



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

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**Statesboro Planning Commission**  
**December 6, 2016**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: David McLendon, Patrick Sullivan, Benjamin McKay, Jamey Cartee and James W. Byrd, Sr. **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Planning & Development Specialist Candra E. Teshome, Development Project Manager Cindy Clifton, Code Compliance Officer Mike Chappel, Code Compliance Officer Scott Brunson and Director of Public Works and Engineering Jason Boyles.

**I. Call to Order**

Commissioner Byrd called the meeting to order at 5:01 PM.

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

Commissioner Cartee made a motion to approve the order of the meeting agenda, seconded by Commissioner McKay and the motion carried 4 to 0.

**III. Approval of Minutes**

Commissioner Sullivan made a motion to approve the minutes of the November 2, 2016 Planning Commission meeting, seconded by Commissioner Cartee and the motion carried 5 to 0.

**IV. Consideration of a Motion to Approve the 2017 Planning Commission Meeting Schedule**

Commissioner McLendon made note of the July 3, 2017 meeting date and requested an adjustment to the meeting schedule due to the Independence Day holiday. Frank Neal stated staff would address the meeting date once the time approaches. Commissioner McLendon requested an asterisk be placed next to the meeting date.

Commissioner McLendon made a motion to approve the meeting schedule, seconded by Commissioner McKay and the motion carried 5 to 0.

**V. New Business**

1. **APPLICATION # V 16-11-03:** Monarch 301 Apartments LLC requests a variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the maximum square footage and maximum height allowed for a monument sign to be installed at 816 South Main Street (Tax Parcel MS52 000026 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal stated staff would like to add a condition that the applicant submits a surveyed site plan that depicts the placement of the sign at the minimum five (5) foot setback. No one spoke for or against the request.

Commissioner Sullivan made a motion to approve the application with staff's recommendations, seconded by Commissioner McKay and the motion carried 5 to 0.

2. **APPLICATION # RZ 16-12-01**: Home Land Auto Group requests a zoning map amendment for 1.5 acres of property located at 2538 Northside Drive West from CR (Commercial Retail) zoning district to HOC (Highway Oriented Commercial) zoning district to permit a retail used automobile dealership (Tax Parcel # S17 000008 000).

Frank Neal presented the case to the commissioners and took any questions. Bo Donaldson, the applicant, spoke on behalf of the request. He stated he had concerns with being able to meet the requirements of the tree ordinance. Mr. Neal stated a site plan depicting how the cars would be parked, the flow of traffic and a landscaping plan would be required. In addition, the vacant building would need to meet the minimum building code requirements. No one spoke against the request.

Commissioner McClendon made a motion to approve the request with staff's recommendations, seconded by Commissioner Mckay and the motion carried 5 to 0.

3. **APPLICATION # SE 16-10-07**: Vaden of Statesboro, Inc. requests a special exception to utilize the property at 600 Brannen Street as a parking lot for automobile sales inventory within the CR (Commercial Retail) zoning district (Tax Parcel S53 000059 000).

Frank Neal presented the case to the commissioners and took any questions. Cannon Deloach of Firehouse Subs spoke against the request. Mr. Deloach stated the number of vehicles creates the illusion that the businesses there are busy and may deter customers from entering the location. He stated if Vaden Nissan would give up 26 to 30 spaces nearest his business, he would be in a better position. After much discussion, Commissioner McLendon made a motion to approve the request with modifications to condition numbers one (1) and three (3) and the addition of condition number six (6) as follows:

1. The special exception for the use of the subject site will expire six (6) months from the date of approval, if granted.
3. The applicant will remove 23 vehicles from the aisle between Eliano's and Firehouse Subs as depicted in Exhibit J: Gentilly Square Allowed Parking Area Site Plan of the staff report.
6. The applicant will erect temporary signage that identifies the use of the subject site as temporary parking for Vaden Nissan inventory.

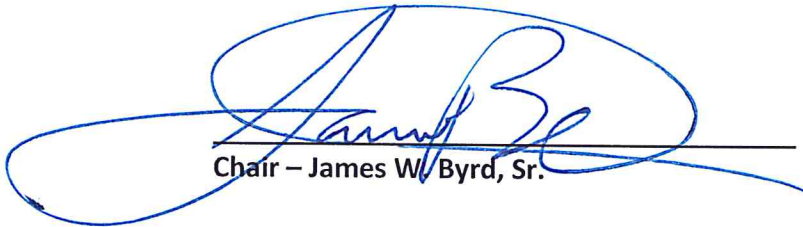
Commissioner McLendon made a motion to approve the request with staff's recommendations, revised recommendations and additional recommendations, seconded by Commissioner McKay and the motion carried 5 to 0.

**VI. Announcements**

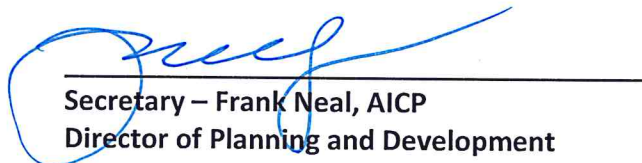
1. Commissioner Sullivan announced his resignation from the Planning Commission.
2. Frank Neal announced the appointment of two new commissioners, Carlos Brown, Jr. and Mary Foreman.
3. Frank Neal announced there will be a Planning Commission training session in the near future for the new commissioners.
4. Commissioner McLendon announced he would be out February 11<sup>th</sup> through February 18<sup>th</sup>.

**VII. Adjourn**

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



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP  
Director of Planning and Development