



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

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**Statesboro Planning Commission**  
**March 7, 2017**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: James W. Byrd, Sr.; Russell Rosengart; David McLendon; Carlos C. Brown, Jr. and Mary Foreman **Absent:** Jamey Cartee and Benjamin McKay **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Development Project Manager Cindy Clifton, Planning & Development Specialist Candra E. Teshome, City Attorney I. Cain Smith, Director of Public Works and Engineering Jason Boyles, and Code Compliance Officer Mike Chappel.

**I. Call to Order**

Commissioner Byrd called the meeting to order at 5:00 PM.  
(Commissioner Brown arrived at 5:03 PM)

**II. Invocation & Pledge of Allegiance**

The Invocation and Pledge of Allegiance were given by Commissioner Byrd.

**III. Motion to Approve Order of the Meeting Agenda**

Commissioner McLendon made a motion to approve the order of the meeting agenda, seconded by Commissioner Foreman and the motion carried 5 to 0.

**IV. Approval of Minutes**

Commissioner McLendon made a motion to approve the minutes of the February 7, 2017 Planning Commission meeting, seconded by Commissioner Rosengart and the motion carried 5 to 0.

**V. New Business**

1. **APPLICATION # V 17-02-02:** Nick Stein requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum aggregate sign area in Sign District 2 for 460 Northside Drive East (Tax Parcel MS72 000011 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Anthony Lynch of Integrity Engineering and Development Services, Inc., who represented the applicant and spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner McClendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 5 to 0.

2. **APPLICATION # V 17-02-03:** Nick Stein requests a variance from Article XV Section 1509(C) Table 4 of the *Statesboro Zoning Ordinance* regarding the maximum number of building signs allowed per elevation in Sign District 2 for 460 Northside Drive East (Tax Parcel MS72 000011 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Anthony Lynch of Integrity Engineering and Development Services, Inc., who represented the applicant and spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner McLendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 5 to 0.

3. **APPLICATION # V 17-02-04:** Nick Stein requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum aggregate sign area in Sign District 3 for 810 Archway Drive (Tax Parcel MS74 000198 007).

Commissioner McLendon asked if this case and V 17-02-05 were requesting the same variance as V 17-02-02 and V 17-02-03. Staff confirmed the requests were identical, except for the location.

Commissioner Foreman motioned to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

5. **APPLICATION # SE 17-02-01:** Marilyn Knight requests a special exception to utilize the property located at 404 North Avenue as a childcare center with a capacity of fifty-two (52) children in the R8 zoning district (Tax Parcel MS40 000051 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Mary Williams, the property owner, who represented the applicant, spoke on behalf of the request and took any questions. Vernon Knight, the applicant's relative, spoke on behalf of the request. No one spoke against the request.

Commissioner McLendon made a motion to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

6. **APPLICATION # CUV 17-01-01:** Summit BHC Statesboro, LLC requests a conditional use variance to utilize the property located at 207 Lee Street as a drug rehabilitation center for no more than nineteen (19) adults in the R15 (Single-Family Residential) zoning district (Tax Parcel S51 000009 000).

Frank Neal presented the case to the commissioners and invited Laura Marsh of Taulbee, Rushing, Snipes, Marsh & Hodgins, LLC to speak on behalf of the applicant. Ms. Marsh took the commissioners questions. James Reams questioned Ms. Marsh regarding proposed changes in appearance at the subject site. Ms. Marsh stated that Summit BHC had no plans to make exterior changes. Mr. Reams stated he had no opposition against the request,

provided the neighborhood's character remained intact. Ms. Marsh took questions from the commission.

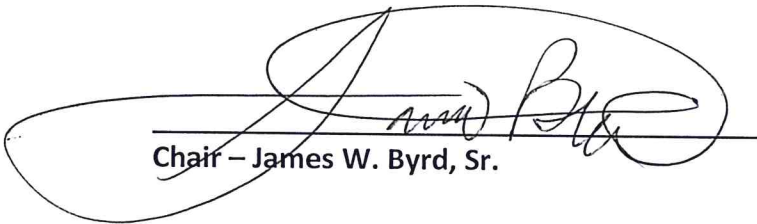
Commissioner Foreman made a motion to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

**VI. Announcements**

Frank Neal announced the AMEC Foster Wheeler kick-off presentation and meetings that took place March 7, 2017. He provided a brief explanation of the contractor's approach to providing a city-wide strategic plan.

**VII. Adjourn**

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 5 to 0.



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP  
Director of Planning and Development