



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

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**Statesboro Planning Commission**

**September 4, 2018**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**Present:** Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Rev. David McLendon, Benjamin McKay, Mary Foreman, Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Director of Planning and Development Frank Neal, City Planner II Owen Dundee, and City Planner I Justin Williams

**I. Call to Order**

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

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. August 7, 2018 Meeting Minutes

Commissioner McKay made a motion to approve the August 7, 2018 meeting minutes, seconded by Commissioner McLendon. The motion carried 7-0.

**IV. New Business**

1. **APPLICATION RZ 18-08-01:** Deep South Properties requests a zoning map amendment of 13.96 acres of property located at 316 Fletcher Drive from the R-20 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to develop a multi-family triplex community for a combination of parcels addressed 316 Fletcher Drive and Fletcher Drive (Tax Parcel(s) S35 000009 001 & S35 000009 000).

Frank Neal introduced the case, and David Maxwell spoke as a representative of Deep South Properties. Mr. Neal stated that the project did not have a right start meeting and would be required to have a traffic study completed as a condition of their zoning request if approved. Mr. Maxwell stated that the proposed development would be a good zoning transition from the neighboring R-20 (Single Family Residential) to the light industrial uses on the opposite side of the development site. Mr. Maxwell gave a brief overview of the property's history, stating that the land has sat vacant for some time and there is not much value in developing as single family residential under the current R-20 zoning. Commissioner Rosengart inquired about the target demographic for this proposed development and the proximity of the closest single family home. Mr. Maxwell addressed Commissioner Rosengart's inquiry by stating the community would mostly serve non-students, people desiring a low-maintenance living style. Also, Mr. Maxwell stated the closest single family home being 30 feet from the proposed development's property line with the single family residence having a rear yard setback for additional distance from the proposed multi-

family community. Commissioner McKay inquired as to why the applicant did not schedule a right start meeting. Mr. Maxwell answered Commissioner McKay's inquiry by stating the utilities were available, the zoning request was straightforward, and no additional staff input was needed in their opinion. Commissioner Byrd stated that the applicant would have been better informed on the city's fire protection standards if they had attended a right start meeting. Mr. Maxwell stated that any fire protection concerns on the preliminary design would be addressed during the permitting stage of the project. Commissioner McLendon inquired about the activity of the Railroad adjacent to the proposed development site. Mr. Maxwell stated that he did not have any knowledge on the railroad's activity. Commissioner Cartee inquired about the 2<sup>nd</sup> entrance location for the proposed development and surrounding land uses. Mr. Maxwell stated the 2<sup>nd</sup> entrance would be located off of Fletcher Drive and the surrounding land uses included single family residential and industrial. Next, Commissioner Byrd opened the discussion to citizen comment. Mr. Leo Sable representing the Fletcher Neighborhood association voiced a few concerns regarding the proposed development such as population and traffic increases within the neighborhood. He stated that his neighborhood association opposed the proposed development. Commissioner McLendon inquired about current traffic congestion on Fletcher Drive and the other neighborhoods located nearby. Mr. Sable cited traffic congestion as an issue and the problem intersection of Francis Scott and Fletcher Drive. Mrs. Sharon Sable of the local neighborhood also voiced her concerns and opposition to the proposed development and zoning map amendment request. Commissioner Rosengart asked about the development capability of the proposed site under the current single family residential zoning. Mr. Maxwell stated that there would not be any cost benefits to the current ownership for developing the property as single family residential. Commissioner Foreman inquired if the developer currently had a land sale contract for the land parcels. Mr. Maxwell stated that Deep South Properties has a land contract on the property and they are currently in their due diligence period. Commissioner Byrd requested an explanation on the developer's choice not to participate in a right start meeting. Mr. Maxwell stated that they did not feel it was needed. However, the developer did meet with the Public Works department to discuss sewer and water availability. Commissioner McLendon made a motion to deny approval of RZ 18-08-01. Commissioner Brown seconded, and the motion carried 7-0.

2. **APPLICATION RZ 18-08-02:** BVT-AKINS, LP requests a zoning map amendment of 49.65 acres, a portion of a larger 225.45 acre tract located on Veterans Memorial Parkway and Old Register Road from R-40 (Single Family Residential) to the CR (Commercial Retail) zoning district in order to develop a commercial retail center (Tax Parcel 076 000001 000).

Frank Neal introduced the case. John Dotson and Darin VanTassell spoke as a representative of BVT-AKINS, LP. Mr. Dotson stated that the property was annexed in 2010 under the default R-40 (Single Family Residential) zoning district. He further stated that the current zoning today is no longer compatible with the surrounding development patterns, which is the reason behind the request for a zoning change to the CR (Commercial Retail) zoning district. He also discussed connection of existing roadway and utility infrastructure. Mr. VanTassell discussed the new tax allocation district and provided a brief overview of the zoning map amendment request. Commissioner McLendon inquired about the location of the Stadium Complex. Mr. VanTassell answered the inquiry by providing a brief overview of the proposed developments planned for this area, such as a regional grocery store. Commissioner McLendon requested information on the location of single family homes nearby the proposed parcel to be re-zoned. Commissioner Rosengart asked if there were any inconsistencies with the current comprehensive plan. Also, he

inquired if the developer had a traffic study completed for this proposed development. Mr. VanTassell stated a traffic study has been completed for the proposed development area. Commissioner Foreman inquired about the access to the by-pass from the proposed development. Mr. VanTassell stated that his development team was still working with the Department of Transportation on the locations of the access points to the by-pass. Commissioner Rosengart inquired about the construction start date for the proposed development. Mr. VanTassell stated that the stadium complex was to be built by January 2020. Commissioner McKay inquired about an announcement of the regional grocery store. Commissioner Brown requested information on a hospital use for the development site. Mr. Neal clarified that the use was stated for zoning purposes only. Commissioner McKay made a motion to recommend approval of RZ 18-08-02. Commissioner Cartee seconded, and the motion carried 7-0.

3. **Article 31: Solar Installation and Operation**: The Department of Planning & Development request consideration for adoption of an Ordinance Amendment **ARTICLE 31: SOLAR INSTALLATION AND OPERATION** governing solar energy systems within the City of Statesboro.

Frank Neal introduced the new zoning ordinance. Justin Williams made a presentation of Article 31: Solar Installation and Operation. Commissioner Cartee inquired if this ordinance was to allow the permissible use in certain zoning districts with controls. Mr. Williams stated that Commissioner Cartee was correct. Mr. Neal stated that the City of Statesboro solar ordinance was based off the model ordinance proposed by the University of Georgia, Georgia Tech, and Emory University. Commissioner Byrd inquired about the function of the ordinance. Mr. Neal stated that there would eventually be a permitting and fee process associated with this ordinance. Commissioner Rosengart inquired if any other state agency approval would be required for solar installation. Commissioner McKay spoke of the issues of operating a solar farm, such as Georgia Power purchasing the energy produced. Commissioner Byrd stated his concerns for the disposal of the farms once their life expectancy has been reached. Frank Neal further spoke on the operation of the solar farms, disposal of the solar farms, and the land leases for these farms. Commissioner Cartee requested information on estimated energy savings and expressed concerns on the property owner's permitting burden for solar installation. Commissioner Rosengart inquired about the interest of Solar Farm development within the City of Statesboro. Mr. Neal stated that there has been some interest. Commissioner Cartee made a motion to approve Article 31 as presented. Commissioner Brown seconded, and the motion carried 7-0.

## **V. Announcements**

## **VI. Adjourn**

The meeting adjourned at 5:45 PM.

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**Chair – James W. Byrd, Sr.**

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**Secretary – Frank Neal, AICP**  
**Director of Planning and Development**

