



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
September 3, 2019
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission Members: Benjamin McKay, Mary Foreman, James W. Byrd Sr., and Jamey Cartee; **City of Statesboro Staff:** Owen Dundee (City Planner II), Justin Williams (City Planner I), Robert Seamans (Streets and Parks Division Superintendent), Allen Muldrew (DSDA Executive Director), and Jason Boyles (Assistant City Manager). **Absent:** Sean Fox, Russell Rosengart, and Carlos C. Brown Jr.

I. Call to Order

Commissioner Byrd called the meeting to order at 5:06 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) August 6, 2019 Meeting Minutes

Commissioner Cartee made a motion to approve the August 6, 2019 meeting minutes, seconded by Commissioner McKay. The motion carried 4-0.

IV. New Business

1. **APPLICATION V 19-08-01:** Jason Wager requests a variance from Article XI, Section 1102(G) to reduce the minimum lot size requirements for property to be considered for the HOC (Highway Oriented Commercial) zoning district in order to utilize the existing commercial building as an automotive services repair shop on 0.36 acres located at 137 East Parrish Street (Tax Parcel S37 000004 000).
2. **APPLICATION RZ 19-07-02:** Jason Wager requests a zoning map amendment of 0.36 acres located at 137 East Parrish Street from CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to utilize the existing commercial building as an automotive services repair shop (Tax Parcel S37 000004 000).
3. **APPLICATION V 19-08-03:** Jason Wager requests a variance from Article XI, Section 1102(C) to reduce the required front yard setback in order to utilize the existing commercial building as an automotive services repair shop on 0.36 acres located at 137 East Parrish Street (Tax Parcel S37 000004 000).

Owen Dundee introduced cases **V 19-08-01, RZ 19-07-02 and V 19-08-03** collectively, and Tony Crosby spoke as representative of the applicant, Jason Wager. Mr. Crosby provided some background information on the historical uses and zoning of the subject property. Commissioner Foreman inquired if the property had a signed lease. Mr. Crosby confirmed that the property owner has a signed lease on the property. Mr. Byrd commented on the historical uses of the property. Mr. Crosby stated that the building would not be utilized as a gas station, but as an automotive services station for tire repair, oil changes, and similar services.

Commissioner Foreman made a motion to recommend approval of **V 19-08-01, RZ 19-07-02, and V 19-08-03** with staff conditions. Commissioner Byrd inquired if the cases could be voted on collectively. Mr. Dundee confirmed that they could be voted on collectively. Commissioner McKay seconded, and the motion carried 4-0.

4. **APPLICATION V 19-08-04:** Jacqueline Heyward requests a variance from Article VII-C, Section 703-C(A) to reduce the minimum lot size requirements for property to be considered for the R-10 (Single Family Residential) zoning district in order to allow the placement of a mobile home on 0.20 acres located at 436 Tremble Lane (Tax Parcel S46 000001 000).

Owen Dundee introduced the case, and Jacqueline Heyward spoke on behalf of her requested variance. Ms. Heyward provided some background information on the subject property, personal medical history, and her proposed mobile home residence.

Commissioner McKay made a motion to recommend approval of **V 19-08-04** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

5. **APPLICATION V 19-08-06:** Rick's Glass Company requests a variance from Article XXX, Section 3012(E) regarding tree protection within any required setback or buffer area in the Downtown District for 0.737 acres of property located at 301 South Main Street (Tax Parcels S20 000090 000 & S20 000092 000).

Owen Dundee introduced the case, and Lindsey Thomas spoke as representative of the applicant, Rick's Glass Company. Ms. Thomas provided a brief overview of the zoning variance request and the proposed project. Ms. Thomas further stated the applicant's proposed landscape plan meets and exceeds the minimum requirements per our City's ordinance. Commissioner Cartee inquired if the landscaping improvements would also be added to the existing developed area as well. Mr. Dundee confirmed and further commented on the staff approved landscaping plan. Commissioner Byrd inquired if the proposed landscaping plan did now conform and meet all the minimum requirements of the City. Mr. Dundee confirmed that plan had been approved by staff and met all the minimum applicable requirements.

Commissioner Foreman made a motion to recommend approval of **V 19-08-06** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

6. **APPLICATION V 19-08-08:** Josh Whitfield requests a variance from Article VII, Section 703(A) to reduce the required left side yard setback in order to allow the development of

residential units to serve the West District project on 0.43 acres located at 110 Bulloch Street (Tax Parcel S19 000119 000).

7. **APPLICATION RZ 19-08-09:** Josh Whitfield requests a zoning map amendment of 0.43 acres located at 110 Bulloch Street from R-8 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to allow the development of residential units to serve the West District project (Tax Parcel S19 000119 000).
8. **APPLICATION RZ 19-08-10:** Josh Whitfield requests a zoning map amendment of 1.06 acres located at 116 Bulloch Street from R-8 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to allow the development of residential units to serve the West District project (Tax Parcel S19 000117 000).

Owen Dundee introduced cases **V 19-08-08, RZ 19-08-09 and RZ 19-08-10** collectively. Commissioner Cartee inquired if the proposed development would be comparable to JR Hendley properties in the area. Mr. Dundee confirmed that the proposed development would be similar to recently developed properties in the area. Commissioner McKay inquired if the proposed development would mean additional rental units. Mr. Dundee confirmed that the applicant is proposing a rental community. Commissioner Foreman inquired on the proposed development's maximum density. Mr. Dundee stated the proposed development would consist of a maximum of seventeen (17) units, fourteen (14) new construction units and three (3) existing units. Commissioner McKay stated that he would prefer to see single family and owner-occupied housing being proposed for new residential construction, rather than rental housing.

Commissioner McKay made a motion to recommend approval of **V 19-08-08, RZ 19-08-09, and RZ 19-08-10** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

Commissioner McKay further stated his concerns about the City's lack of single family residential development.

9. **APPLICATION SUB 19-08-11:** Continental Road, LLC requests preliminary plat approval for a 6-lot commercial subdivision for phase I of the Continental Road subdivision on 33.348 acres located at 7130 Veterans Memorial Parkway (Tax Parcel MS42 000007 000).

Owen Dundee introduced the case, and Joey Maxwell spoke as a representative of the applicant, Continental Road, LLC. Mr. Maxwell stated that he was present to answer any questions on behalf of the applicant. Commissioner Cartee inquired on the site work progress. Mr. Maxwell provided a brief update for the Planning Commission.

Commissioner Cartee made a motion to recommend approval of **SUB 19-08-11** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

V. Announcements

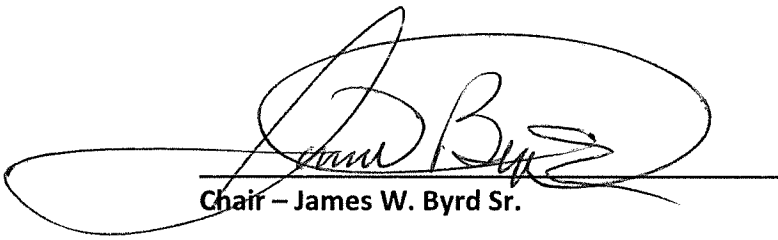
Mr. Dundee thanked Commissioner Byrd, Commissioner McKay, and Commissioner Cartee for agreeing to serve their first successive term as Planning Commission Members.

Mr. Dundee announced City Council's passing of a Resolution regarding a six month moratorium on all conditional use variances to allow for community residences and/or group homes.

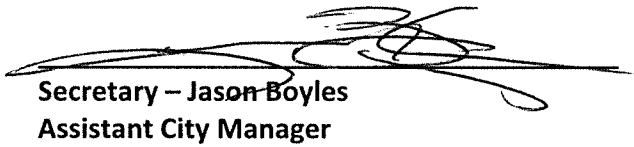
Lastly, Mr. Dundee announced City Council's first reading of the Blight Tax Ordinance and provided a brief overview for the Planning Commission.

VI. Adjourn

Commissioner Cartee made the motion to adjourn the meeting. Commissioner Foreman seconded, and the motion carried 4-0. The meeting adjourned at 5:55 PM.



Chair – James W. Byrd Sr.



**Secretary – Jason Boyles
Assistant City Manager**