented Commercial) district. Mr. Dundee confirmed that an automotive sales use is only allowed in the HOC district, unless authorized by special exception. Commissioner Rosengart requested clarification on the site plan condition recommended by City staff. Mr. Dundee clarified this staff condition. Mr. Hill requested additional information on the subject site's current zoning. Commissioner McKay responded to Mr. Hill's request. Commissioner McKay and Mr. Dundee further discussed the staff conditions and special exception request. Commissioner Rosengart and Commissioner Cartee requested further clarification on the applicant's requested special exception process. Mr. Dundee provided this clarification. Ms. Field further discussed the staff condition of the site plan.

Commissioner Rosengart and Commissioner Cartee further discussed the proposed staff conditions with Ms. Field and Mr. Dundee.

Commissioner Foreman made a motion to recommend approval of SE 20-06-02 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

V. Announcements

Ms. Field announced a new staff report template for Planning Commission cases and requested feedback from the Commissioners.

Then, Ms. Field announced that staff would be reaching out soon to discuss potential dates for a Planning Commission training session within the next couple of months.

Lastly, Mr. Dundee discussed the virtual meeting platform with the Planning Commissioners and requested feedback. He further stated that the virtual meeting platform will be offered for all Planning Commission meetings going forward due to the pandemic.

VI. Adjourn

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

Chair – Benjamin McKay

Secretary – Kathleen Field
Director of Planning & Development