



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

November 3, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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.) October 6, 2020 Meeting Minutes.

Commissioner Rosengart made a motion to approve the October 6, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 6-0.

IV. New Business

1.) **APPLICATION V 20-10-01:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place 336 aggregate square feet of signage in Sign District 3 (MS42000007 000).

Kathleen Field introduced cases V 20-10-01 through V 20-10-04 and addressed the fact that there would need to be separate vote, and public hearing on each item listed in this report. The applicant had a representative present. Commissioner Cartee made a motion to approve a public hearing with a second from Commissioner McKay. The motion carried 6-0.

Commissioner Cartee made a motion to open the public hearing of V 20-10-01. Commissioner Rosengart seconded, and the motion carried 6-0. John Dotson introduced himself as the representative of the application and had no information to add to the presentation. There were no individuals to speak against the motion. Justin Williams voiced a correction to the staff write up regarding the aggregate square footage being requested. There was a secondary application with slightly lower specifications, but this application was not being considered. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After Commission deliberation, Commissioner Cartee made a motion to approve V 20-10-01 with staff conditions. Commissioner Brown seconded the motion, and the motion passed 6-0.

2.) **APPLICATION V 20-10-02:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place 6 wall signs on a single elevation in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-02. Commissioner Brown seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After Commission deliberation, Commissioner Cartee made a motion to recommend approval of V 20-10-02 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

3.) **APPLICATION V 20-10-03:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place two freestanding signs 15 feet in height in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-03. Commissioner McKay seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

Commissioner Cartee made a motion to approve the application, which was seconded by Commissioner McKay. The motion was carried to approve the application 6-0.

4.) **APPLICATION V 20-10-04:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance on 4.75 acres of property located on Veterans Memorial Parkway to place freestanding signs in excess of 60 square feet in Sign District 3 (MS42000007 000).

Commissioner Cartee made a motion to open the public hearing of V 20-10-04. Commissioner Brown seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner Brown. The motion passed 6-0.

Commissioner Cartee motioned to approve the variance with staff conditions. Commissioner Rosengart seconded the motion and it carried 6-0.

5.) **APPLICATION AN 20-10-05:** W & L Developers, LLC requests annexation by the 100% method of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road into the City of Statesboro and for said property to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

Kathleen Field introduced AN 20-10-05 and RZ 20-10-06 and addressed the fact that there would need to be separate vote, and public hearing on each item listed in this report. The applicant was present. Commissioner Brown made a motion to open the public hearing with a second from Commissioner Foreman. The motion carried 6-0.

Commissioner Cartee made a motion to open the public hearing of AN 20-10-05. Commissioner Rosengart seconded, and the motion carried 6-0. John Dotson introduced as the representative of the application. Commissioner Brown asked Mr. Dotson if he had concerns with the conditions as written. Mr. Dotson expressed concerns with the amount of greenspace being requested, as he was unsure if what the number would actually be in the end, requesting that it would be 5% vs the open ended nature of the staff recommendation. Mr. Dotson also specified his disagreement with a different staff condition, requesting the implementation of a landscape berm on the property, which Mr. Dotson specified that there would be an undue hardship maintaining this berm. Mrs. Field mentioned that there was a specific discussion regarding a landscape berm across the development to provide sufficient screening of development from the road. Commissioner Cartee questioned the actual definition of a berm as it is listed in the recommendation. There is no specific height being proposed, and the determination of the berm being in control of the Homeowners Association, and not the developer. Commissioner Foreman questioned the size of the houses being proposed, and the applicant John White specified that the houses would be from 1500 to 1700 square feet on 10,000 square foot lots. Commissioner Cartee mentioned that he found a definition only showing that berms are from 18 to 24 inches in height, and requested to know the City vision regarding

the installation of a Berm. Mrs. Field explained that the general idea would be 5 or 6 feet in height and ten feet wide with screening of the backyard of homes in the neighborhood, providing a good aesthetic look to the area adjacent to the road. Commissioner Byrd explained his similar vision of a berm and mentioned that the project would not be a long term issue for the developer since the HOA would take control upon completion of the development. There was no further discussion from the public for this request and Commissioner Foreman made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

After verifying the need to vote separately for the two cases, Commissioner Foreman made a motion to approve the AN 20-10-05 with staff conditions. The motion was seconded by Commissioner McKay and the motion carried 6-0.

6.) **APPLICATION RZ 20-10-06:** W &L Developers, LLC requests a zoning map amendment of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

Commissioner Brown made a motion to open the public hearing of RZ 20-10-06. Commissioner McKay seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner Cartee made a motion to close the public hearing. This motion was seconded by Commissioner McKay. The motion passed 6-0.

Commissioner Cartee made a motion to approve the application, which was seconded by Commissioner Rosengart. The motion was carried to approve the application 6-0.

7.) **APPLICATION RZ 20-10-07:** TBR, LLC requests a Zoning Map Amendment of approximately 0.26 acres of property located at 102 South Zetterower Avenue from the R-15 (Single-Family Residential) to the CBD (Central Business) zoning district to establish a commercial use on the property (S40 000003 000).

Mrs. Field introduced the case, and the representative for the applicant was present. Specifically Mrs. Field noted that the non-conforming use of the property ended in 2018, as it was used as a mental health facility before the current owners had the property. She also specified that there is currently a non-conforming use providing two apartments in the rear of the property. Commissioner Cartee made a motion to open the public hearing. Commissioner Brown seconded the motion and it passed 6-0. There was no additional public discussion for the property. Commissioner Cartee made a motion to close the public hearing. Commissioner Brown seconded the motion, and it was voted to close 6-0.

Commissioner Brown made a motion to approve the Zoning Map Amendment with staff conditions, which was seconded by Commissioner Cartee. The commission voted 6-0 to approve the Zoning Map Amendment.

V. Announcements

There were no new announcements.

VI. Adjourn

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

Chair – James W. Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development