



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**November 5, 2019**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

- 1.) October 1, 2019 Meeting Minutes

**IV. New Business**

1. **APPLICATION V 19-10-01:** Brent Watts requests a variance from Article VIII, Section 801(P) regarding the placement of apartment units on the first floor of a building in the Central Business District for 0.20 acres of property located at 9 Hill Street (Tax Parcel S28 000005 000).
2. **APPLICATION V 19-10-03:** HSE Permit Solutions requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage of building signs in Sign District 3 for 2.10 acres of property located at 427 South Main Street (Tax Parcel S21 000021 000).
3. **APPLICATION SE 10-10-04:** Barbara W. Lee requests a special exception for 0.09 acres of property located at 380 Johnson Street to utilize a portion of the existing building as a beauty shop in the R-8 (Single Family Residential) zoning district (Tax Parcel MS40 000030 001).
4. **APPLICATION V 19-10-09:** West District Development, LLC requests a variance from Article XXX, Section 3008(A)(e) regarding exterior building materials within the Downtown District for 0.166 acres of property located on South College Street (Tax Parcel S19 000001 002).
5. **APPLICATION CBD 19-10-05:** West District Development, LLC requests approval of the proposed architectural drawings submitted for 0.166 acres of property located on South College Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S19 000001 002).

6. **APPLICATION V 19-10-10:** West District Development, LLC requests a variance from Article XXX, Section 3008(A)(e) regarding exterior building materials within the Downtown District for 0.112 acres of property located on South College Street (Tax Parcel S19 000001 006).
7. **APPLICATION CBD 19-10-06:** West District Development, LLC requests approval of the proposed architectural drawings submitted for 0.112 acres of property located on South College Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S19 000001 002).
8. **APPLICATION CUV 19-10-07:** Paula Becker requests a conditional use variance from Article VII-A of the *Statesboro Zoning Ordinance* for 0.21 acres of property located at 109 Broad Street to utilize the property as an addiction recovery community residence in the R-6 (Single Family Residential) zoning district (Tax Parcel S29 000073 000).
9. **APPLICATION V 19-10-08:** Richard Haynes requests a variance from Article IV, Section 403(A) to reduce the minimum lot size requirements for property to be considered for the R-20 (Single Family Residential) zoning district in order to develop an additional single family residence on 0.82 acres of property located at 103 Niver Road (Tax Parcel MS50 000044 000).

**V. Announcements**

**VI. Adjourn**