



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

Statesboro Planning Commission
December 5, 2017
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

- I. **Call to Order**
- II. **Invocation & Pledge of Allegiance**
- III. **Motion to Approve Order of the Meeting Agenda**
- IV. **Approval of Minutes**
 - 1.) November 7, 2017 Meeting Minutes
- V. **Consideration of a Motion to Approve the 2018 Planning Commission Meeting Schedule**
- VI. **New Business**
 1. **APPLICATION # V 17-12-01**: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* for property located at 470 South Main Street regarding the maximum height and minimum required setback allowed for a freestanding sign in sign district 3 (Tax Parcel S22 000006 000).
 2. **APPLICATION # V 17-12-02**: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* for property located at 514 South Main Street regarding the maximum height allowed for a freestanding sign in sign district 3 (Tax Parcel S22 000007 000).
- VII. **Announcements**
- VIII. **Adjourn**



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

Statesboro Planning Commission

November 7, 2017

5:00 P.M.

City Hall Council Chamber

MEETING MINUTES

Present: Planning Commission Members James W. Byrd, Sr., Jamey Cartee, Ben McKay, David McLendon, and Russell Rosengart; **Absent:** Planning Commission Members Carlos C. Brown, Jr. and Mary Foreman. **City of Statesboro Staff:** Planning and Development Director Frank Neal, City Planner Sharon Anton, Code Compliance Officer Mike Chappel, Code Compliance Officer Scott Brunson, Public Works Director Jason Boyles

I. Call to Order

Commissioner Byrd called the meeting to order at 5:04 PM.

II. Invocation & Pledge of Allegiance

Commissioner Byrd requested a moment of silence out of respect for victims of the recent mass shooting at a church in Texas. The invocation and pledge of allegiance were given by Commissioner McLendon.

III. Motion to Approve Order of the Meeting Agenda

Commissioner Byrd made a motion to approve the order of the meeting agenda, seconded by Commissioner McKay. The motion carried 5-0.

IV. Approval of Minutes

1.) October 3, 2017 Meeting Minutes

Commissioner McKay made a motion to approve the minutes of the October 3, 2017 Planning Commission meeting. The motion was seconded by Commissioner Cartee and carried 5-0.

2.) October 18, 2017 Special Called Meeting Minutes

Commissioner Rosegart made a motion to approve the minutes of the Special Called Meeting of the Planning Commission. Commissioner McKay seconded the motion and it carried 5-0.

V. New Business

1. **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 on behalf of Marilyn Knight and property owner Mary Williams. Mr. Neal took questions on the proposal and affirmed that the Commission had heard this request several months prior (in March) but due to delays related to the state permit process, the exception which had been granted was now expired and a new one was needed. Vernon and Marilyn Knight spoke to the Commission and gave additional details on the difficulties and delays they had experienced in their state permit process. Commissioner Byrd inquired whether the state permit packet has now been corrected, to which the applicants replied that it has and that they need this exception to proceed to the second part of the state process. Commissioner McLendon motioned to approve the exception and Commissioner Cartee seconded the motion, which carried 5-0.

2. **APPLICATION # V 17-11-02:** Anchor Signs, Inc. requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance for 1.15 acres of property located at 412 Northside Drive East regarding the maximum square footage allowed for building signs in Sign District 2 (Tax Parcel # MS72 000014 000).

Frank Neal presented the case to the commissioners and took any questions. Mike Cohen, of Anchor Signs, Inc. also spoke on behalf of this request. No one spoke against the request. The Commission engaged in some discussion on the specifics of the sign and trends in signage requests coming before the Commission, and whether or not there was the potential for setting a precedent of granting sign variances. Commissioner Cartee mentioned that it may be worth considering the idea of ratio based sign requirements or some other alternative at some point in the future. Commissioner McLendon made a motion to approve the variance, which was seconded by Commissioner Cartee. The motion carried 5-0.

VI. Announcements

Frank Neal introduced new City of Statesboro staff member Sharon Anton to the Commission.

VII. Adjourn

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

Chair – James W. Byrd, Sr.

**Secretary – Frank Neal, AICP
Director of Planning and Development**



CITY OF STATESBORO PLANNING COMMISSION 2018 SCHEDULE

Deadline Date*	Right Start Meeting**	Planning Commission Meeting***	City Council Meeting****
December 8, 2017	December 14, 2017	January 2, 2018	January 16, 2018
January 5, 2018	January 11, 2018	February 6, 2018	February 20, 2018
February 9, 2018	February 15, 2018	March 6, 2018	March 20, 2018
March 9, 2018	March 15, 2018	April 3, 2018	April 17, 2018
April 6, 2018	April 12, 2018	May 1, 2018	May 15, 2018
May 4, 2018	May 10, 2018	June 5, 2018	June 19, 2018
June 8, 2018	June 14, 2018	July 3, 2018	July 17, 2018
July 6, 2018	July 12, 2018	August 7, 2018	August 21, 2018
August 10, 2018	August 16, 2018	September 4, 2018	September 18, 2018
September 7, 2018	September 13, 2018	October 2, 2018	October 16, 2018
October 5, 2018	October 11, 2018	November 6, 2018	November 20, 2018
November 9, 2018	November 15, 2018	December 4, 2018	December 18, 2018†
December 7, 2018	December 13, 2018	TBD	January 15, 2019

*Applications are due by 4:00 p.m. local time on the deadline date. Applications must be complete and include all required attachments in order to be considered by the Planning Commission and City Council on the corresponding meeting dates.

**Right Start meetings are held in Joe Brannen Hall (City of Statesboro Development Annex) and are by reservation only. Please confirm your reservation time with the Planning and Development Department at (912) 764-0630.

***Planning Commission meetings are held the first Tuesday of each month, 5:00 PM, City Hall, City Council Chambers, 50 East Main Street.

† Anticipated meeting date. City Council meetings are typically held the first and third Tuesday of each month. Confirm City Council meeting dates with the City Clerk's office (912) 764-5468.



City of Statesboro – Department of Planning & Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
 (912) 764-0664 (Fax)

V 17-12-02
VARIANCE REQUEST
470 South Main Street

LOCATION: 470 South Main Street

REQUEST: Variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum height allowed and minimum setback required for a freestanding sign in Sign District 3.

APPLICANT: Whitfield Signs

OWNER(S): Gnats Landing of Sboro LLC

ACRES: .52 acres

PARCEL TAX MAP #: S22 000006 000

COUNCIL DISTRICT: District 3 (Yawn)



PROPOSAL:

Whitfield Signs requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum height allowed and the minimum setback required for a freestanding sign in Sign District 3 (See **Exhibit A** – Location Map). The applicant would like to install one (1) freestanding sign 15 feet in height and 7.84 feet in width at its widest point (See **Exhibit D**—Proposed Signage and Signage Plans).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	HOC (Highway Oriented Commercial)	Motel
SOUTH:	EXPT (Exempt)	Georgia Southern University
EAST:	EXPT (Exempt)	Georgia Southern University
WEST:	HOC (Highway Oriented Commercial)	Personal service facility; motel

The subject property is located in the HOC (Highway Oriented Commercial) zoning district and surrounding parcels include mixed uses, such as personal service facilities, motels and the property of the Board Of Regents University System of Georgia and include Hollywood’s Barber Shop and Eagle Inn (See **Exhibit A**—Location Map, **Exhibit B**—Future Development Map and **Exhibit C**—Photos of Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the “Commercial Redevelopment Area #2” character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Master Plan*. The “Commercial Redevelopment Area” character areas are currently in decline with vacant or underutilized properties. These areas are characterized by a high degree of access by vehicular traffic; onsite parking; and a low degree of open space. It is the desire of the community to identify and target these areas for redevelopment and investment, thus returning these areas to their intended state of a thriving commercial and/or mixed use district. (See **Exhibit B** – Future Development

Map).Some appropriate land uses for the “Commercial Redevelopment Area” character areas include the following: Major employers

- Commercial, including big box

Statesboro Comprehensive Master Plan, Community Agenda page 26.

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS:

- I. **V 17-12-01: Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimensional Standards to permit an increase in the maximum allowed height for a freestanding sign from eight (8) feet to fifteen (15) feet and a reduction of five (5) feet to zero (0) feet of the required minimum setback.**

Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all freestanding signs within the City of Statesboro. The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed height for a freestanding sign and a reduction of five (5) feet to zero (0) feet for the minimum required setback. The subject site is located in the HOC (Highway Oriented Commercial) zoning district and is regulated by the dimensional standards of Sign District 3 (See **Exhibit E**—Section 1509(C) Table 5).

The applicant's intention is to increase the maximum allowed height for a freestanding sign from eight (8) feet to fifteen (15) feet. The request is made due to concerns regarding visibility considering the parcel's location and front-of-building parking, which would obstruct visibility of an eight (8) feet sign.

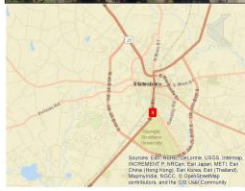
Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that “Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article.” However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which provides for the award of variances by the City Council from the zoning regulations stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done” and **Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:**

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

STAFF RECOMMENDATION:

After reviewing the proposed signage, the Department of Engineering recommended approval of the request provided the applicant adheres to the installation location and remains out of the ROW. In addition, the Georgia Department of Transportation does not have setback requirements so long as signage remains outside the ROW and clear zone. Staff recommends approval of the variance requested by application V 17-12-01.

EXHIBIT A: LOCATION MAP



STAGIS City of Statesboro Department of Planning and Development

Note: The Boundries Depicted on this map are approximate and should be used for reference only



EXHIBIT B: FUTURE DEVELOPMENT MAP

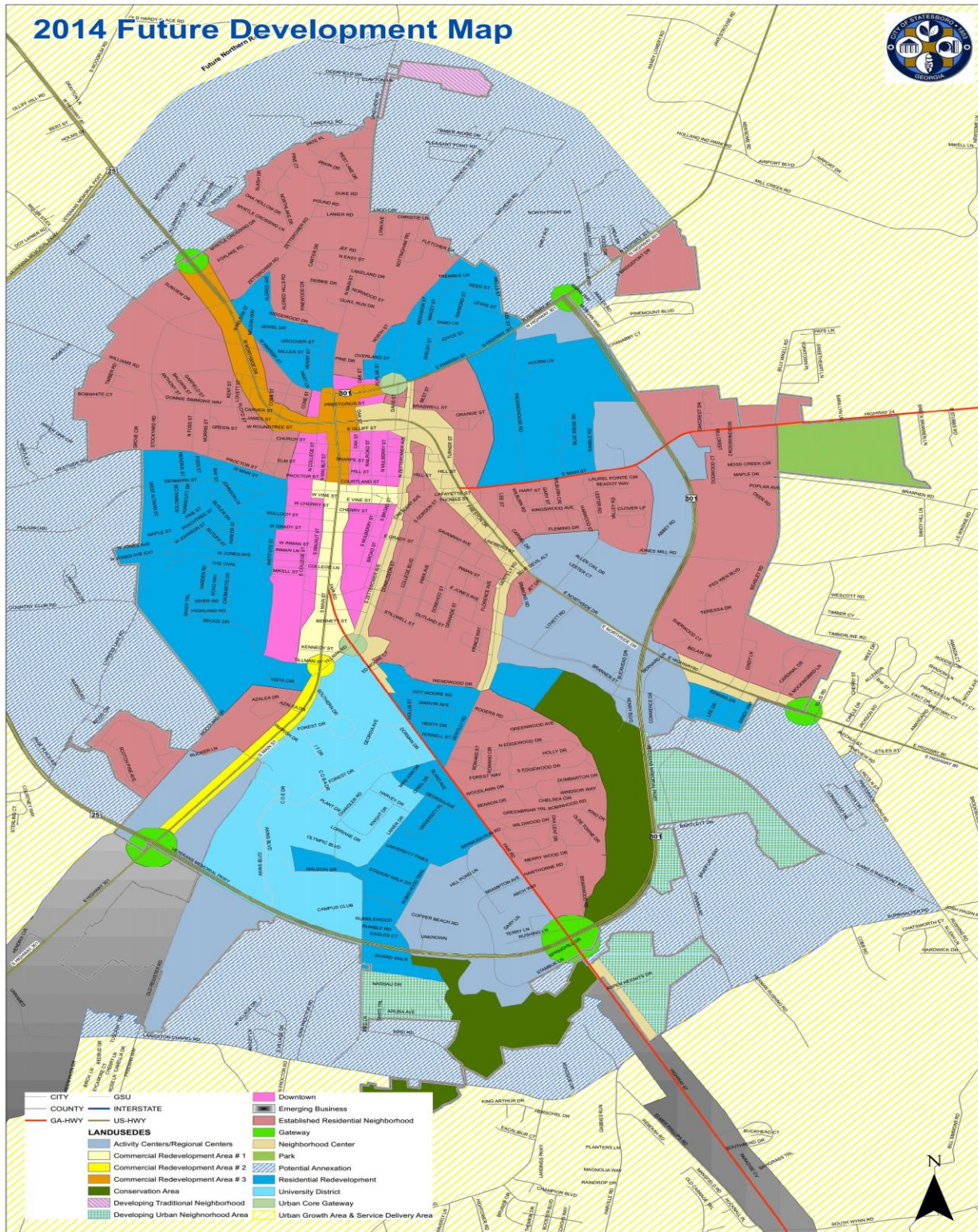


EXHIBIT C: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Front Elevation Depicting Existing Sign Facing South toward South Main Street



Picture 2: Subject Site Front Elevation facing North Depicting Existing Sign



EXHIBIT D: PHOTOS OF PROPOSED SIGNAGE AND SIGNAGE PLANS

Picture 3: Subject Site Left Elevation facing North Depicting Proposed Sign in New Location; Existing Sign in Rear

1.



WB
WHITFIELD
SIGNS
41 Bernard Lane
Statesboro, GA 30458
Office 912.681.6338

© Copyright Notice: The drawing is a valuable intellectual property and is confidential. Any reproduction or use of the drawing without the express written consent of the drawing artist is prohibited and will be prosecuted.

Client:
NA

Property Name & Address:
Gnats Landing

Project No:
0000

Project Contact:
Josh Whitfield/NA Page

Drawn by:
JP

Date:
10.12.2017

Revisions:
1. _____
2. _____
3. _____
4. _____
5. _____

Drawing Status:
 NO EXCEPTIONS NOTED
 EXCEPTIONS NOTED
 REJECTED
 RESUBMIT

Approval Signature:
Approved By: _____ Date: _____

Filename/Path:
Signs D 111

Drawing Type:
 Preliminary
 Production

3

EXHIBIT D: PHOTOS OF PROPOSED SIGNAGE AND SIGNAGE PLANS (CONT)

Picture 4: Applicant's Proposed Monument

1.



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Check for color sample or specifications for custom colors prior to production or approve three color samples or color specifications.

- C1
- C2

Code Information

Maximum Sign Area-Allowed Not Provided
 Maximum Height Not Provided
 Designed Sign Area Not Provided
 Setback from ROW Unknown

Electrical Specifications & Notes

FINAL ELECTRICAL HOODS BY OTHERS
 Electrical Requirements: 120 volt 60 Hz - Unswitched Branch Circuit(s)
 Circuit #1: 45 Amps 20 Amp GFCI
 Circuit #2: 11 Amps 20 Amp GFCI
 Circuit #3: 11 Amps 20 Amp GFCI
 Wire Size: 12 AWG conductors 30' Connection Type: permanent continuous operation
 Installed & labeled in accordance with UL Standard for Electric Signs, installed using UL listed parts & methods of installation in accordance with Article 600 of the NEC & other applicable local codes. This includes proper grounding & bonding.

This signed product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

115 MPH Wind Load / 35 PSF

- A Electrical Provision - Unswitched Branch Circuit(s) to be provided and coordinated with Client, GC and Architect may be required.
- B Foundation - 3000 PSI Concrete Cast in Place
- C Structural Column - Sch 40S Steel Pipe, 10" ID, 360" x 6.5" x 29.9
- D Cabinet - Aluminum Skin over Steel Frame or White Fiberglass Construction, Internally Illuminated by LEDs
- E Sign Face - Rectangular wood panels with Acrylic copy
- F Electronic Message Board - Dakotacolor 16mm LED Display

Notes / Exceptions / Exclusions

Field Survey Required - All measurements & site conditions to be field verified prior to production. Patterns may be required for production.

Mechanical Art Required - This preliminary drawing was created from media unsuitable for production. Customer to provide high resolution media or electronic files for recreation of graphics for use in fabrication. Electronic files with vector artwork needs to be provided in AI, EPS, CDR or Editable PDF file and formatted for Windows PCs for use on our computer systems.



WB WHITFIELD SIGNS
 41 Bernard Lane
 Statesboro, GA 30458
 Office 912.681.6338

Copyright Notice: This drawing is a valuable intellectual property and is approved by copyright laws. All rights are reserved. Any reproduction of the contents of this drawing without written consent is unlawful and will be prosecuted.

Client: N/A

Project Name & Address: Gnats Landing

Project No: 0000

Project Contact: Josh Whitfield/Steve Page

Drawn By: JP

Date: 10/12/2017

Revisions:

1	BA

Drawing Status:

- NO EXCEPTIONS NOTED
- EXCEPTIONS NOTED
- REJECTED
- RESUBMIT

Approval Signature:

Approved By: _____ Date: _____

Formed/Path: Allow ID: V11

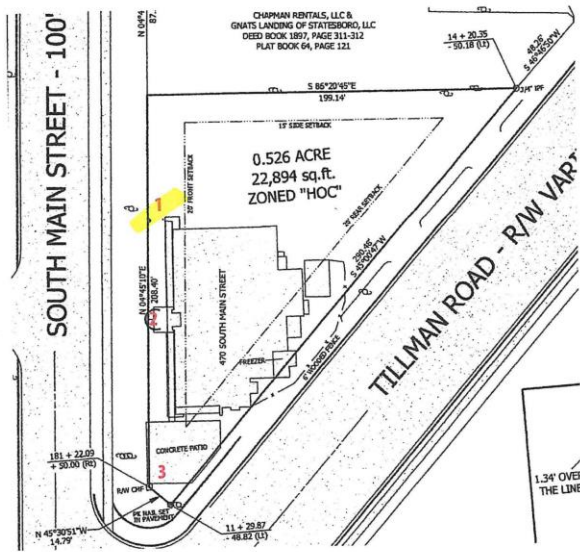
Drawing Type:

- Preliminary
- Production

Monumnet 1

EXHIBIT D: PHOTOS OF PROPOSED SIGNAGE AND SIGNAGE PLANS (CONT)

Picture 5: Applicant's Proposed Sign Locations



Site Map
1. Monument
2. Building ID
3. Marquee Letters

WHITFIELD SIGNS
41 Bernard Lane
Statesboro, GA 30458
Office 912.881.6338

Copyright Notice: This drawing is a valuable document and should be protected. It is the property of Whitfield Signs and should not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Whitfield Signs.

Drawn By: [Blank]
Date: [Blank]

Project Name & Address: [Blank]
Client Name: [Blank]

Project No.: 0000
Project Name: Job Whitfield Road Sign
Drawn By: JP
Date: 10.12.2017

Revisions: [Blank]

Drawing Notes:
 NO EXCEPTIONS NOTED
 EXCEPTIONS LISTED
 REJECTED
 RESUBMIT

Approval Section:
Approved: [Blank] Date: [Blank]
Prepared By: [Blank]
Job No: 0000

Drawing Set:
 Assembly
 Production

EXHIBIT D: PHOTOS OF PROPOSED SIGNAGE AND SIGNAGE PLANS (CONT)

Picture 6: 470 South Main Street As-Built Survey Dated December 31, 2017 Depicting Existing ROW

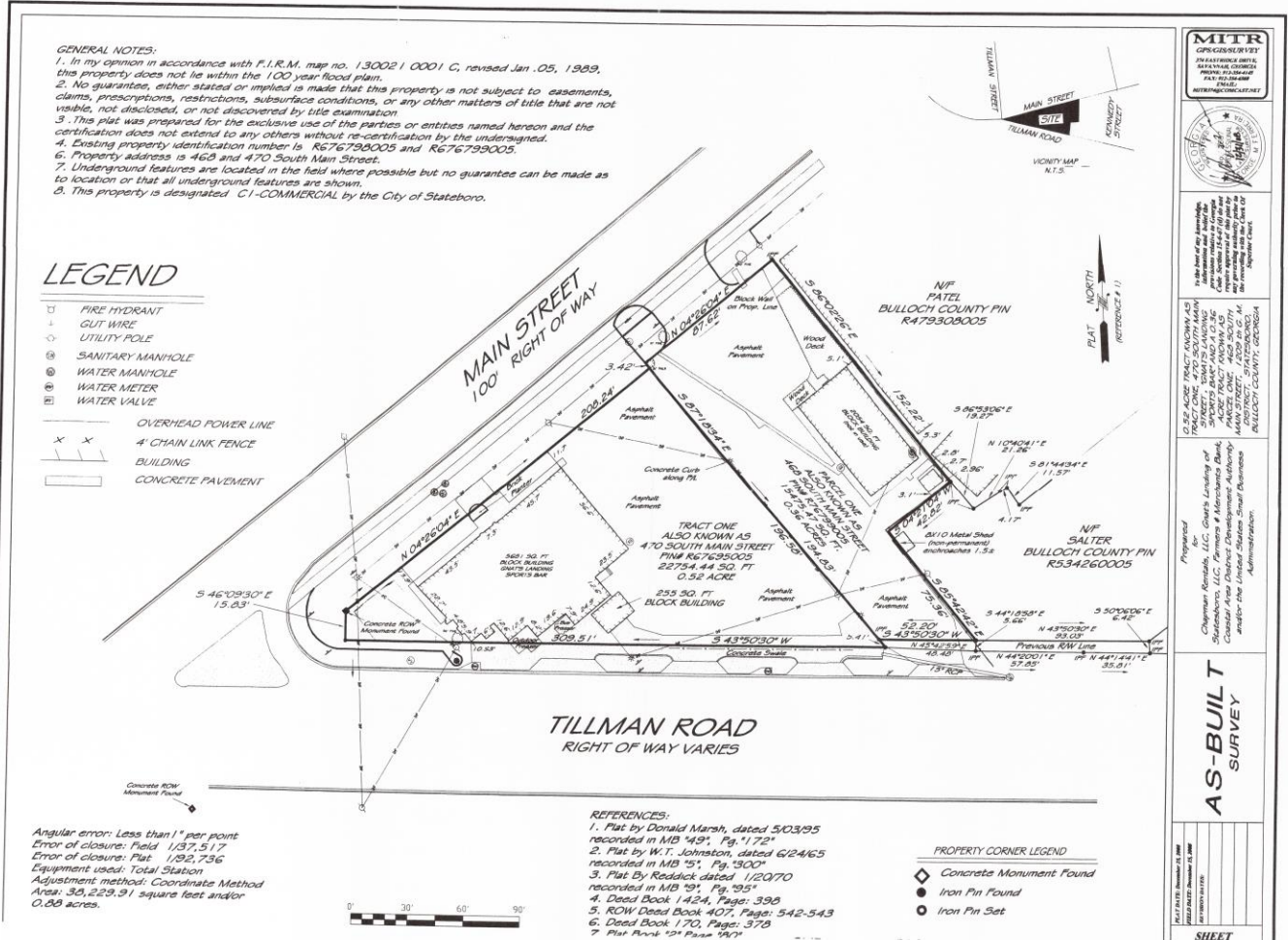


EXHIBIT E: SECTION 1509 TABLE 5

Table 5. Sign District 3 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 3 (As defined in subsection 1509[A.3])	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 100 sf > 50,000 sf = 150 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	8 feet	15 feet	Not applicable
4. Setback Requirement	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less: 50 square feet. Wall length of greater than 100 feet: 100 square feet.	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p><i>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</i></p> <p><i>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</i></p> <p><i>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</i></p>			



City of Statesboro – Department of Planning & Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348 (912) 764-0630
 Statesboro, Georgia 30458 (912) 764-0664 (Fax)

V 17-12-02
VARIANCE REQUEST
514 South Main Street

LOCATION: 514 South Main Street

REQUEST: Variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum height allowed for a freestanding sign in Sign District 3.

APPLICANT: Whitfield Signs

OWNER(S): McDougald A B Jr Trust

ACRES: 1 acre

PARCEL TAX MAP #: S22 000007 000

COUNCIL DISTRICT: District 2 (Jones)



PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum height allowed for a freestanding sign in Sign District 3 (See **Exhibit A** – Location Map). The applicant would like to install one (1) freestanding sign 12 feet in height and 9.66 feet in width (See **Exhibit F**—Proposed Signage Plans).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	HOC (Highway Oriented Commercial)	Personal service facility; motel
SOUTH:	PUD/R4 (Planned Unit Development with High Density Residential District Overlay)	Multi-family dwelling units
EAST:	HOC (Highway Oriented Commercial)	Food service facility
WEST:	HOC (Highway Oriented Commercial)	Multi-family dwelling units

The subject property is located in the HOC (Highway Oriented Commercial) zoning district and surrounding parcels include mixed uses, such as restaurants, personal service facilities, motels and multi-family dwelling units, including Gnat’s Landing, Hollywood’s Barber Shop and Knight’s Inn (See **Exhibit A**—Location Map, **Exhibit B**—Future Development Map and **Exhibit C**—Photos of Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the “Commercial Redevelopment Area #2” character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Master Plan*. The “Commercial Redevelopment Area” character areas are currently in decline with vacant or underutilized properties. These

areas are characterized by a high degree of access by vehicular traffic; onsite parking; and a low degree of open space. It is the desire of the community to identify and target these areas for redevelopment and investment, thus returning these areas to their intended state of a thriving commercial and/or mixed use district. (See **Exhibit B – Future Development Map**).

Some appropriate land uses for the “Commercial Redevelopment Area” character areas include the following:

- Major employers
- Commercial, including big box

Statesboro Comprehensive Master Plan, Community Agenda page 26.

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS:

- I. **V 17-12-02: Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimensional Standards to permit an increase in the maximum allowed height for a freestanding sign from eight (8) feet to twelve (12) feet.**

Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all freestanding signs within the City of Statesboro. The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed height for a freestanding sign. The subject site is located in the HOC (Highway Oriented Commercial) zoning district and is regulated by the dimensional standards of Sign District 3 (See **Exhibit E—Section 1509(C) Table 5**).

The applicant’s intention is to increase the maximum allowed height for a freestanding sign from eight (8) feet to twelve (12) feet (See **Exhibit D—Proposed Signage Plans**). The applicant proposes to use an existing sign footer to erect the proposed sign. The applicant was approved for the installation of one (1) 48 sq. ft. building sign on September 18, 2017. The addition of the proposed freestanding sign will increase the aggregate square footage at the location to 83 sq. ft., which is within the maximum allowed aggregate of 150 sq. ft. Below is a comparison of Sign District 3 regulations, current sign installations and the applicant’s request:

Sign District 3 Regulations	Currently Permitted	Requested
Freestanding Signs: One sign structure per road frontage not to exceed 60 sq. ft., max height of 8’	N/A	Installation of one (1) freestanding sign twelve (12) feet in height with a total sign area of 35 square feet
Building Signs: One per building elevation not to exceed 50 sq. ft.	One (1) 48 sq. ft. building sign	Installation of one (1) 48 sq. ft. building sign, which has already been permitted (Sign Permit Number 3058)
TOTAL	48 sq. ft. (Aggregate)	83 sq. ft. (Aggregate)

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that “Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article.” However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which provides for the award of variances by the City Council from the zoning regulations stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done” and **Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:**

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

STAFF RECOMMENDATION:

Staff recommends approval of application V 17-12-02.

EXHIBIT A: LOCATION MAP



EXHIBIT B: FUTURE DEVELOPMENT MAP

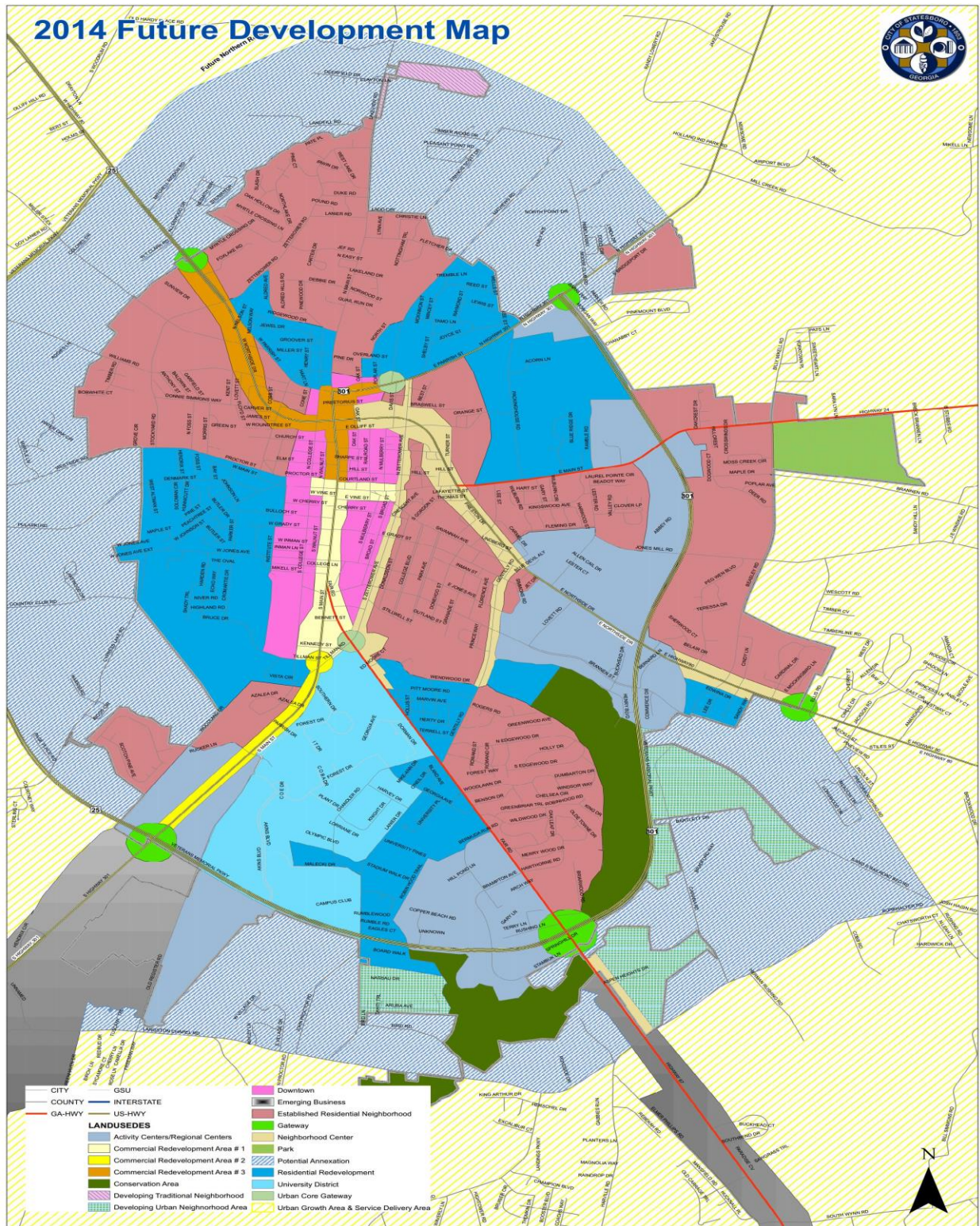


EXHIBIT C: PHOTOS OF SUBJECT SITE

Picture 1: Aerial View of Subject Site Depicting Intersection and Existing Spaces Surrounding Proposed Sign Installation



Picture 2: Subject Site Facing South Depicting Existing Sign Footer Installation and Surrounding Parking Spaces



EXHIBIT D: PROPOSED SIGNAGE PLANS

Picture 3: Applicant Submitted Proposed Site Installation

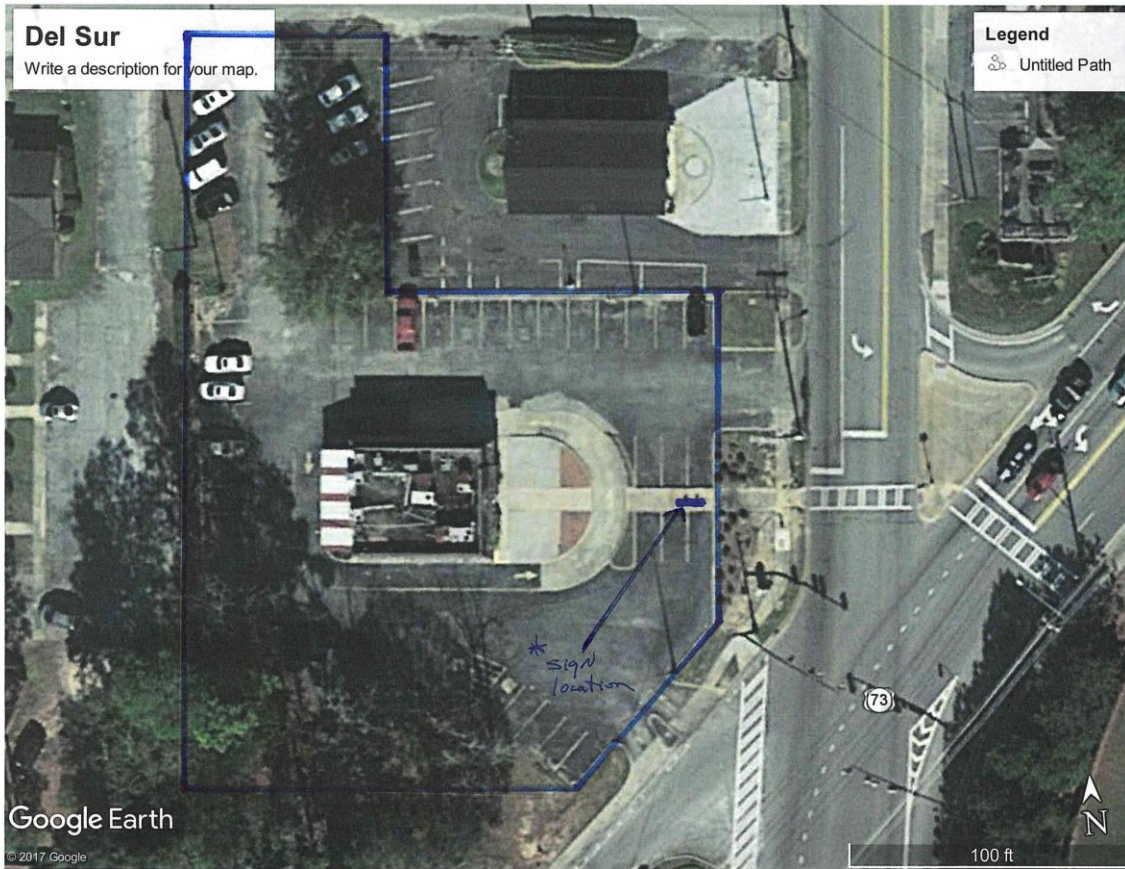
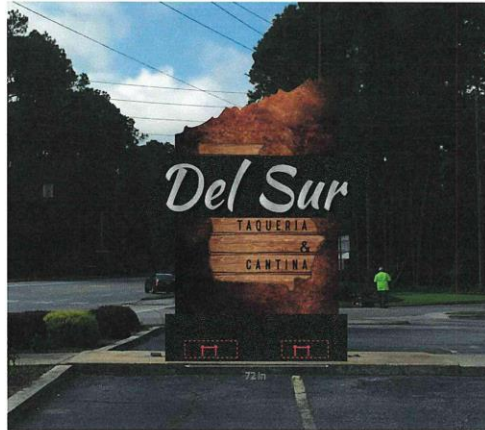


EXHIBIT D: PROPOSED SIGNAGE PLANS (CONT)

Picture 4: Applicant's Submitted Installation Detail



Del Sur Monument

<p>WHITFIELD -SIGNS-</p> <p>41 Bernard Lane Statesboro, GA 30456 Office 912.681.6338</p>	
<small>© Copyright Notice This drawing is a unique intellectual property and is protected by copyright law. All rights are reserved. Any reproduction of the contents of this drawing without an expressed or implied permission is prohibited.</small>	
Client	IA
Property Name & Address	Del Sur
Project No.	0000
Project Contact	Katie Stronger Papp
Drawn By	JP
Date	6/8/2016
Revisions	N/A
Drawing Status <input type="checkbox"/> NO EXCEPTIONS NOTED <input type="checkbox"/> EXCEPTIONS NOTED <input type="checkbox"/> REJECTED <input type="checkbox"/> RESUBMIT	
Approval Signature	
Approved By	Date
Filename/Path	Mon-D-v1
Drawing Type	<input type="checkbox"/> Planview <input type="checkbox"/> Elevation
5	

EXHIBIT D: PROPOSED SIGNAGE PLANS (CONT)

Picture 5: Applicant's Proposed Sign Dimensions

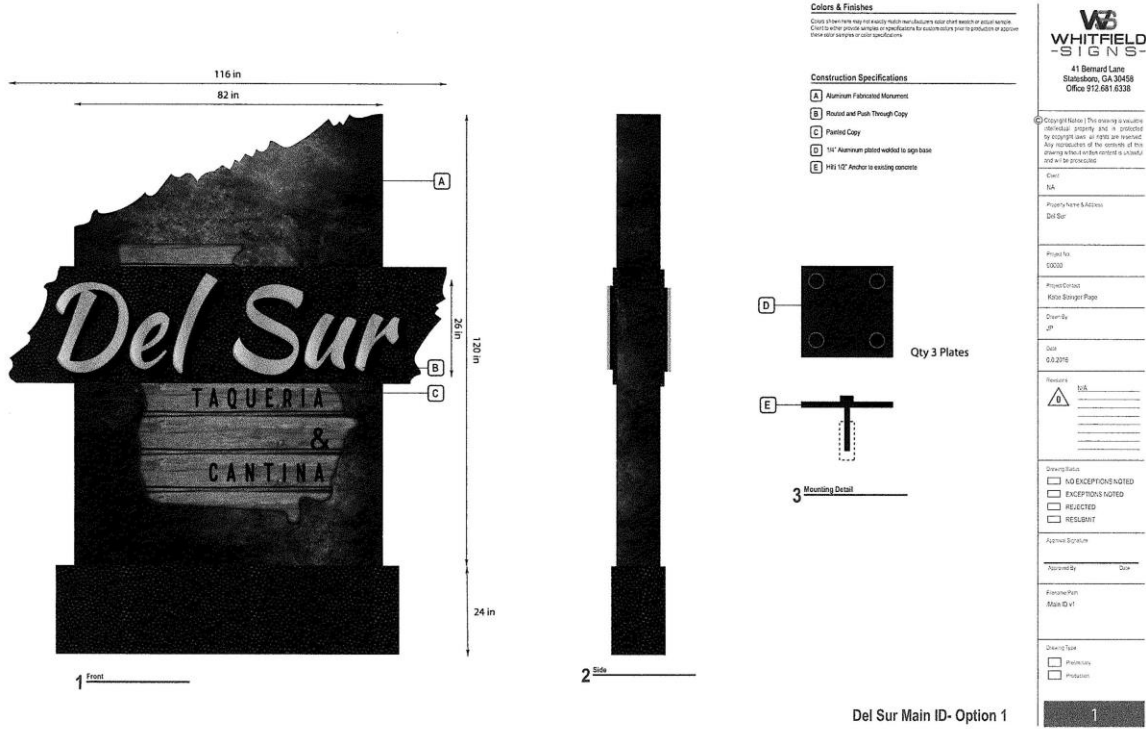


EXHIBIT E: SECTION 1509 TABLE 5

Table 5. Sign District 3 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 3 (As defined in subsection 1509[A.3])	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 100 sf > 50,000 sf = 150 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	8 feet	15 feet	Not applicable
4. Setback Requirement	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less: 50 square feet. Wall length of greater than 100 feet: 100 square feet.	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p><i>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</i></p> <p><i>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</i></p> <p><i>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</i></p>			