



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

March 3, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

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

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) February 4, 2020 Meeting Minutes

Commissioner McKay made a motion to approve the February 4, 2020 meeting minutes, seconded by Commissioner Cartee. The motion carried 4-0.

IV. New Business

1. **APPLICATION SE 20-02-01:** Lufituaeb McCray Holloway requests a special exception for 0.14 acres of property located at 324 James Street to utilize a portion of the existing building as a beauty salon/barbershop in the R-6 (Single Family Residential) zoning district (Tax Parcel S09 000033 000).

Jason Boyles introduced case **SE 20-02-01**, and J.R. Holloway spoke as the property owner and a representative of the applicant, "Lu" McCray Holloway. Mr. Holloway provided some brief background information and historical zoning information regarding the subject site. Commissioner Rosengart confirmed with the applicant and City staff that no opposition had been received in reference to this application's special exception request.

Commissioner McKay made a motion to recommend approval of **SE 20-02-01** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

2. **APPLICATION V 20-02-02:** Bryan Davis requests a variance from Article VI, Section 603(A)(1) to reduce the minimum lot size requirements for property to be considered for the R-3 (Medium Density Multiple Family Residential) zoning district in order to construct a detached single-family dwelling on 0.17 acres of property located at 206 Johnson Street (Tax Parcel S10 000064 000).

3. **APPLICATION V 20-02-03**: Bryan Davis requests a variance from Article XXII, Section 2203.1(A) to reduce the minimum square footage of heated living space requirements in order to construct a detached single-family dwelling on 0.17 acres of property located at 206 Johnson Street (Tax Parcel S10 000064 000).

Commissioner Rosengart confirmed with City staff that the requests made under **Applications V 20-02-02 & V 20-02-03** will not be heard at this Planning Commission meeting.

4. **APPLICATION V 20-02-04**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the aggregate square footage allowed in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

5. **APPLICATION V 20-02-05**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the number of free standing signs allowed in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

6. **APPLICATION V 20-02-06**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage allowed for free standing signs in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

7. **APPLICATION V 20-02-07**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum height for freestanding signs allowed in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

8. **APPLICATION V 20-02-08**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage allowed for building signs in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

9. **APPLICATION V 20-02-09**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum number of building signs allowed on a single elevation in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

Jason Boyles introduced cases **V 20-02-04, V 20-02-05, V 20-02-06, V 20-02-07, V 20-02-08 and V 20-02-09** collectively. Commissioner Cartee inquired as to the location of the sign variance requests. Mr. Boyles responded to Commissioner Cartee's inquiry and Owen Dundee provided the Planning Commission with further direction on the sign variance location requests. Commissioner Rosengart requested clarification on the results of approving all of the variances requested. Mr. Boyles provided this clarification and further compared the signage allowed under the City's current zoning ordinance versus the signage proposed by the applicant for this commercial development. Commissioner McKay inquired if the Planning Commission may see additional sign variance requests for future development along Veterans Memorial Parkway between Old Register Road and Akins Boulevard. Commissioner Cartee asked for information on future commercial development signage. Mr. Dundee stated that only a 12-14 acre portion of the 49.65 acre parcel zoned Commercial Retail is proposed for development at this time. There may be future sign variances requested on the land parcels adjacent to the subject site. Commissioner Rosengart inquired as to the relationship of Watkins Real Estate Group to the Publix Grocery store. Mr. Boyles confirmed that Watkins Real Estate Group

represented the real estate developer for the Publix Grocery store development. Commissioner Rosengart made a procedural inquiry on the submission of a zoning variance application. Mr. Boyles responded to this inquiry. Commissioner Cartee requested a summary of the new signage being requested under the zoning variance applications. Mr. Boyles provided this summary to the Planning Commission. Commissioner McKay inquired if the Old Register Road and Veterans Memorial Parkway intersection would still be traffic signaled. Mr. Boyles stated that a traffic signal is planned to be placed at this intersection. Commissioner Cartee requested information regarding the proximity of the proposed monument signs for the Publix Shopping Center development. Mr. Boyles provided an estimation for the Planning Commission. Commissioner Rosengart requested clarification on the monument sign variance request, which staff requested further review of. Mr. Boyles provided the reasoning behind the requested further review of the monument sign variance to be located at the NEC of Old Register Road and Veterans Memorial Parkway. Commissioner Cartee requested some additional architectural and placement information on the requested signage. Mr. Boyles provided some architectural perspective on the signage variance requests. Then, he provided some additional location information on the proposed signage variances. Commissioner Rosengart provided an observance on the current signage located on the subject property. Commissioner Cartee requested some additional information on the existing signage located on the subject site. Mr. Dundee and Mr. Boyles provided the existing signage information and another brief overview to the signage being proposed under the variance requests. Planning Commission members and City staff engaged in further conversation regarding the location of the proposed signage. Commissioner Cartee requested some procedural information on the sign variance requests approval. Mr. Boyles provided the necessary procedural information. Mr. Dundee provided some additional information on the monument sign proposed for Veterans Memorial Parkway. Commissioner Cartee commented on the multi-tenant sign located off the by-pass. Commissioner Rosengart discussed the future development of the surrounding parcels and the potential for more signage requests on the surrounding properties. Commissioner Cartee stated that the multi-tenant sign would really be the only signage for the Publix Shopping Center located off the by-pass. Mr. Boyles recommended to vote on each variance individually rather than as a package.

Commissioner Cartee made a motion to recommend approval of **V 20-02-04** with staff conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Foreman made a motion to recommend approval of **V 20-02-05** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-06** with staff conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-07** with staff conditions. Commissioner Rosengart seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-08** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-09** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

10. **APPLICATION V 20-02-10:** Frank Parker requests a variance from Article XXX, Section 3010(A) regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 1.06 acres of property located at 239 South Main Street (Tax Parcel S19 000019 001).

Jason Boyles introduced case **V 20-02-10**, and Frank Parker spoke as the property owner and applicant. Mr. Boyles discussed the subject site's development challenges in regards to sidewalk placement along West Jones Avenue and South Walnut Street.

Commissioner Foreman made a motion to recommend approval of **V 20-02-10** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0. Mr. Parker thanked the Planning Commission members and City staff.

11. **APPLICATION V 20-02-13:** J.R. Hendley Foundation, Inc. requests a variance from Article XXX, Section 3010(A) regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 2.44 acres of property located at 672 South College Street (Tax Parcel MS51 000024 000).

Jason Boyles introduced case **V 20-02-13**. Commissioner Cartee recused himself from voting on this agenda item due to a conflict of interest. Commissioner Rosengart inquired as to the number of sidewalk feet, which will not be built as proposed by the requested zoning variance. Mr. Boyles stated approximately 250 feet. Further, there is no sidewalk in this area. Also, there are no sidewalk improvements planned under the City's capital improvement program for this area. Mr. Boyles provided some location, Article XXX and DSDA incentive information on the subject site. Further, Mr. Boyles stated the current site features of the subject property. Commissioner Rosengart further commented on site features of the subject property.

Commissioner Foreman made a motion to recommend approval of **V 20-02-13** with staff conditions. Commissioner McKay seconded, and the motion carried 3-0.

V. Announcements

VI. Adjourn

Commissioner Rosengart made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 4-0. The meeting adjourned at 5:51 PM.

Chair – James W. Byrd, Sr.

Secretary – Jason Boyles
Assistant City Manager