



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

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**Statesboro Planning Commission**  
**October 4, 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 and Code Compliance Officer Scott Brunson.

**I. Call to Order**

Commissioner Byrd called the meeting to order at 5:00 PM.  
(Commissioner Sullivan arrived at 5:01 PM)

**II. Motion to Appoint Temporary Chair to Preside**

Commissioner McLendon made a motion to appoint Commissioner Byrd as the temporary chair to preside over the meeting, seconded by Commissioner Cartee and the motion carried 5 to 0.

**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 McKay and the motion carried 5 to 0.

**IV. Motion to Nominate a Planning Commission Member to Serve as Chair of the Commission**

Commissioner Sullivan made a motion to nominate Commissioner Byrd as the Chair of the Commission, seconded by Commissioner Cartee. Because Commissioner Byrd served as the Vice Chair until the above mentioned nomination, Commissioner McLendon made a motion to nominate Commissioner Sullivan as the Vice Chair of the Commission, seconded by Commissioner Cartee and the motion carried 5 to 0.

**V. Approval of Minutes**

Commissioner Cartee made a motion to approve the minutes of the August 2, 2016 and September 6, 2016 Planning Commission meetings, seconded by Commissioner McLendon and the motion carried 5 to 0.

**VI. New Business**

1. **APPLICATION # DSDA 16-09-001:** First Baptist Church of Statesboro requests the demolition of a structure located at 24 East Olliff 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 # S27 000045 000).

Frank Neal presented the case to the commission and took any questions. Jon Owens—the facility manager for First Baptist Church of Statesboro—spoke on behalf of the request. After Mr. Owens’ statement, Mr. Neal stated that staff was unaware of any historical significance and that staff had no comment regarding the applicant’s request.

No one spoke in opposition to the request.

Commissioner Cartee made a motion to approve the applicant’s request, seconded by Commissioner McLendon and the motion carried 5 to 0.

2. **APPLICATION # DSDA 16-09-002**: First Baptist Church of Statesboro requests the demolition of a structure located at 206 Oak 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 # S28 000001 000).

Frank Neal presented the case to the commission and took any questions. Jon Owens—the facility manager for First Baptist Church of Statesboro—spoke on behalf of the request. After Mr. Owens’ statement, Mr. Neal stated that staff was unaware of any historical significance and that staff had no comment regarding the applicant’s request.

No one spoke in opposition to the request.

Commissioner McLendon made a motion to approve the applicant’s request, seconded by Commissioner Cartee and the motion carried 5 to 0.

3. **APPLICATION # DSDA 16-09-003**: The Downtown Statesboro Development Authority requests the demolition of a structure located at 9 West Inman Street (listed as 11 West Inman 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 # S19 000040 000).

Commissioner McLendon requested abstention from voting due to a family member’s association with the Downtown Statesboro Development Authority (DSDA), the applicant. Frank Neal presented the case to the commission and took any questions. Allen Muldrew—Director of the DSDA—spoke on behalf of the request. After Mr. Muldrew’s statement, Mr. Neal stated that staff was unaware of any historical significance and that staff had no comment regarding the applicant’s request.

No one spoke in opposition to the request.

Commissioner Sullivan made a motion to approve the applicant’s request, seconded by Commissioner McKay and the motion carried 4 to 0.

4. **APPLICATION # CUV 16-08-01**: Justine Taylor requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for .34 acres of property located at 18 Carmel Drive to utilize the property as a community living arrangement facility (Tax Parcel # S51 000064A 000).

Frank Neal presented the case to the commission and took any questions from the commissioners. Francys Johnson—attorney at The Johnson Firm P.C.—spoke on behalf of the applicant. After Mr. Johnson’s statement, Mr. Neal stated that staff approved of the listed conditions.

No one spoke in opposition to the request.

Commissioner McLendon made a motion to approve the applicant’s request, seconded by Commissioner Cartee and the motion carried 5 to 0.

5. **APPLICATION # V 16-08-02**: John Ray Hendley requests a variance from Article XV (Signs) Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the minimum 5’ setback requirement for a sign located at 30 West Inman Street (Tax Parcel # S19 000050 000).

Frank Neal presented the case to the commission and took any questions from the commissioners. Bryan Davis—Property Manager for Hendley Properties—spoke on behalf of the request. He stated he did not properly measure the location of the sign installation. He also stated the applicant is requesting the variance to keep the sign, in its current state, at the location without modification to the sign structure.

No one spoke in opposition to the request.

After some discussion, Commissioner Sullivan made a motion to approve the variance, seconded by Commissioner McLendon and the motion carried 5 to 0.

6. **APPLICATION # SUB 16-09-01**: RDJ, LLC requests preliminary plat approval for an 83-lot subdivision for phases II and III of the Whispering Pines subdivision (Tax Parcel # MS42 000008 000).

Frank Neal presented the case to the commission, provided a brief explanation of staff’s conditions and took any questions from the commissioners. Tracy NesSmith—City of Statesboro Fire Prevention Officer—spoke to the commissioners to provide clarification on the Fire Department’s recommendation regarding a second emergency vehicle access point.

David Hendrix of Maxwell-Reddick and Associates, Inc. spoke on behalf of the developer and stated the Fire Department’s recommendation would create a hardship on the owner. Ronnie Pope, one of the property owners, spoke against the Fire Department’s recommendation.



Joe Goldstein, a resident of Whispering Pines, made comments regarding a second emergency vehicle access point and spoke in favor of the Fire Department's recommendation.

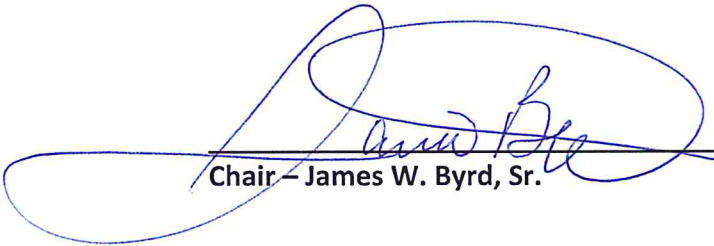
After much discussion, Commissioner Cartee made a motion to approve the request with staff recommendations with the exception of the Fire Department's recommendation. The commissioners began additional discussion and Commissioner Byrd mentioned the motion again once discussion finished. Frank Neal repeated Commissioner Cartee's motion, as requested by Commissioner Sullivan. Commissioner Sullivan seconded the motion and it carried 3 to 2 with Commissioner McKay and Commissioner McLendon against the request and Commissioner Cartee, Commissioner Byrd and Commissioner Sullivan for the request.

**VII. Announcements**

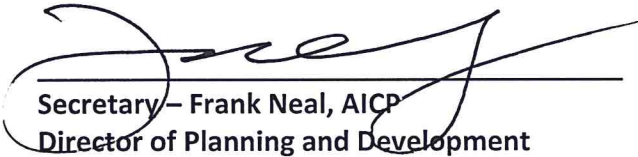
There were no announcements.

**VIII. Adjourn**

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



Chair – James W. Byrd, Sr.



Secretary – Frank Neal, AICP  
Director of Planning and Development