



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
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Statesboro Planning Commission
November 2, 2016
5:00 P.M.
City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: 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.

I. Call to Order

Commissioner Byrd called the meeting to order at 5:00 PM.
(Commissioner Sullivan arrived at 5:02 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 McKay made a motion to approve the minutes of the October 4, 2016 Planning Commission meeting, seconded by Commissioner Cartee and the motion carried 4 to 0.

IV. New Business

1. **APPLICATION # RZ 16-10-01:** Marc Bruce on behalf of J.C. Lewis Investment Company, LLC requests a zoning map amendment for 1 acre of property located at 115 Continental Road from CR (Commercial Retail) zoning district to HOC (Highway Oriented Commercial) zoning district to permit a retail new and used automobile dealership at the location (Tax Parcel # MS42 000013 000).

Frank Neal presented this case and its companion cases RZ 16-10-02, RZ 16-10-03 and RZ 16-11-02 to the commissioners and took any questions. Mr. Neal introduced Marc Bruce, the applicant's attorney, and he spoke on behalf of the request. No one spoke against the request.

Commissioner Byrd made a motion to approve the applications, seconded by Commissioner Cartee, and the motion carried 4 to 0.

2. **APPLICATION # RZ 16-10-02:** Marc Bruce on behalf of J.C. Lewis Investment Company, LLC requests a zoning map amendment for 8.21 acres of property located at 0 Veterans

Memorial Parkway from CR (Commercial Retail) zoning district to HOC (Highway Oriented Commercial) zoning district to permit a retail new and used automobile dealership at the location (Tax Parcel # MS42 000012 000).

Frank Neal presented this case and its companion cases RZ 16-10-01, RZ 16-10-03 and RZ 16-11-02 to the commissioners and took any questions. Mr. Neal introduced Marc Bruce, the applicant's attorney, and he spoke on behalf of the request. No one spoke against the request.

Commissioner Byrd made a motion to approve the applications, seconded by Commissioner Cartee, and the motion carried 4 to 0.

3. **APPLICATION # RZ 16-10-03:** Marc Bruce on behalf of J.C. Lewis Investment Company, LLC requests a zoning map amendment for a .5 acre parcel located at 0 Veterans Memorial Parkway from CR (Commercial Retail) zoning district to HOC (Highway Oriented Commercial) zoning district to permit a retail new and used automobile dealership at the location (Tax Parcel # MS42 000012 002).

Frank Neal presented this case and its companion cases RZ 16-10-02, RZ 16-10-01 and RZ 16-11-02 to the commissioners and took any questions. Mr. Neal introduced Marc Bruce, the applicant's attorney, and he spoke on behalf of the request. No one spoke against the request.

Commissioner Byrd made a motion to approve the applications, seconded by Commissioner Cartee, and the motion carried 4 to 0.

4. **APPLICATION # RZ 16-11-02:** Marc Bruce on behalf of J.C. Lewis Investment Company, LLC requests a zoning map amendment for 4.8 acres of property located at 0 Veterans Memorial Parkway from CR (Commercial Retail) zoning district to HOC (Highway Oriented Commercial) zoning district to permit a retail new and used automobile dealership at the location (Tax Parcel # MS42 000012 001).

Frank Neal presented this case and its companion cases RZ 16-10-02, RZ 16-10-03 and RZ 16-10-01 to the commissioners and took any questions. Mr. Neal introduced Marc Bruce, the applicant's attorney, and he spoke on behalf of the request. No one spoke against the request.

Commissioner Byrd made a motion to approve the applications, seconded by Commissioner Cartee, and the motion carried 4 to 0.

5. **APPLICATION # V 16-09-02:** Beacon Place Statesboro, LLC requests a variance from Article XV Section 1509(C) Table 3 regarding maximum allowed height for the installation of a monument sign at 0 S&S Railroad Bed Road (Tax Parcel # 107 000005 007).

Frank Neal presented the case to the commissioners and took any questions. Josh Whitfield, of Whitfield Signs, spoke on behalf of the request. No one spoke against the request. Commissioner Sullivan made a motion to approve the request, seconded by Commissioner McKay and the motion carried 4 to 0.

6. **APPLICATION # V 16-10-06**: Compassion Christian Church requests a variance from Article XV Section 1509(C) Table 3 regarding the maximum aggregate sign area and maximum square feet allowed for installation of a monument sign and building signs at 0 Cawana Road (Tax Parcel # 107 000004 000).

Frank Neal presented the case to the commissioners and took any questions. Josh Whitfield, of Whitfield Signs, spoke on behalf of the request. No one spoke against the request. Commissioner Cartee made a motion to approve the request, seconded by Commissioner Sullivan and the motion carried 4 to 0.

7. **APPLICATION # RZ 16-10-05**: Ray Hendley requests a zoning map amendment for a 1.19 acre parcel located at 453 South College Street from R20 (Single-Family Residential) zoning district to R4 (High Density Residential District) zoning district to permit the construction of five (5) one-bedroom cottages (Tax Parcel # S21 000006 000).

Frank Neal presented this case and its companion case V 16-11-01 to the commissioners and took any questions. Bryan Davis—the property manager for Hendley Properties—spoke on behalf of the request. Clarification was made regarding staff’s recommendation to deny the setback variance and approve the minimum dwelling square footage and zoning map amendment requests.

Rick Curlin spoke regarding traffic concerns. He stated his only opposition to the project was an increase in congestion and traffic. Virginia Russell expressed her concerns regarding high density, the minimal amount of square footage and the similarity in design of the Hendley Properties construction projects. Margot McCoy expressed her concerns regarding traffic at the intersection.

Commissioner Cartee abstained from voting due to a contract with Hendley Properties for the subject site. After much discussion, Commissioner McKay made a motion to approve the requests with the condition that future attempts to enclose the patios in the setback are prohibited. Commissioner Sullivan seconded the motion, and it carried 3 to 0.

8. **APPLICATION # V 16-11-01**: Ray Hendley requests a variance from Article XXII Sec. 2203.1(A) regarding the minimum size dwelling requirements and a variance from Article VI Sec. 603(A)(1) regarding the minimum rear yard setback for the parcel located at 453 South College Street (Tax Parcel # S21 000006 000).

Frank Neal presented this case and its companion case RZ 16-10-05 to the commissioners and took any questions. Bryan Davis—the property manager for Hendley Properties—spoke on behalf of the request. Clarification was made regarding staff’s recommendation to deny the setback variance and approve the minimum dwelling square footage and zoning map amendment requests.

Rick Curlin spoke regarding traffic concerns. He stated his only opposition to the project was in increase in congestion and traffic. Virginia Russell expressed her concerns regarding high density, the minimal amount of square footage and the similarity in design of the Hendley

Properties construction projects. Margot McCoy expressed her concerns regarding traffic at the intersection.

Commissioner Cartee abstained from voting due to a contract with Hendley Properties for the subject site. After much discussion, Commissioner McKay made a motion to approve the requests with the condition that future attempts to enclose the patios in the setback are prohibited. Commissioner Sullivan seconded the motion, and it carried 3 to 0.

9. **APPLICATION # DSDA 16-10-002**: AgSouth Farm Credit requests the demolition of a structure located at 20 East Vine Street, a property located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel # S29 000022 000).

Frank Neal presented this case and its companion case DSDA 16-10-001 to the commissioners and took any questions. Robert F. Mikell, of Brown Rountree, represented the applicant as counsel and spoke on behalf of the request. John Rule, an architect with D'Arcangelo Palmer and Rule and John Lavendar of Lavender & Associates presented a summary of the steps required for rehabilitating the buildings. Alisa Gunter, AgSouth's CFO, spoke on behalf of the request.

After much discussion, Commissioner Sullivan asked if the audience had any comments. Kelsey Kirk spoke in opposition to the request. Alan Gross spoke in favor of the request. After additional discussion, Commissioner Sullivan made a motion to approve the request with staff's recommendation as written, seconded by Commissioner McKay and the motion carried 4 to 0.

10. **APPLICATION # DSDA 16-10-001**: AgSouth Farm Credit requests the demolition of a structure located at 0 East Vine Street, a property located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel # S29 000021 000).

Frank Neal presented this case and its companion case DSDA 16-10-002 to the commissioners and took any questions. Robert F. Mikell, of Brown Rountree, represented the applicant as counsel and spoke on behalf of the request. John Rule, an architect with D'Arcangelo Palmer and Rule and John Lavendar of Lavender & Associates presented a summary of the steps required for rehabilitating the buildings. Alisa Gunter, AgSouth's CFO, spoke on behalf of the request.

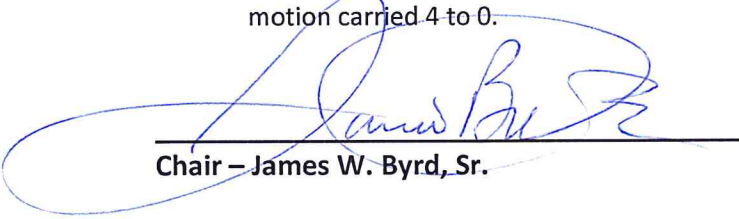
After much discussion, Commissioner Sullivan asked if the audience had any comments. Kelsey Kirk spoke in opposition to the request. Alan Gross spoke in favor of the request. After additional discussion, Commissioner Sullivan made a motion to approve the request with staff's recommendation as written, seconded by Commissioner McKay and the motion carried 4 to 0.

V. **Announcements**

There were no announcements.

VI. Adjourn

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



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP
Director of Planning and Development