



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

June 2, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

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

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) May 7, 2020 Meeting Minutes

Commissioner Fox made a motion to approve the May 7, 2020 meeting minutes, seconded by Commissioner Cartee. The motion carried 6-0.

IV. New Business

1. **APPLICATION RZ 20-05-01:** Landrum Hodges requests a zoning map amendment of 2.24 acres of property located at 814 South Main Street from R-4 (High Density Residential) to the CR (Commercial Retail) zoning district in order to utilize the property for a commercial land use (Tax Parcel MS52 000027 000).

Kathleen Field introduced the case, and Marc Bruce spoke as a representative of the applicant for this zoning map amendment case. Mr. Bruce provided some brief background information on the property's land use history.

Commissioner Fox made a motion to recommend approval of RZ 20-05-01 with staff conditions. Commissioner Cartee seconded, and the motion carried 6-0.

2. **APPLICATION V 20-05-02:** West District Development, LLC requests a variance from Article XIV, Section 1402 to reduce the minimum lot size requirements for property to be considered for the PUD (Planned Unit Development) zoning district in order to construct a mixed-use development on 5.362 acres for a combination of parcels addressed South

College Street, West Cherry Street and 40 West Cherry Street (Tax Parcel(s) S19 000001 000, S19 000001 A000, S18 000170 000).

3. **APPLICATION RZ 20-05-03:** West District Development, LLC requests a zoning map amendment of 5.362 acres located along South College Street from the CBD (Central Business District) to the PUD (Planned Unit Development) zoning district in order to construct a mixed-use development for a combination of parcels addressed South College Street, West Cherry Street and 40 West Cherry Street (Tax Parcel(s) S19 000001 000, S19 000001 A000, S18 000170 000).

Kathleen Field introduced V 20-05-02 & RZ 20-05-03 collectively. Commissioner Brown and Commissioner Cartee inquired as to if the applicant has agreed to all of staff's recommended conditions. Commissioner McKay commented on the benefits of the proposed zoning variance and zoning map amendment cases.

Commissioner Cartee made a motion to recommend approval of V 20-05-02, Commissioner Brown seconded, and the motion carried 6-0.

Commissioner Cartee made a motion to recommend approval of RZ 20-05-03 with staff conditions. Commissioner McKay seconded, and the motion carried 6-0.

4. **APPLICATION RZ 20-05-04:** S.D. Sauers Construction Company, LLC requests a zoning map amendment of approximately 1.30 acres of property located at 723 and 723 ½ South Main Street from a split-zoning of R-4 (High Density Residential), PUD (Planned Unit Development), and HOC (Highway Oriented Commercial) to the CR (Commercial Retail) zoning district in order to utilize the property for a mixed-use, residential and commercial retail development (Tax Parcel MS52 000007 000, MS52 000009 000).

Kathleen Field introduced RZ 20-05-04, and Grace Stewart with Coldwell Banker Realty spoke as a representative of the applicant. Ms. Stewart provided some brief background information on the applicant's development proposal.

Commissioner McKay made a motion to recommend approval of RZ 20-05-04 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

5. **APPLICATION V 20-05-05:** Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1102(C) to reduce the required front yard setback in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
6. **APPLICATION V 20-05-06:** Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1102(D) to reduce the required rear yard setback in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).

7. **APPLICATION V 20-05-07**: Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1104(F) regarding the location of all permanent points of vehicular access to and from public streets within close proximity to intersections in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
8. **APPLICATION V 20-05-08**: Drayton-Parker Companies, LLC requests a variance from Article XVI, Section 1601 regarding the minimum parking space size requirements in order to allow for the new construction of an automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
9. **APPLICATION V 20-05-09**: Drayton-Parker Companies, LLC requests a variance from Article XXX, Section 3014(B) regarding the maximum number of parking spaces allowed in front of a building within the Downtown District in order to allow for the new construction of an automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).

Kathleen Field introduced V 20-05-05, V 20-05-06, V 20-05-07, V 20-05-08 & V 20-05-09 collectively, and Nathan Richardson spoke as a representative of the applicant, Drayton-Parker Companies, LLC. Mr. Richardson provided a brief overview of the proposed Parker's Kitchen & Gas Station development. Next, David Buckel provided an overview of the proposed development's engineered site plan and environmental issues. Mr. Buckel provided additional site plan information based on the revised, newly submitted "P-3" conceptual plan. Lastly, Mr. Buckel discussed the variance requested under V 20-05-09 and requested Planning Commission's approval of the requested variances. Mr. Buckel added that the developer has agreed to allow the DSDA an easement for Corridor Entry Gateway Signage and landscaping. Mrs. Field requested additional information regarding the proposed total number of parking spaces. Mr. Buckel stated that the "P-3" conceptual site plan shows thirty-one (31) off-street parking spaces. Next, Commissioner Cartee requested clarification on the total number of parking spaces being proposed in front of the building. Mr. Buckel stated that only seven (7) parking spaces would be permitted under the Article XXX regulations and the developer has requested a total number of twelve (12) parking spaces to be located in front of the building. Commissioner Cartee provided some additional feedback on the V 20-05-09 variance request. Owen Dundee clarified that the proposed development site is a double frontage lot. Next, Mr. Buckel commented on the requested variances ability to meet most of staff conditions. Commissioner Cartee stated that this development site is unique due to the larger lot size and environmental issues. Mr. Buckel stated that a typical prototype for a Parker's Gas Station development has fifty (50) parking spaces due to the higher volume of customers expected. Commissioner Foreman requested information on the total number of seats, which the Parker's Kitchen is proposing. Mr. Buckel stated that there would be a total number of twelve (12) seats for the Parker's Kitchen. Commissioner Cartee requested additional information regarding the proposed outdoor seating pavilion. Mr. Buckel provided this information. Commissioner Brown made an inquiry regarding a drive-thru facility for the proposed Parker's Kitchen

and Gas Station. Mr. Buckel stated that this proposed store would not have a drive-thru facility. Then, Mr. Buckel stated that the development site was actually smaller in terms of lot size, than the typical Parker's Gas Station development. Additionally, Mr. Buckel stated that the developer actually prefers more parking spaces than proposed. Commissioner Brown requested clarification on the two zoning variance requests (V 20-05-08 & V 20-05-09), for which Staff recommended denial. Mr. Dundee and Mrs. Field provided clarification to the Planning Commission. Staff confirmed that the newly proposed "P-3" conceptual site plan did meet the off-street parking space size requirements; therefore addressing Staff's concern with the V 20-05-08 request. Commissioner McKay requested clarity on how an appropriate motion should be made under this request provided with the new "P-3" conceptual site plan. City staff, Mr. Buckel, and the Planning Commission further discussed what type of motion would be appropriate for the V 20-05-08 variance request. Commissioner Fox provided some additional comments on the proposed development and requested variances. Commissioner Byrd provided some feedback and his opinion of the development proposal's impact to the Gateway Corridor of the Downtown District. Commissioner Cartee requested additional information from the applicant regarding the total number of parking spaces to be removed from the site plan in order to comply with the regulations of Article XXX. Mr. Buckel confirmed that the developer would be required to remove five (5) parking spaces from the front of the building to comply with the development standards of Article XXX. Commissioner Cartee requested some additional information from the applicant regarding the proposed "P-3" site plan. Then, Mr. Buckel answered all questions and provided the additional information requested. Commissioner McKay provided his perspective on the development proposal. Next, Commissioner Cartee further outlined some benefits of the proposed Parker's Gas Station and Kitchen Development. Then, he provided a brief overview of the current market conditions for builders in the area. The Planning Commissioners briefly discussed the proposed development's off-street parking facilities. Then, Mr. Richardson provided his opinion of the City's Zoning Ordinance regulations effect on the proposed development's site plan design. Commissioner Cartee requested staff's clarification on parking spaces designated as being located in front of the building. Mr. Dundee stated he would need to study the requested clarification further prior to providing direction to the Planning Commission. Lastly, Thomas Matthewes introduced himself as a representative of the applicant and asked if the Planning Commissioners had any questions regarding the architectural design of the project. Commissioner Cartee requested information on the exterior building materials. Mr. Matthewes stated that the exterior building materials would feature lime-washed brick, standing seam metal roof features, and storefront windows.

Commissioner Foreman made a motion to recommend approval of V 20-05-05 with staff conditions. Commissioner Fox seconded, and the motion carried 6-0.

Commissioner Fox made a motion to recommend approval of V 20-05-06 with staff conditions. Commissioner McKay seconded, and the motion carried 6-0.

Commissioner Fox made a motion to recommend approval of V 20-05-07 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

Commissioner McKay made a motion to recommend approval of V 20-05-08 with the newly submitted/revise "P-3" conceptual site plan and a parking space size of 9.5' by 18'-8". Commissioner Brown seconded, and the motion carried 6-0.

Commissioner Foreman made a motion to recommend approval of V 20-05-09 with reference to the newly submitted/revise "P-3" conceptual site plan. Commissioner Fox seconded, and the motion carried 5-1.

V. Announcements

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Foreman seconded, and the motion carried 6-0. The meeting adjourned at 6:01 PM.

Chair – James W. Byrd, Sr.

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