



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

October 2, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. September 4, 2018 Meeting Minutes

IV. New Business

1. **APPLICATION CBD 18-09-01**: Justin Peay requests approval of the proposed architectural plans submitted for 0.03 acres of property located at 19 Courtland 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 S28 000023 000).
2. **APPLICATION V 18-09-02**: Ogburn Realty, Inc. requests a variance from Article X, Section 1003(H) to reduce the required rear yard setback in order to construct an auto parts store on 1 acre of property located at 1044 South Main Street (Tax Parcel MS43 000018 000).
3. **APPLICATION RZ 18-09-03**: Bethany Assisted Living, Inc. requests a zoning map amendment of 26.477 acres, a portion of a larger 39.86 acre tract located at 77 Bethany Way from PUD (Planned Unit Development) to the R-4 (High Density Residential) zoning district in order to develop residential duplex, triplex, and/or single family attached dwelling units (Tax Parcel MS40 000074 000).
4. **APPLICATION RZ 18-09-04**: JGR Development, LLC requests a zoning map amendment of 138.06 acres, a portion of a larger 225.45 acre tract located at 2457 Old Register Road from R-40 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop the property as mixed use, commercial, office, and residential (Tax Parcel 076 000001 000).
5. **APPLICATION RZ 18-09-05**: JGR Development, LLC requests a zoning map amendment of 19.23 acres, a portion of a larger 19.52 acre tract located at 2802 Old Register Road from PUD/CR (Planned Unit Development/Commercial Retail) to the PUD (Planned Unit

Development) zoning district in order to develop a soccer stadium complex (Tax Parcel 076 000001 002).

6. **APPLICATION V 18-09-07:** Robert Forrest (Stonewalk Companies) 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 develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).
7. **APPLICATION RZ 18-09-06:** Robert Forrest (Stonewalk Companies) requests a zoning map amendment of 2.994 acres located at University Plaza from the CR (Commercial Retail) to the PUD (Planned Unit Development) zoning district in order to develop mixed use student housing for a combination or parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).
8. **APPLICATION V 18-09-08:** Robert Forrest (Stonewalk Companies) requests a variance from Article XVI, Section 1600 to reduce the minimum parking requirements in order to develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).
9. **APPLICATION V 18-09-09:** Robert Forrest (Stonewalk Companies) requests a variance from Article X, Section 1002 to increase the allowable building height in order to develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).
10. **APPLICATION V 18-09-10:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the freestanding sign height limit of 8 feet, in order to place a 8.75 foot sign at 6922 Veterans Memorial Parkway(Tax Parcel MS42000012 000).
11. **APPLICATION V 18-09-11:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the freestanding sign height limit of 8 feet, in order to place a 36.708 foot sign at 6922 Veterans Memorial Parkway (Tax Parcel MS42000012 000).
12. **APPLICATION V 18-09-12:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the freestanding sign square footage allowance of 120 square feet in order to place 2 signs totaling 239.507 square feet at 6922 Veterans Memorial Parkway (Tax Parcel MS42000012 000).

13. **APPLICATION V 18-09-13:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the wall sign square footage allowance of 200 square feet in order to place signs totaling 330.746 square feet at 6922 Veterans Memorial Parkway (Tax Parcel MS24000012 000).
14. **APPLICATION V 18-09-14:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the wall sign limit per elevation to place four (4) wall signs on one elevation at 6922 Veterans Memorial Parkway (Tax Parcel MS24000012 000).
15. **APPLICATION V 18-09-15:** Bobby Wilcox (Wilcox Sign Company) requests a variance from Article XV, Section 1509 to exceed the aggregate square footage allowance of 300 square feet in order to place signage totaling 570.253 square feet at 6922 Veterans Memorial Parkway (Tax Parcel MS24000012 000).
16. **APPLICATION CUV 18-09-16:** Journey to Sober Living, LLC requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for 0.55 acres of property located at 24 Carmel Drive to utilize the property as a community living arrangement facility (Tax Parcel S59 000083 000).
17. **APPLICATION CUV 18-09-17:** Journey to Sober Living, LLC requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for 0.48 acres of property located at 17 Carmel Drive to utilize the property as a community living arrangement facility (Tax Parcel S59 000090 000).
18. **APPLICATION CUV 18-09-18:** Journey to Sober Living, LLC requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for 0.36 acres of property located at 207 Donaldson Street to utilize the property as a community living arrangement facility (Tax Parcel S29 0000123 000).

V. Announcements

VI. Adjourn