



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
October 4, 2022
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission members: James Bryd Sr., Benjamin McKay, James Thibideau and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) and Elizabeth Burns (Planner); **Absent:** Michele Hickson, Sean Fox, Russell Rosengart

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.) September 6, 2022 Meeting Minutes.

IV. New Business

1.) **APPLICATION RZ 22-09-02:** Jarret Walden requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district to expand the existing dental office on 0.24 acres of property located at 703 East Grady Street (Tax Parcel # S52 000030 000).

Kathleen Field introduced case RZ 22-09-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 4-0. Jarret Walden was introduced as the representative. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

2.) **APPLICATION AN 22-09-03:** The Parker Companies request Annexation of the three properties totaling 3.8 acres in order to construct a Parker's Kitchen located on the intersection of Burkhalter and Highway 67, commonly known as 17241 GA Highway 67 (Tax Parcels # MS88000006 000, MS88000005 000, & MS88000007 000).

Kathleen Field introduced cases AN 22-09-03, Commissioner McKay made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Brian Clouser was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee asked if there was any concern with the engineering. Kathleen Field stated that the issue would be access for traffic at that intersection and a traffic study will be required. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

3.) **APPLICATION RZ 22-09-04:** The Parker Companies requests a Zoning Map Amendment from the R-40 (Single Family Residential) zoning district to the HOC (Highway Oriented Commercial) zoning district in order to construct a Parker's Kitchen located on the 3.8 acres of property at the intersection of Burkhalter and Highway 67, commonly known as 17241 GA Highway 67 (Tax Parcels # MS88000006 000, MS88000005 000, & MS88000007 000).

Kathleen Field introduced cases RZ 22-09-04, Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

5.) **AMENDMENT TO TOWNHOUSE DWELLING STANDARDS:** Request to amend Article XXV-A: Section 2506-A: OPEN SPACE

Kathleen Field introduced the amendments to the amenity and open space aspect of the townhouse dwelling standards as proposed by City Council for feedback. Kathleen Field stated that developments equal to or exceeding five acres, at least 10% of the acreage must be dedicated to amenity space. For developments smaller than five acres, at least 5% of site acreage must be dedicated to amenity space. Commissioner Cartee made a motion to open the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee asked if there was a minimum requirement for open space. Justin Williams stated that there is a greenspace requirement and tree canopy requirement covered in the tree ordinance. Commissioner Cartee asked if amenity space can be part of the open space. Kathleen Field stated that open space excludes dedicated amenities. Commissioner Cartee expressed his concern for the amount on one site that would be dedicated to open

space and amenity space. Justin Williams clarified that some areas could overlap for each amount. Commissioner McKay stated that it did give flexibility to smaller lots while setting standards for larger sites. Commissioner Cartee asked if the previously approved cases would have to adhere to the new requirements. Kathleen Field stated that they would have to make an investment in the property to be vested before it is passed by City Council. Commissioner Cartee made a motion to close the public hearing. Commissioner McKay seconded and the motion passed 4-0. Commissioner McKay made a motion to approve the amendment as presented with a second from Commissioner Thibodeau. The motion passed 4-0.

6.) **RECOMMENDATION FOR PUD APPLICATIONS:** Requests to provide recommendation to City Council on PUD (Planned Unit Development) existing standards.

Kathleen Field introduced the request to provide recommendations on the PUD existing standards. Kathleen Field presented the mixed use proposal for PUD zoning regulations. Kathleen Field stated that at least 20% of the floor area will be dedicated to residential uses and at least 20% will be dedicated to non-residential uses. Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded and the motion passed 4-0. Commissioner McKay made a motion to close the public hearing, with a second from Commissioner Cartee. The motion passed 4-0. Commissioner McKay made a motion to approve the amendment as prepared. Commissioner Thibodeau seconded and the motion passed 4-0.

V. **Announcements**

Kathleen Field announced that the department is still working on the Housing Rehabilitation Program. A number of the applicant were over the \$50,000 cap. After discussion with the City Council, it was decided to work on the existing houses instead of building new homes. Kathleen Field added that nine homes are ready to go out to bid.

VI. **Adjourn**

Commissioner Cartee made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 4-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development