



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

January 2, 2018

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.) December 5, 2017 Meeting Minutes

V. New Business

1. **APPLICATION # CUV 18-01-01**: Niki H. Grant requests a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children in the R15 (Single-Family Residential) zoning district (Tax Parcel S44 000008 000).
2. **APPLICATION # RZ 18-01-09**: L&S Acquisitions and CFN Partners, LLC request a zoning map amendment of a proposed subdivision of 6.8 acres of a 60.92 acre parcel located at Josh Hagin Road from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction (Tax Parcel 107 000009 000).
3. **APPLICATION # RZ 18-01-10**: Mary J. Smith requests a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office (Tax Parcel S30 000077 000).
4. **APPLICATION # V 18-01-02**: Pete Williams requests a variance from Article VII Section 703(B)(3) to reduce the required front yard setback to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).
5. **APPLICATION # V 18-01-03**: Pete Williams requests a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units allowed to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).

6. **APPLICATION # RZ 18-01-08:** Josh Whitfield requests a zoning map amendment for a proposed combination of parcels addressed 91 South College Street and South College Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to permit the construction of a mixed-use development (Tax Parcels S19 000002 000 and S19 000001 000).
7. **APPLICATION # V 18-01-06:** Josh Whitfield requests a variance from Article XII Section 1214 to reduce the minimum required building setback and parking lot setback when a LI (Light Industrial) parcel abuts a residential district (Tax Parcels S19 000002 000 and S19 000001 000).
8. **APPLICATION # V 18-01-07:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).
9. **APPLICATION # V 18-01-04:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).
10. **APPLICATION # V 18-01-13:** Alan Gross requests a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,130 square feet to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
11. **APPLICATION # V 18-01-11:** Alan Gross requests a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
12. **APPLICATION # V 18-01-15:** Alan Gross requests a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
13. **APPLICATION # V 18-01-12:** Alan Gross requests a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
14. **APPLICATION # V 18-01-14:** Alan Gross requests a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) two-family duplexes (Tax Parcel S19 000109 000).

VI. Announcements

VII. Adjourn



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

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 4:58 PM.

II. Invocation & Pledge of Allegiance

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

III. Motion to Approve Order of the Meeting Agenda

Commissioner Cartee made a motion to approve the order of the meeting agenda, seconded by Commissioner McLendon and the motion carried 6 to 0.

IV. Approval of Minutes

Commissioner McLendon made a motion to approve the minutes of the November 7, 2017 Planning Commission meeting, seconded by Commissioner Foreman and the motion carried 6 to 0.

V. 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).

Frank Neal presented the case to the commissioners and took any questions. No one spoke for or against the request. Commissioner McLendon made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 6 to 0.

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).

Frank Neal presented the case to the commissioners and took any questions. No one spoke for or against the request. Commissioner Cartee made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 6 to 0.

VI. Announcements

There were no announcements.

VII. Adjourn

Commissioner McKay made a motion to adjourn, seconded by Commissioner Cartee and the motion carried 6 to 0.

Chair – James W. Byrd, Sr.

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



City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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CUV 18-01-01
CONDITIONAL USE VARIANCE REQUEST
402 MARVIN AVENUE

LOCATION: 402 Marvin Avenue

REQUEST: Request for a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children/adults

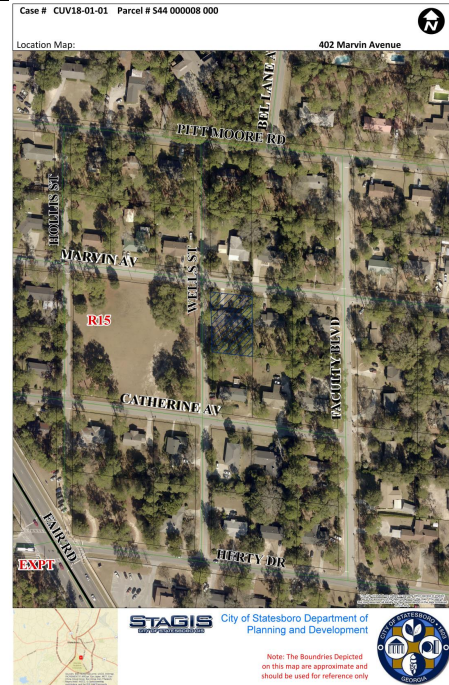
APPLICANT: Nikki H. Grant

OWNER(S): Matthew T. Pastush

ACRES: .34 Acres

PARCEL TAX MAP #: S44 000008 000

COUNCIL DISTRICT: 4 (Riggs)



PROPOSAL:

The applicant is requesting a conditional use variance to utilize 402 Marvin Avenue (Tax Parcel S44 000008 000) as a youth group home for up to six (6) unrelated children/adults. The subject site is currently zoned R15 (Single-Family Residential) and the *Statesboro Zoning Ordinance* does not address or define group homes, personal care homes or community living arrangement facilities or designate an appropriate zoning district for such uses (See **Exhibit A** – Location Map). In addition, Article II Section 201 restricts households from containing more than three (3) individuals if unrelated by “blood, adoption, or marriage” in the R15 (Single-Family Residential) zoning district. The subject property is a 1213 sq. ft., three (3) bedrooms, and two (2) bathrooms single-family residence.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R15 (Single-Family Residential)	Single-family detached dwelling units
SOUTH:	R15 (Single-Family Residential)	Single-family detached dwelling units
EAST:	R15 (Single-Family Residential)	Single-family detached dwelling units
WEST	R15 (Single-Family Residential)	Noncommercial recreational use

Properties to the north, south and east are single-family detached dwelling units. The property is adjacent to a large park across Wells Street. The surrounding properties are established single-family residences (See **Exhibit B**— Photos of Subject Site and Surrounding Properties).

COMPREHENSIVE PLAN:

The subject site lies within the “Residential Redevelopment” character area as identified by the City of Statesboro 2014 Future Development Map (See **Exhibit C—2014 Future Development Map**) within the City of Statesboro Updated 2014 Comprehensive Plan.

Vision:

This character area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures. Appropriate land uses include:

- Single Family detached housing
- Lower density, Single Family attached housing

Suggested Development & Implementation Strategies

- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Encourage infill, new, and redevelopment to build close to the street.
- The redevelopment strategy for the area should focus on preserving what remains of the original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 21.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

- I. **Application CUV 18-01-01: Whether or not to grant a conditional use variance to utilize 402 Marvin Avenue as a youth group home**

Section 2007 of the *Statesboro Zoning Ordinance* provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment and “balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.” Those standards are numbered below 1-8. Staff findings regarding some of the factors are given for Council’s consideration of the application:

- 1.) Existing uses and zoning or [of] property nearby.
- 2.) The extent to which property values are diminished by the particular zoning restrictions.
- 3.) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- 4.) The relative gain to the public, as compared to the hardship imposed upon the property owner.
- 5.) The suitability of the subject property for the zoned purposes.
 - a. The subject site is suitable for the proposed use and could still be used as a single-family residence should this use, if granted, cease.
- 6.) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
- 7.) The extent the proposed change would impact the following:
 - a. Population density in the area.

- b. Community facilities.
 - c. Living conditions in the area.
 - d. Traffic patterns and congestion.
 - e. Environmental aspects.
 - f. Existing and future land use patterns.
 - g. Property values in adjacent areas.
- 8.) Consistency with other governmental land use, transportation and development plans for the community.

In addition to the standards for determination outlined in Section 2007, the Mayor and Council will consider the following factors established by Article XXIV Section 2406 of the *Statesboro Zoning Ordinance*:

- 1.) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.
- 2.) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
- 3.) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.
- 4.) Public facilities and utilities are capable of adequately serving the proposed use.
- 5.) The proposed use will not have a significant adverse effect on the level of property values or the general character of the area.
- 6.) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.
- 7.) Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

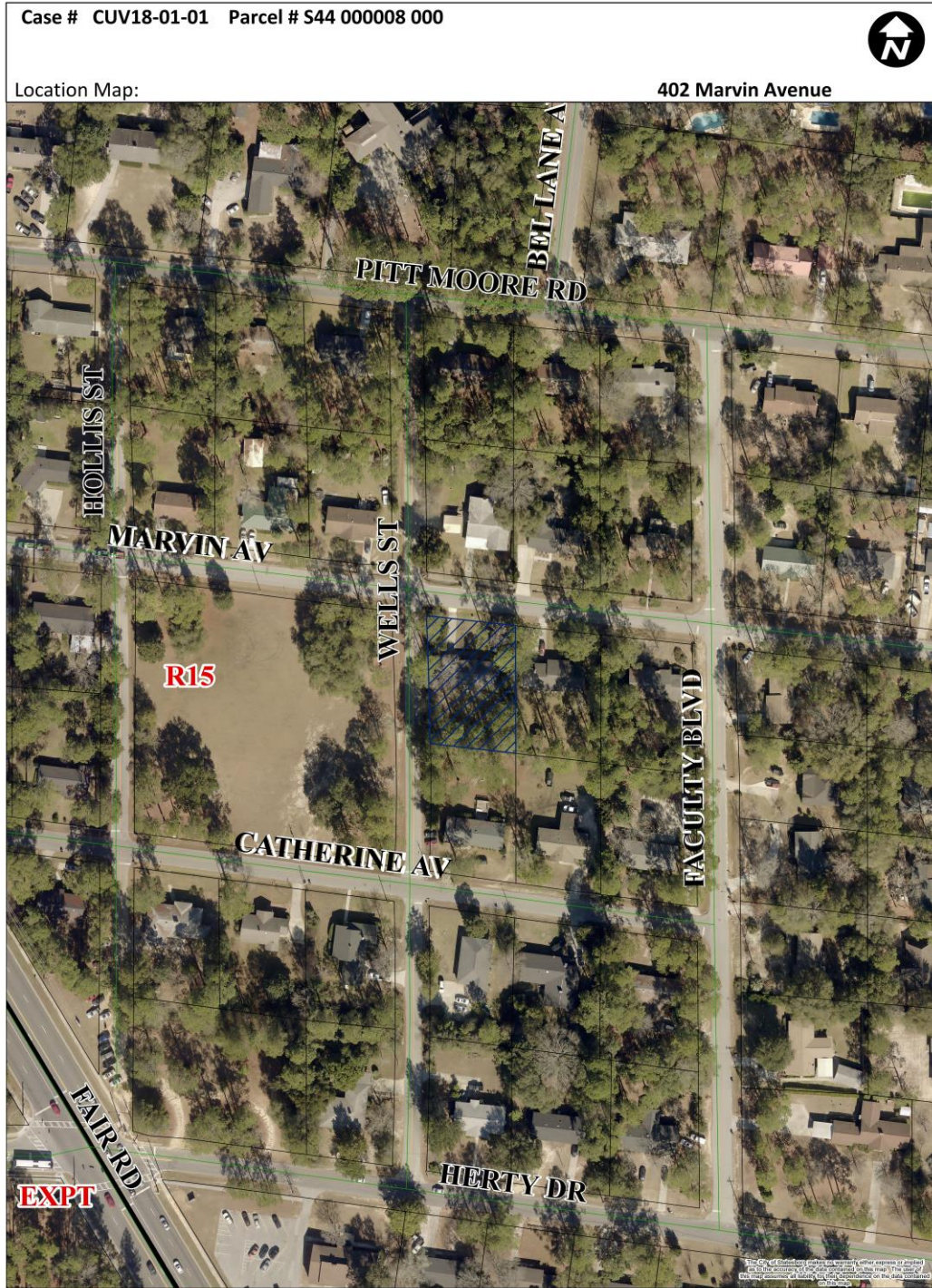
STAFF RECOMMENDATION:

Staff recommends approval of the conditional use variance requested by application CUV 18-01-01 with conditions. If granted, the conditional use would apply to the applicant and any change in business ownership would require the issuance of a new conditional use variance to continue operating as a youth group home or any similar business.

CONDITIONS

- 1. The applicant must not exceed reasonable standards for parking and avoid excessive parking at the location.
- 2. The applicant may not install signage at the location.

EXHIBIT A: LOCATION MAP



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: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES

Picture 1: Subject Site Front Elevation Depicting



Picture 2: Subject Site Front Elevation Depicting Garage and Buffer along Western Property Line



EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)

Picture 3: Subject Site Front Elevation Depicting Garage and Buffer along Eastern Property Line



Picture 4: Subject Site at Intersection of Marvin Avenue and Wells Street Depicting Surrounding Properties



EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)

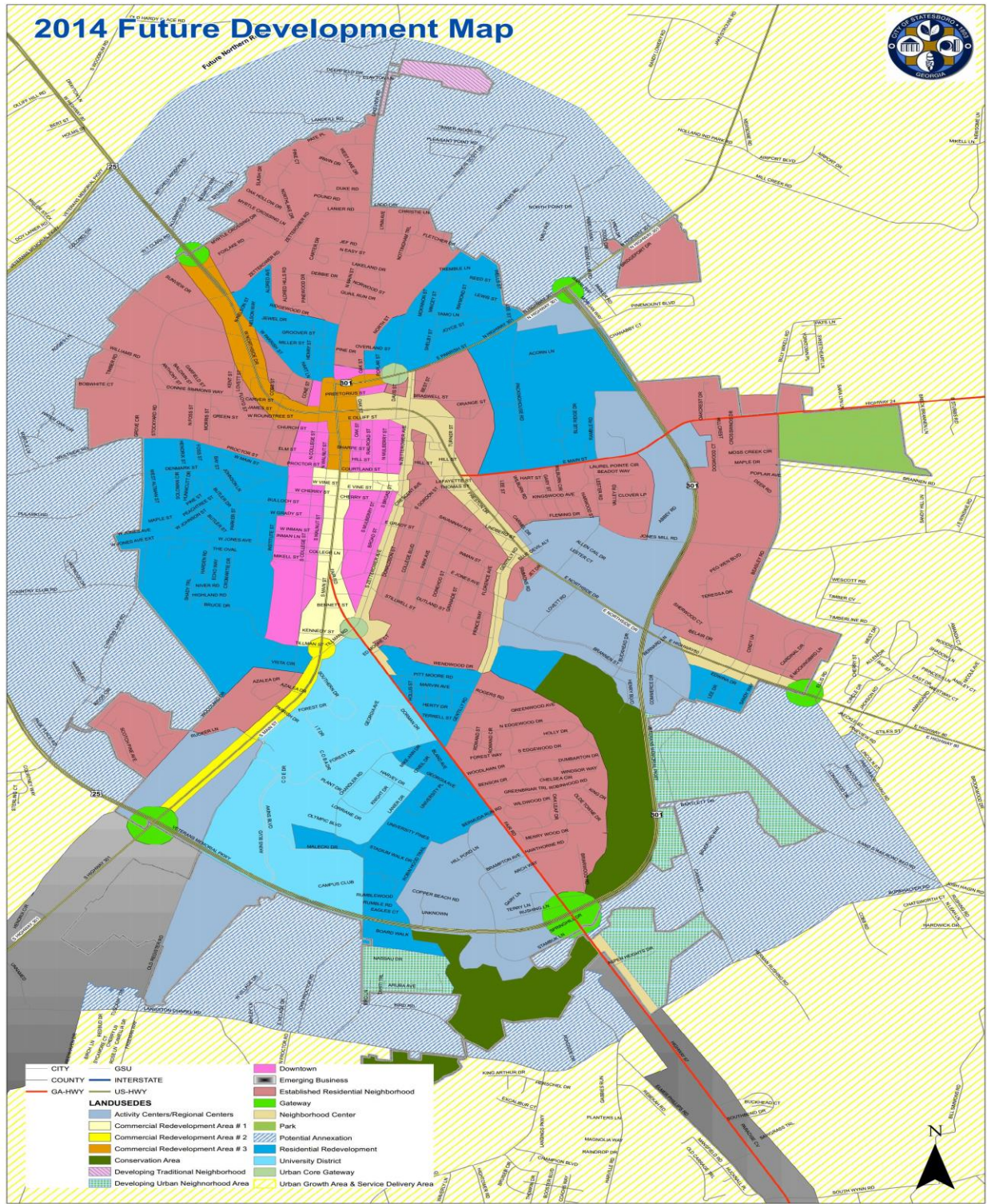
Picture 5: Subject Site at Intersection of Marvin Avenue and Wells Street Depicting Surrounding Properties



Picture 6: Subject Site Depicting Adjacent Property across Marvin Avenue



EXHIBIT C: 2014 FUTURE DEVELOPMENT MAP





City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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RZ 18-01-09
ZONING MAP AMENDMENT REQUEST
JOSH HAGIN ROAD

LOCATION: Josh Hagin Road

REQUEST: Request to rezone a proposed subdivision of 6.8 acres of a 60.92 acre parcel located at Josh Hagin Road from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction

APPLICANT: L&S Acquisitions and CFN Partners, LLC

OWNER(S): L&S Acquisitions and CFN Partners, LLC

ACRES: 60.92 acres; rezone proposed subdivision of 6.8 acres

PARCEL TAX MAP #: 107 000009 000

COUNCIL DISTRICT: 5 (Chance)



PROPOSAL:

The applicant is requesting a zoning map amendment from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction. The proposed 6.8 acre parcel would be subdivided from an existing 60.92 acre parcel that was annexed into the City of Statesboro in 2013 (See **Exhibit A** – Location Map, **Exhibit B** – Proposed Concept Plan).

BACKGROUND:

The subject property was annexed into the City of Statesboro on July 1, 2013 (See **Exhibit C** – Case AN 13-03-08 Judgment Letter). During the annexation process, the property was rezoned from R40 (Single Family Residential – Bulloch County) to the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts. Currently, the subject property is an undeveloped 60.92 acre site located on Josh Hagin Road fronting the S&S Greenway Trail and the applicant would like to subdivide a 6.8 acre portion of the parcel and rezone to the CR (Commercial Retail) zoning district.

SURROUNDING LAND USES/ZONING:

ZONING:	LAND USE:	
NORTH:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County)	Single-Family Dwelling Units and Undeveloped
EAST:	R25 (Single Family Residential – Bulloch County)	Undeveloped
WEST:	R3 (Single-Family Residential)—City of Statesboro and R40 (Single-Family Residential)--Bulloch County	Single-Family Dwelling Units and Undeveloped

The subject parcel is surrounded by property that is zoned for single-family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Bradford Place (residential) Subdivision being to the southwest located in Bulloch County (See **EXHIBIT C**—Photos of the Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the “Developing Urban Neighborhood Area” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT E**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan*.

Vision:

The residential areas in the Developing Urban Neighborhood Areas are located in newly developing or redeveloping areas of the City. The developments in this area will primarily be characterized by urban style housing, likely with clustered densities, green space, and a higher level of resident amenities. Nodal commercial development should also be included to serve the needs of resident. New developments should strive to increase connectivity within developments, to existing streets, and to adjacent undeveloped properties. Sidewalk facilities should be located along major roadways and along neighborhood streets. Pedestrian access should remain a priority.

Appropriate Land Uses

- Neighborhood scale retail and commercial
- Small scale office
- Small lot single family residential
- Multifamily Residential
- Diverse mix of housing types, such as multi family, town homes, apartments, lofts, and condos
- Mixed residential and neighborhood scale retail, commercial, and office

Suggested Development & Implementation Strategies

- New development that reflect traditional neighborhood design principles, such as smaller lot, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- New development that contains a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Clustering development to preserve open space within site.
- Enlisting significant site features (view corridors, water features, farm land, wetlands, parks, trails, etc.) as amenity that shapes identify and character of development.
- Site plans, buildings design, and landscaping that are sensitive to natural features of the sites, including topography and views.
- Using infrastructure availability and planning to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- New developments should provide recreational facilities and open space to meet the needs of their residents.
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks and bike storage facilities at destinations.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Whenever possible, connect to the existing and proposed network of bicycle paths and multi-use trails.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 19.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property does not currently have complete access to City of Statesboro utilities. Both water and sewer main service lines are proposed to be extended to this area in the near future – with individual services and extensions to be provided by the developer. Other services such as sanitation and public safety services will be extended upon approval of this request.

Transportation networks to and within the site should be developed and designed prior to developmental approval of the site. Such networks should be designed for appropriate volumes, capacities, and uses and interconnected with the surrounding properties that are being considered for annexation along with this parcel.

ENVIRONMENTAL:

The subject property appears to be partially located within wetland areas and special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

I. Application RZ 18-01-09: Whether or not to grant a zoning map amendment from the R8 (Single-Family Residential) and the R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district

The request to rezone the proposed subdivided parcel from the R8 (Single-Family Residential) and the R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the *Statesboro Comprehensive Plan*, the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan* and the potential for the property to develop and be utilized in conformance with the requirements of the proposed CR (Commercial Retail) zoning district as set forth in the *Statesboro Zoning Ordinance*. Following is a brief comparison of the current zoning and the proposed zoning:

Current Zoning Compared to Requested Zoning

CR – Commercial retail districts allow for general retail, wholesale, office, and personal service establishments and health care uses. This district allows for more intense and less dense development, but allows for uses that are not as automobile dependent as the Highway Oriented Commercial District in which the principal use of land is for establishments offering accommodations and supplies or services to motorists and the traveling public and require more land area.

R8 – Single-family residential districts are restricted to single-family detached dwellings, educational and religious facilities, public utilities and non-recreational uses, to name a few. Lots in this district are required to have a minimum 8,000 square foot lot area.

R10 – Single-family residential districts are restricted to single-family detached dwellings, educational and religious facilities, public utilities and non-recreational uses, to name a few. Lots in this district are required to have a minimum 10,000 square foot lot area.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment in “balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.” Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;**
- (2) The extent to which property values are diminished by the particular zoning restrictions.**
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- (5) The suitability of the subject property for the zoned purposes.**
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by application RZ 18-01-09 with the following conditions:

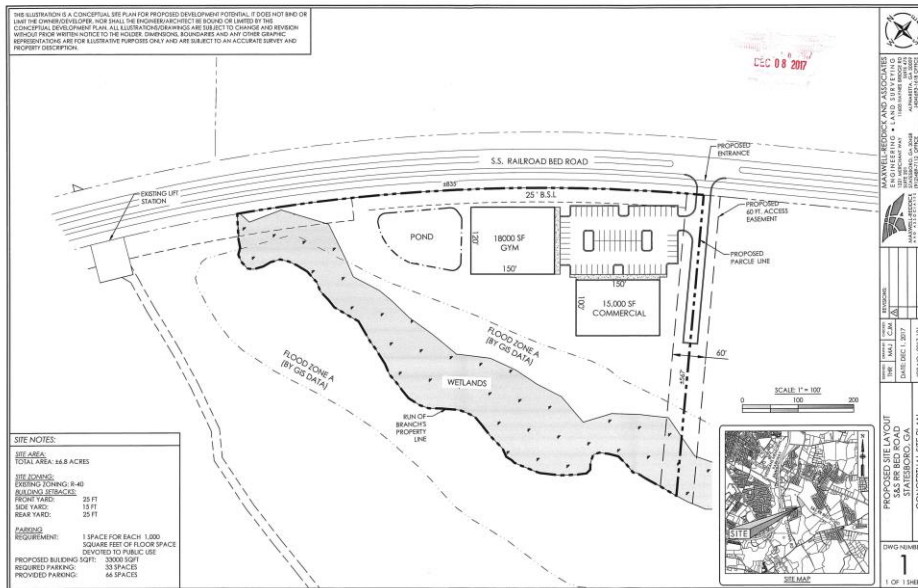
Conditions

1. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP



EXHIBIT B: CONCEPTUAL SITE PLAN



(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT C: CASE AN 13-03-08 JUDGMENT LETTER

CITY OF STATESBORO

COUNCIL
Thomas N. Blitch
John C. Riggs
William P. Britt
Travis L. Chance
Gary L. Lewis



Joe R. Brannen, Mayor
Frank Parker, City Manager
Sue Starling, City Clerk

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

August 22, 2013

Mr. Paul C. Beasley
1068 Cawana Road
Statesboro, GA 30461

RE: APPLICATION # AN 13-03-08 ANNEXATION REQUEST- (Josh Hagin Road).

Dear Mr. Beasley:

At its evening meeting on Tuesday, August 20, 2013, the Statesboro City Council **approved** the following request with staff recommended conditions:

APPLICATION # AN 13-03-09: George Terrell Beasley requests annexation by the 100 percent method of 60.92 acres of property located at Josh Hagin Road fronting the S&S Greenway Trail and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R 8 and R 10 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000012 000).

STAFF RECOMMENDATION:

Staff recommends approval of the requested annexation with R8 & R10 (Single Family Residential) zoning designations requested by AN 13-03-08 with the following conditions:

1. Forty nine percent (49%) of the property acreage (approximately 29.85 acres) shall be zoned R10 – Single Family Residential – with 10,000 square feet minimum lot sizes.
2. Forty nine percent (49%) of the property acreage (approximately 29.85 acres) shall be zoned R 8 – Single Family Residential – with 8,000 square feet minimum lot sizes.
3. The R10 zone shall be designated along the property's border with the S&S Greenway Trail and the boundary with the adjacent Bradford Place residential subdivision.
4. Two percent (2%) of the property acreage (approximately 1.22 acres) shall be reserved for green open space for community use, but shall be privately maintained by the owner, developer, or appropriate association.
5. Transportation infrastructure planning and design for the property shall be designed and approved at subdivision platting stages and shall be based on approved City of Statesboro standards, specifications, and long range planning needs with approval from the City of Statesboro Engineer.

Georgia Municipal Association City of Excellence • Certified City of Ethics
Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.net

EXHIBIT C: CASE AN 13-03-08 JUDGMENT LETTER (CONT.)

6. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.
7. Sidewalk connectors shall be added to Sallie Zettower Elementary School.

Annexation into the City of Statesboro and zoning of said property is effective as of July 1, 2013. Please be advised that the approval of the zoning map amendment permits the use of the property pursuant to the (Commercial Retail) zoning district regulations found in the *Statesboro Zoning Ordinance*. Any development of the property must first be properly reviewed and permitted by the City of Statesboro. Should you have any questions, please do not hesitate to contact me by phone or e-mail at 912-764-0630 or mandi.cody@statesboroga.gov.

Sincerely,



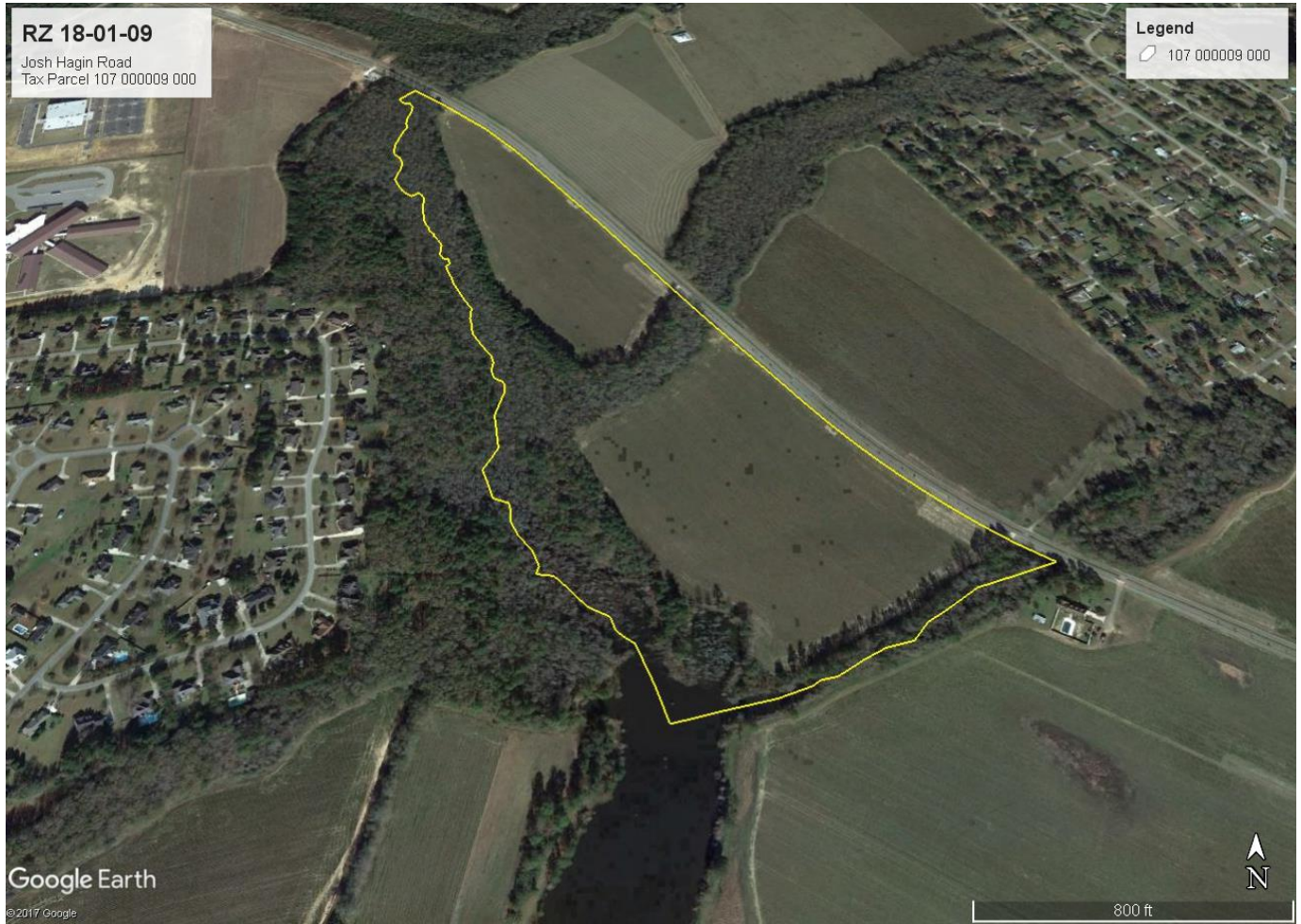
Mandi Cody
Director, Planning & Development

cc: Walter Ray Beasley, Executor
George T. Beasley, Executor
Planning Commission Members via email
Robert Cheshire, City Engineer via email
Justin Daniel, GIS Coordinator via email
Jim Anderson via e-mail

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EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 1: Aerial View of Subject Site



Picture 2: Subject Site Facing West



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 3: Subject Site Facing Southwest



Picture 4: Subject Site Facing South Depicting the S&S Greenway Trail and S&S Railroad Bed Road

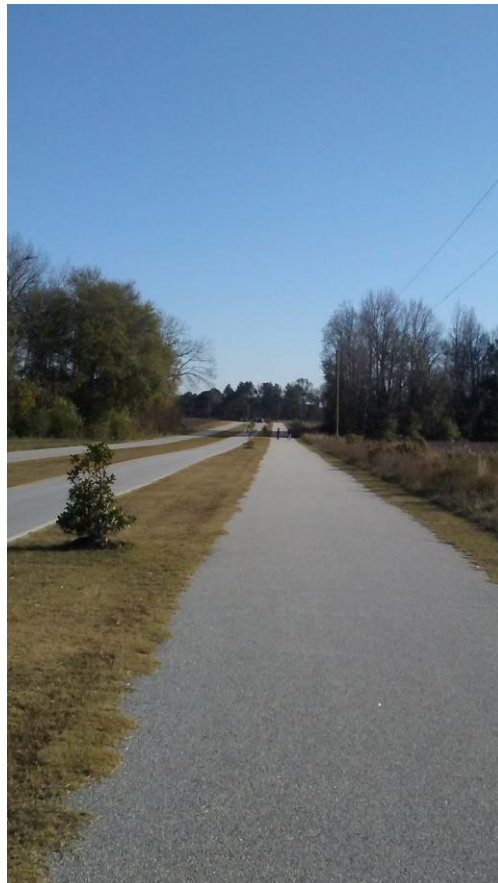
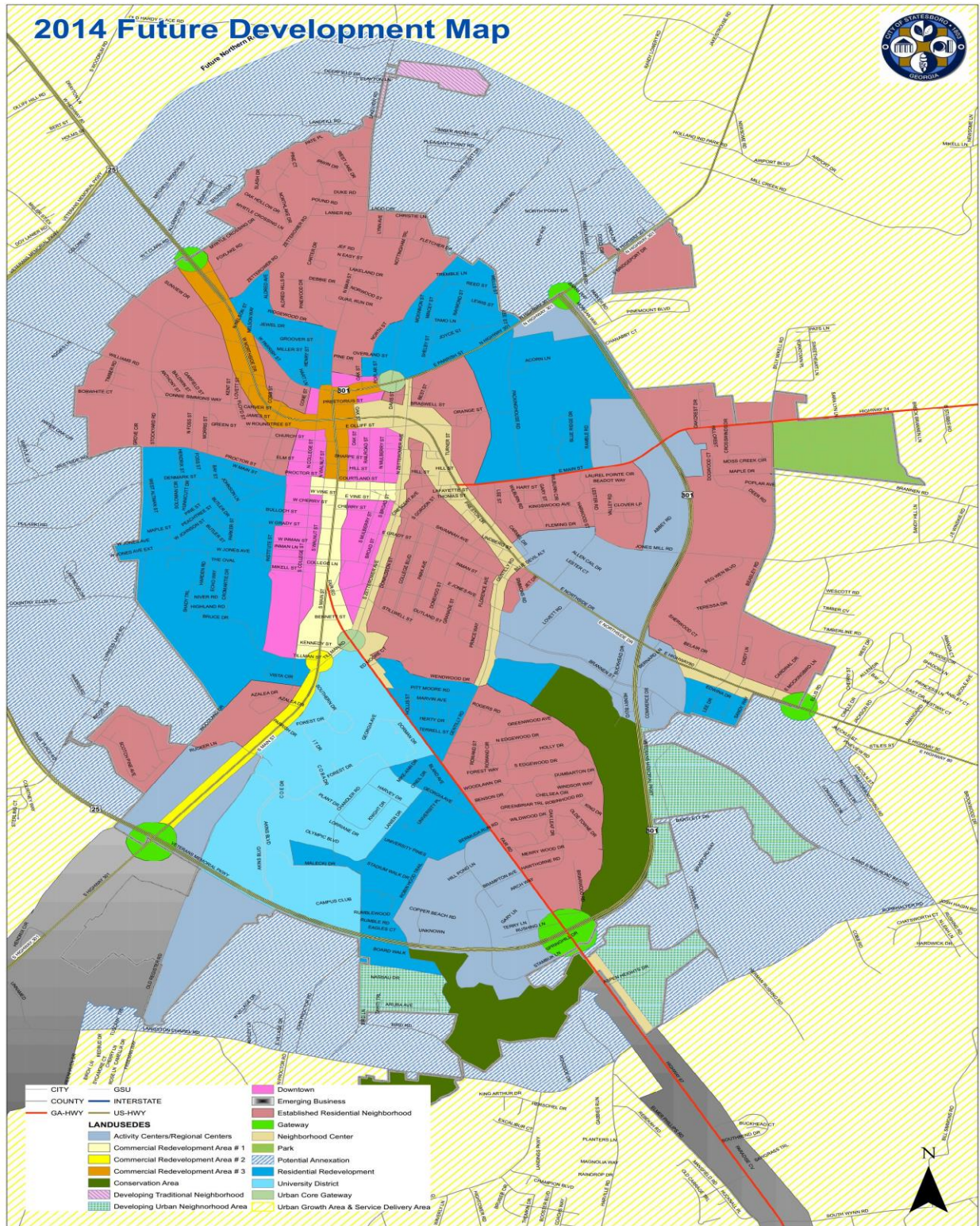


EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 18-01-10
ZONING MAP AMENDMENT REQUEST
220 SOUTH ZETTEROWER AVENUE

LOCATION: 220 South Zetterower Avenue

REQUEST: Zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office

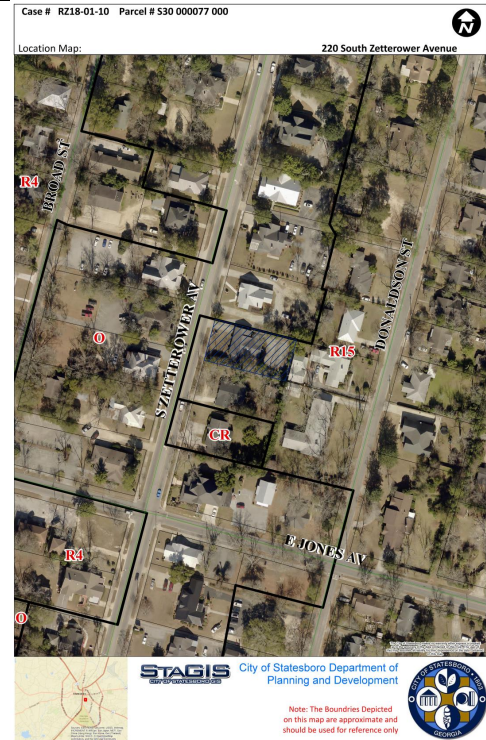
APPLICANT: Mary J. Smith

OWNER(S): Mary J. Smith

ACRES: .28 acres

PARCEL TAX MAP #: S30 000077 000

COUNCIL DISTRICT: 3 (Yawn)



PROPOSAL:

The applicant is requesting a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office. At the time of application for the zoning map amendment, the applicant was operating Guardian Pest Services, d.b.a. Knox Pest Control, at the location, which is not a use by right in the R15 (Single-Family Residential) zoning district (See **Exhibit A** – Location Map).

BACKGROUND:

The previous owner of the subject property, Jenny A. Smith, was granted a conditional use permit in 1997 (See **Exhibit C** – Case CUV 97-07-04 Judgment Letter). The judgment letter for the conditional use permit stated the permit would become void should the property owner quit leasing the property for one (1) year or if the property sold. Currently, the Bulloch County Tax Assessor’s website lists the applicant, Mary J. Smith, as the property owner, so the legal non-conforming status was terminated upon change in ownership.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	O (Office and Business Office District)	Professional office
SOUTH:	R15 (Single-Family Residential)	Single-family dwelling unit
EAST:	R15 (Single-Family Residential)	Single-family dwelling unit
WEST:	O (Office and Business Office District)	Personal service facility

The subject parcel is surrounded by property that is zoned for commercial uses located in single-family dwelling units, with the exception of the parcel immediately south of the subject site, which appears to be used as a residence. (See **EXHIBIT C**—Photos of the Subject Site and **EXHIBIT D**—Surrounding Properties).

COMPREHENSIVE PLAN: The subject site lies within the “Neighborhood Center” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT E**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan*.

Vision:

This character area is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single family residential areas and more intense commercial areas. These areas are likely to experience uncontrolled strip development if growth is not properly managed. This character area strives to balance the provision of neighborhood services with the protection of nearby residential areas.

Appropriate Land Uses

- Single family residential
- Medium density residential
- Neighborhood scale commercial, office, and service

Suggested Development & Implementation Strategies

- A mix of approximately scaled retail, services, and offices to serve neighborhood residents day to day need.
- Particular attention should be paid to signage to prevent visual clutter.
- Encourage way finding, on site and monument style signage.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 23.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request.

ANALYSIS:

I. Application RZ 18-01-10: Whether or not to grant a zoning map amendment from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district

The request to rezone the subject parcel from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office) zoning district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the *Statesboro Comprehensive Plan*, the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan* and the potential for the property to develop and be utilized in conformance with the requirements of the proposed O (Office and Business Office) zoning district as set forth in the *Statesboro Zoning Ordinance*. Following is a brief comparison of the current zoning and the proposed zoning:

Current Zoning Compared to Requested Zoning

O – Office and business office districts allow for general professional offices, single-family dwelling units, churches and other less intense uses. This district promotes neighborhood-scale development providing services to the surrounding community.

R15 – Single-family residential districts are restricted to single-family detached dwellings, educational and religious facilities, public utilities and non-recreational uses, to name a few.

In 1997, the property owner of the subject site, Jenny A. Smith, was granted a conditional use permit for uses allowed by right in the O (Office and Business Office District) zoning district per case CUV 97-07-04 (See **Exhibit B** – Case CUV 97-07-04 Judgment Letter). The expiration of the permit upon the sale of the property was a condition of its issuance. The last known business license reviewed by the Department of Planning and Development was for Choices of the Heart PRC in 2014, at which time the property owner listed was Mrs. W.R. Smith, and staff recommended zoning determination approval pursuant to case number CUV 97-07-04 (See **Exhibit C** – Choices of the Heart PRC Zoning Determination Memorandum). At this time, the applicant is listed in the Bulloch County Tax

Assessor's website as the owner of the property. Consequently, upon the sale of the property, the conditional use permit expired and facilitated this request for a zoning map amendment.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment in "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;**
- (2) The extent to which property values are diminished by the particular zoning restrictions.**
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- (5) The suitability of the subject property for the zoned purposes.**
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

STAFF RECOMMENDATION:

Staff has no recommendation for the zoning map amendment requested by application RZ 18-01-10. The majority of parcels on South Zetterower Avenue between East Jones Street and East Grady Street on both sides of the road are zoned O (Office and Business Office District) and current uses in the vicinity are consistent with uses by right in the O (Office and Business Office District) zoning district. In addition, the Neighborhood Center character area promotes the development of neighborhood-scale commercial, office, and service uses. Should Council approve the request, the applicant should be required to abide by state and federal regulations as they pertain to the storage, mixing and management of pesticides and other applicable substances used in the course of business.

EXHIBIT A: LOCATION MAP



EXHIBIT B: CUV 97-07-04 JUDGMENT LETTER



COUNCIL
Cory L. Andrews
Wendell W. Hagins
Frank C. Parker
David Shumake
Jack B. Williamson

CITY OF STATESBORO
50 EAST MAIN STREET
P.O. BOX 348
STATESBORO, GEORGIA 30459

David H. Averitt, Mayor
H. Carter Crawford, City Administrator
Judy McCorkle, City Clerk
Robert Cheshire, P.E., City Engineer
Sam Brannen, City Attorney

August 12, 1997

Mrs. Jenny A. Smith
219 College Boulevard
Statesboro, GA 30458

Dear Mrs. Smith:

As you are already aware, City Council voted to approve your residential property at 220 South Zetterower for a conditional use permit only. This means that your property enjoys all the rights and privileges of an O-Office zoned property; however, if you quit leasing the building for a year or sell the property, the conditional use status becomes void.

I am glad that things worked out for you. If I can ever assist you again, please contact me here at the City at 764-5468.

Sincerely,

Joseph M. Mosley
Planning Director

Telephone: (912) 764-5468 • Fax: (912) 764-4691

EXHIBIT C: CHOICES OF THE HEART PRC ZONING DETERMINATION (2014)



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)

DATE: March 24, 2014
TO: Teresa Skinner, Tax Clerk
SUBJECT: BUSINESS OCCUPATION TAX APPLICATION (220 S. Zetterower Ave., Choices of the Heart PRC)

The Department of Planning and Development has reviewed the business occupation tax application submitted by Choices of the Heart PRC for 220 S. Zetterower. The applicant is proposing a "non-profit pregnancy resource center" at the location. The proposed use is permitted at the location and **the application may be approved**. Staff's recommendation is based on the following:

- 1) **Zoning District:** 220 S. Zetterower Ave. is located in the R15 (Single-Family Residential) district.
- 2) **Zoning Use Classification:** Per Article V, a "non-profit pregnancy resource center" is not permitted in the R15 (Single-Family Residential) district.

However, the zoning for this use in this district may be permitted in accordance with Case Number CUV 97-07-04, in which the property owner was granted a conditional use variance to "operate as an O (Office) zoned property" at the location. Please note that conditional use variances are not transferable and only applies to the current property owner.

- 3) **Parking:** Pursuant to Article VXI of the *Statesboro Zoning Ordinance*, a "non-profit pregnancy resource center" must provide one parking space per every 1000 square feet of customer service area.

- 4) **Signage:** This property is located in Sign District 1. Per Article XV (Signs) of the *Statesboro Zoning Ordinance*, all proposed signage – whether a new sign or modification of an existing sign – must obtain a sign permit from the Statesboro Planning and Development Department.

Department of Planning and Development **approval** is based on the information provided within the business occupational tax application submitted for our review and case file **CUV #97-07-04**. This approval merely indicates that the proposed use is allowed in the zoning district. This approval does not confer rights to open or operate the proposed business until all dimensional requirements of the *Statesboro Zoning Ordinance*, or applicable requirements of any other chapter of City Code have been met.

The Department of Planning and Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov>. Any questions concerning the *Statesboro Zoning Ordinance* may be directed to the Department of Planning and Development at (912) 764-0630. **The applicant is also encouraged to consult directly with representatives of the Engineering, Fire, Community Development and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.**

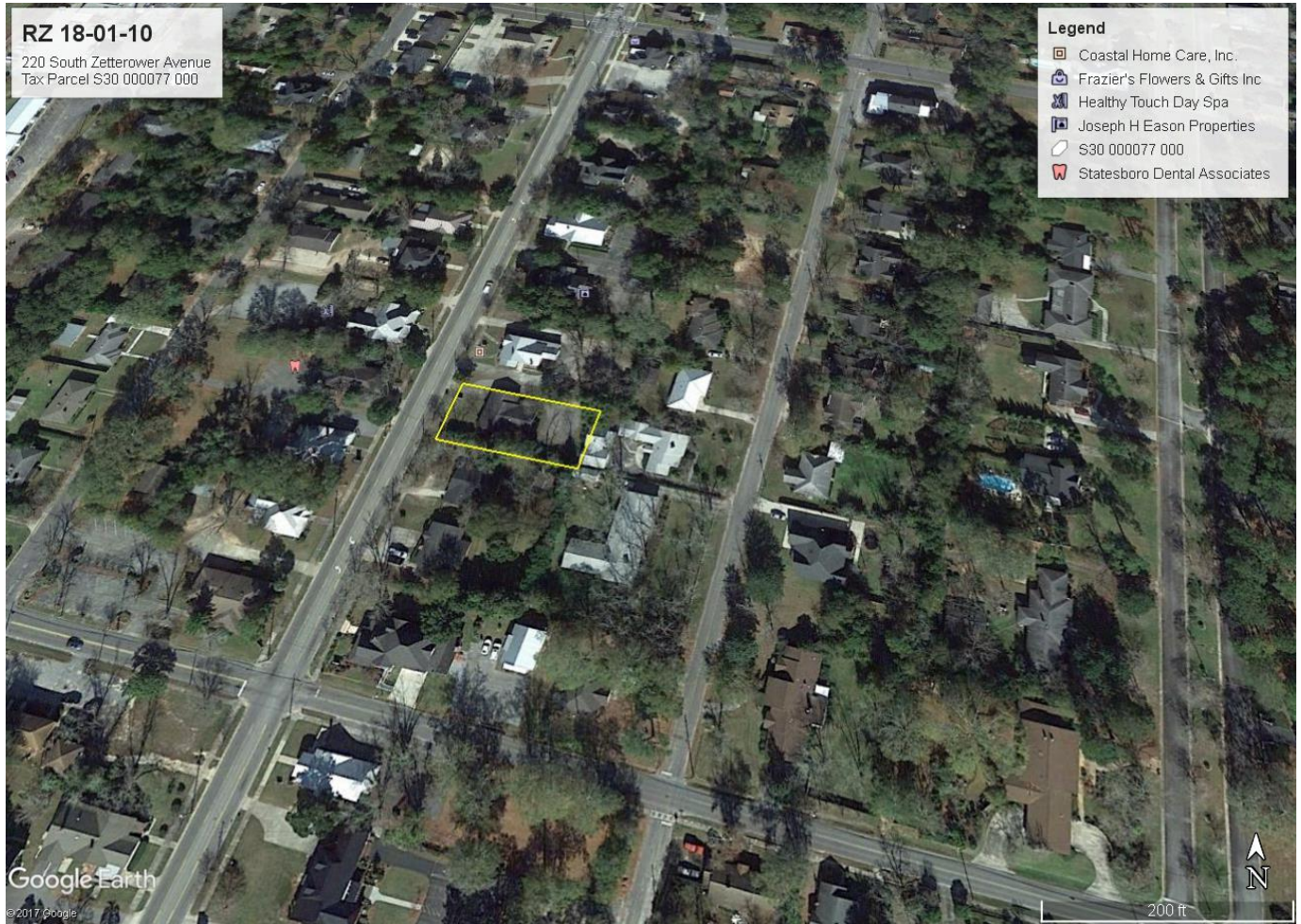
Respectfully,

A handwritten signature in blue ink, appearing to read "Cindy M. Clifton".

Cindy M. Clifton
Development Clerk

EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View



Picture 2: Subject Site Front Elevation Facing Southeast



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 3: Subject Site Facing South Depicting South Zetterower Avenue and Adjacent Single-Family Residence



Picture 4: Subject Site Facing South Depicting the S&S Greenway Trail and S&S Railroad Bed Road



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 5: South Zetterower Avenue Facing Southeast Depicting O-zoned Parcels in Vicinity



Picture 6: Statesboro Dental Associates, P.C. Across South Zetterower Avenue from Subject Site Facing West



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 7: Coastal Home Care, Inc. Adjacent to Subject Site Facing North



Picture 8: Rear of Subject Site Depicting Property Line with R15 (Single-Family Residential) zoning district with frontage on Donaldson Street and Parking Lot



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 9: Rear of Subject Site Depicting Rear Elevation



Picture 10: Rear of Subject Site Depicting Rear Elevation

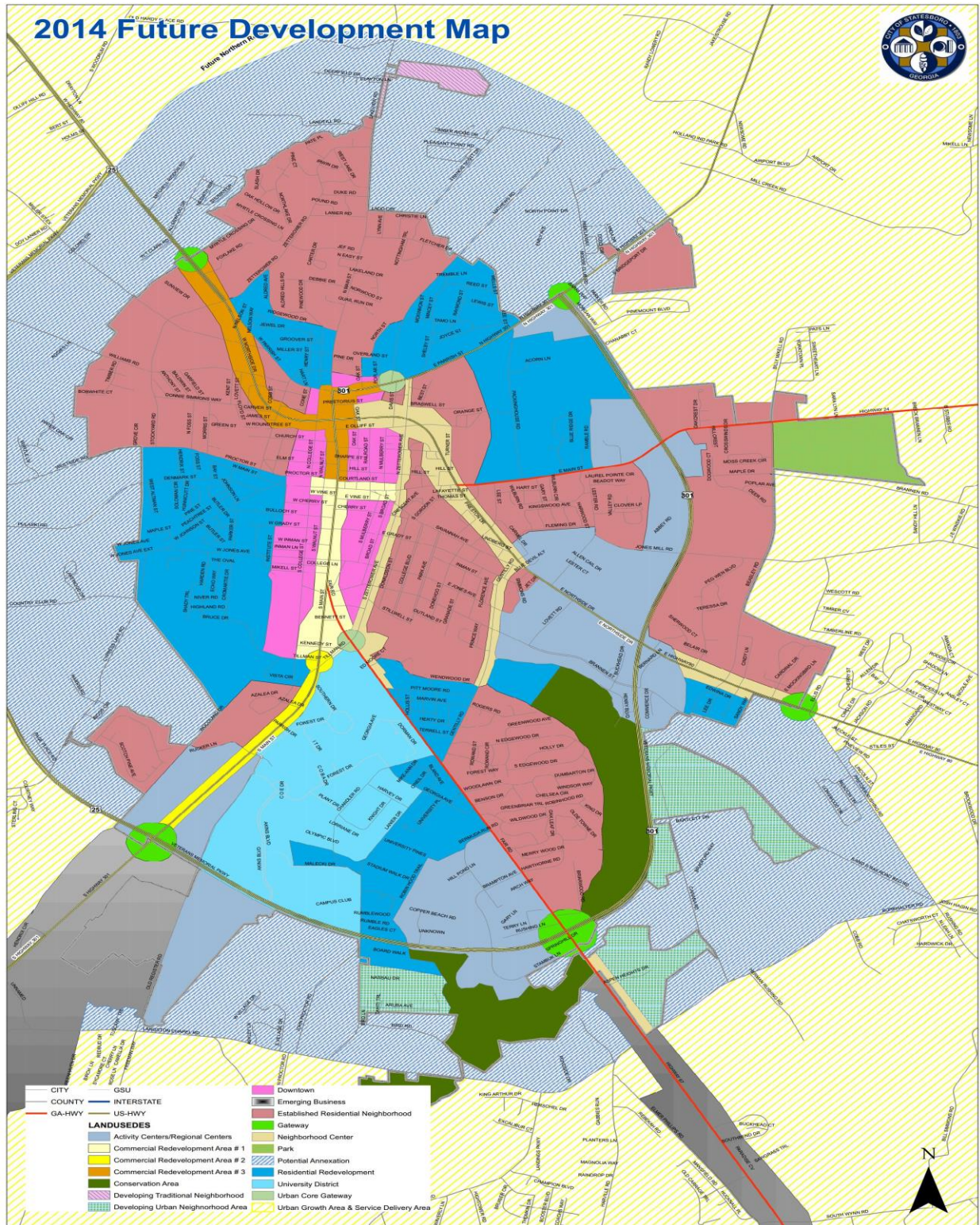


EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 11: Rear of Subject Site Depicting Property Line with R15 (Single-Family Residential) zoning district with frontage on Donaldson Street and Parking Lot



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**V 18-01-02 and V 18-01-03
 VARIANCE REQUESTS
 101 BROAD STREET AND 105 BROAD STREET**

LOCATION: 101 Broad Street and 105 Broad Street

REQUEST: Variance from Article VII Section 703(B)(3) to reduce the minimum required front yard setback and a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units per acre

APPLICANT: Terry H. "Pete" Williams

OWNER(S): Terry H. "Pete" Williams and Debra M. Wells

ACRES: .82 acres

PARCEL TAX MAP #: S29 000070 000 and S29 000071 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant has immediate plans to combine parcels S29 000070 000 and S29 000071 000 and construct eight (8) buildings that comprise one (1) group of apartment houses. An existing single-family dwelling will remain on the parcel currently address 105 Broad Street (Tax Parcel S29 000071 000). The subject parcels are zoned R4 (High Density Residential District) and the applicant requests one (1) setback variance and one (1) maximum dwelling units per acre variance (See **Exhibit A** – Location Map, **Exhibit B** – Conceptual Site Plan).

SURROUNDING ZONING/LAND USES:

ZONING:		LAND USE:
NORTH:	CBD (Central Business District)	Single-family detached dwelling and contractor offices
SOUTH:	R4 (High Density Residential District)	Single-family detached dwellings
EAST:	R4 (High Density Residential District)	Single-family detached dwelling
WEST	R4 (High Density Residential District)	Apartment house and single-family detached dwelling

The subject site is one block west of South Zetterower Avenue and surrounded by mixed uses, including personal service facilities, restaurants, single-family dwellings and apartment houses. (See **EXHIBIT C**—Photos of the Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the “Downtown” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT F**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan*.

Vision:

Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high-activity uses.

Appropriate Land Uses

- Range of housing styles & price points
- Multifamily Residential

Suggested Development & Implementation Strategies

- New development should respect historic context of building mass, height and setbacks.
- Historic structures should be preserved or adaptively reused wherever possible.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.

TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks to “encourage the private redevelopment of outmoded, highway-oriented commercial development into pedestrian friendly, mixed-use centers” to achieve the vision set forth in the 2011 Statesboro Downtown Master Plan and the 2009 and 2014 Comprehensive Plans. The plan does not set forth specific suggestions for the subject sites. The parcels in this request are listed in the TAD under Appendix B (pages 45 and 49) (See **Exhibit D**—List of Parcels Included in the TAD). Tax parcel S29 000070 000 had an assessed value of \$6,160 in the 2014 TAD and the Bulloch County Tax Assessor’s Office on December 20, 2017. Tax parcel S29 000071 000 had an assessed value of \$24,686 in the 2014 TAD. On December 20, 2017, the Bulloch County Tax Assessor’s website listed the assessed value at \$26,245.

STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcels in Zone 10—a “residential, institutional and mixed use,” which focuses on implementing residential stabilization to improve and maintain housing stock (See **Exhibit E**—Locational Guidance/Zone Implementation Table).

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject properties do not contain wetlands and are not located in a special flood hazard area. There is no expected environmental impact associated with this request.

ANALYSIS:

I. Application V 18-01-02: Whether or not to grant a variance from Article VII Section 703(B)(3) to reduce the minimum required front yard setback from 20 feet to 11 feet to construct a multi-family development

The subject property is zoned R4 (High Density Residential District) and Article VII Section 703(B)(3) requires a minimum front yard setback of 20 feet. The applicant is requesting a nine (9) feet variance to reduce the front yard setback to eleven (11) feet.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has no effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
 - b. The applicant intends to combine both parcels, subsequently subdivide them and keep an existing single-family structure located at 105 Broad Street (Tax Parcel S29 000071 000). The existing residence was built in 1955, according to the Bulloch County Tax Assessor's website, and is set back approximately eleven (11) feet from the property line and/or ROW. Consequently, to maintain consistency in design, the applicant is requesting a nine (9) feet setback along Broad Street for the proposed construction. Staff feels this is a physical characteristic in an existing structure that creates a special condition.
- 2) **The special conditions and circumstances do not result from the actions of the applicant;**
 - a. The eleven (11) feet setback of the existing single-family structure is not a result of the applicant's actions.
- 3) **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would create an unnecessary hardship by preventing an aesthetically pleasing modification to a currently vacant parcel. The existing single-family residence encroaches into the setback by nine (9) feet. Consequently, enforcing the setback would cause modifications to the development design to be inset in relation to the existing single-family residence.
- 4) **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. The requested variance would not impair the purposes and intent of the zoning regulations by allowing the reduced setback. Allowing the setback reduction would allow the construction of a multi-family development that appears uniform in nature. Therefore, staff is supportive of the requested variance.

II. Application V 18-01-03: Whether or not to grant a 1.1 dwelling unit variance from Article VII Section 703(B)(2) to increase the maximum allowed dwelling units per developable acre from 6.9 to 8

Article VII Section 703(B)(2) states that no more than twelve (12) dwelling units are allowed per developable acre for apartment buildings in the R4 (High Density Residential District) zoning district. The total area of both parcels combined is 33,105.6 square feet. The applicant proposes the submission of both a combination plat and a subdivision plat, which will place the single-family residence on its own lot and the multi-family units on a separate lot. The minimum required lot area for a single-family residence per Article VI Section 603(A) is 8,000 square feet. Therefore, the resulting parcel containing the multi-family dwelling units will be 25,105.6 square feet, upon which the applicant can only construct 6.9 dwelling units. Therefore, the applicant requests a 1.1 dwelling unit variance.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcels' size, shape and topography are not unique to this property. The topography is fairly flat and has no effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
- 2) **The special conditions and circumstances do not result from the actions of the applicant;**
 - a. Staff is unaware of any special conditions or circumstances regarding the subject parcels.
- 3) **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship. The applicant would not be deprived of all reasonable uses of the property if the ordinance is applied.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- a. The requested variance would impair the purposes and intent of the zoning regulations by exceeding the maximum allowed dwelling units per acre on a property that is not deficient in lot area and that does not have special conditions pertaining to the land. Therefore, staff is not supportive of the requested variance.

STAFF RECOMMENDATION:

Staff recommends approval of the variance requested by application V 18-01-02. Staff finds the applicant's request reasonable to accommodate new construction on a currently vacant lot and maintain uniform alignment with an existing single-family residence

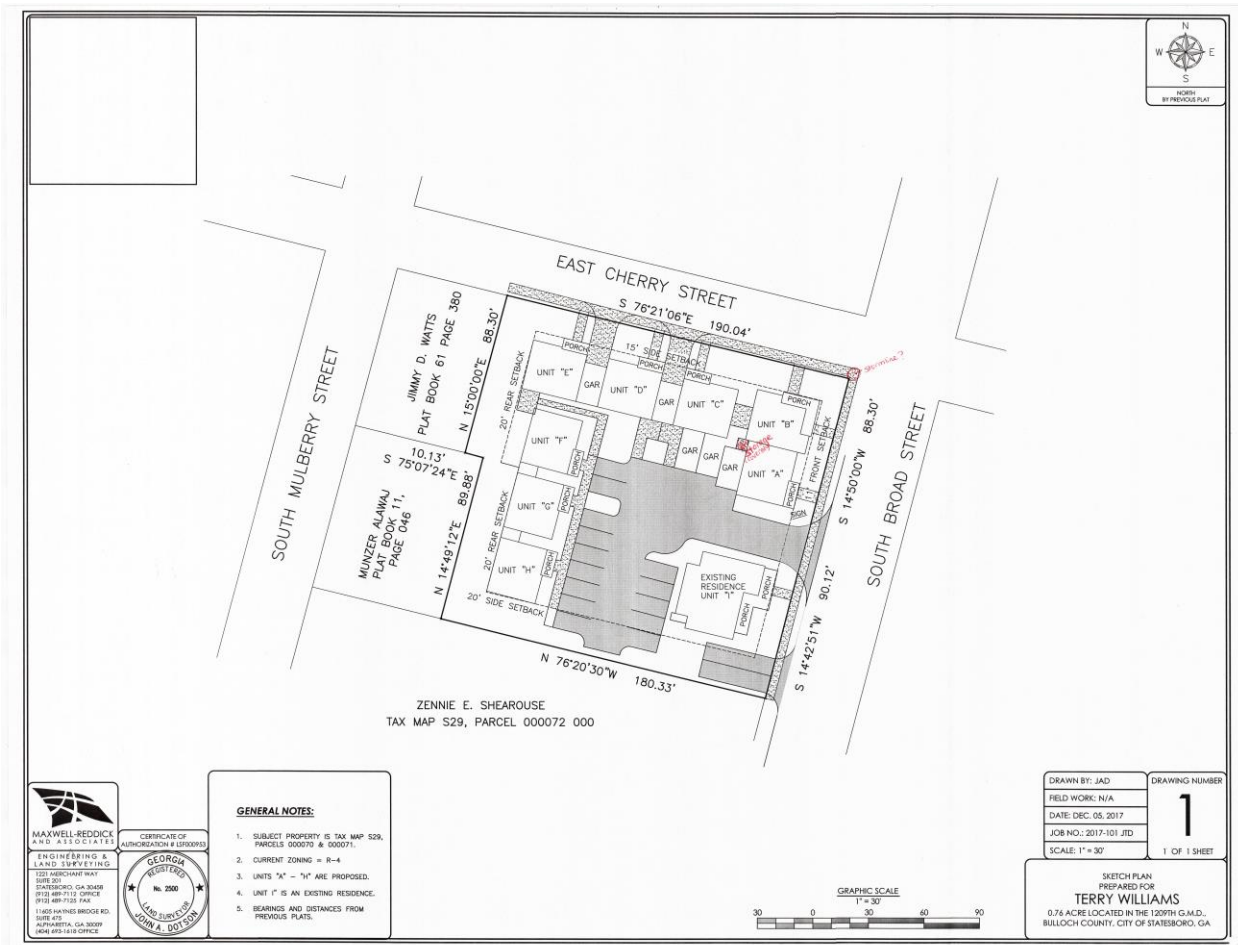
Staff recommends disapproval of the variance requested by application V 18-01-03. The subject parcel meets and/or exceeds the minimum standards set forth in Article VII Section 703(B)(2) regarding the maximum allowed dwelling units, as the applicant could propose one less unit. There is no evidence of a hardship.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP



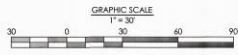
EXHIBIT B: CONCEPTUAL SITE PLAN



MAXWELL-REDDICK
A.S.C. #110214115
ENGINEERING &
LAND SURVEYING
1021 WASHINGTON PARK
SUITE 201
STATESBORO, GA 30458
912-887-1112 OFFICE
912-887-7128 FAX
1165 HANDED BROOKS RD.
SUITE 478
MARIETTA, GA 30067
404-875-1810 OFFICE



- GENERAL NOTES:**
1. SUBJECT PROPERTY IS TAX MAP S29, PARCELS 000072 & 000073.
 2. CURRENT ZONING = R-4
 3. UNITS "A" - "I" ARE PROPOSED.
 4. UNIT "1" IS AN EXISTING RESIDENCE.
 5. BEARINGS AND DISTANCES FROM PREVIOUS PLATS.



DRAWN BY: JAD	DRAWING NUMBER
FIELD WORK: N/A	1
DATE: DEC. 05, 2017	
JOB NO.: 2017-101 JTD	
SCALE: 1" = 30'	
1 OF 1 SHEET	

SKETCH PLAN
PREPARED FOR
TERRY WILLIAMS
0.76 ACRE LOCATED IN THE 1209TH G.M.D.,
BULLOCH COUNTY, CITY OF STATESBORO, GA

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT C: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 2: Subject Site from Broad Street facing West toward South Mulberry Street



Picture 3: Subject Site from Broad Street facing Northwest toward East Cherry Street



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 4: Single-Family Dwelling at 105 Broad Street



Picture 5: Shared Lot Line Between 101 Broad Street and 105 Broad Street



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 6: Porch of Single-Family Dwelling at 105 Broad Street Depicting Setback



EXHIBIT D: LIST OF PARCELS INCLUDED IN THE TAD

City of Statesboro Tax Allocation District #1: South Main Redevelopment Plan

2014

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-58-1970	S29 000053 000	214 S MULBERRY ST/PT LT 20	R	1	71,542	28,617	28,617
7878-58-2512	S30 000036 000	225 BROAD ST	R	1	69,011	27,604	27,604
7878-58-2631	S29 000085 000	223 BROAD ST	R	1	58,355	23,342	23,342
7878-58-2659	S29 000084 000	221 BROAD ST	R	1	63,722	25,489	25,489
7878-58-2778	S29 000083 000	217 BROAD ST	R	1	93,214	37,286	37,286
7878-58-2896	S29 000082 000	215 BROAD ST/JOHNSON	R	1	56,125	22,450	22,450
7878-58-2909	S29 000054 000	212 S MULBERRY ST	R	1	54,117	21,647	21,647
7878-58-3925	S29 000081 000	213 BROAD ST	R	1	61,534	24,614	24,614
7878-59-0361	S29 000045 000	OFFICE/EAST GRADY STREET	E	1	75,700	30,280	0
7878-59-0888	S29 000028 001	0.22 AC/PAR B	E	1	83,575	33,430	0
7878-59-1568	S29 000009 000	MULBERRY & E GRADY	C	1	26,280	10,512	10,512
7878-59-2027	S29 000055 000	210 S MULBERRY ST	R	1	56,873	22,749	22,749
7878-59-2157	S29 000056 000	208 S MULBERRY ST	R	1	88,118	35,247	35,247
7878-59-2352	S29 000057 000	EAST GRADY STREET	E	1	33,500	13,400	0
7878-59-2701	S29 000010 000	111 S MULBERRY ST	R	1	53,756	21,502	21,502
7878-59-2717	S29 000011 000	109 S MULBERRY ST	R	1	53,712	21,485	21,485
7878-59-2844	S29 000012 000	107 MULBERRY ST	R	1	60,182	24,073	24,073
7878-59-2986	S29 000013 000	APTS/103 S MULBERRY ST	R	1	181,367	72,547	72,547
7878-59-3053	S29 000080 000	211 BROAD ST PART LT 18	R	1	53,147	21,259	21,259
7878-59-3173	S29 000079 000	207 BROAD ST	R	1	84,962	33,985	33,985
7878-59-3321	S29 000058 000	110 E GRADY STREET	R	1	11,054	4,422	4,422
7878-59-3409	S29 000060 000	HART/107 E GRADY /	R	1	112,128	44,851	44,851
7878-59-3478	S29 000059 000	109 E GRADY ST	R	1	54,126	21,650	21,650
7878-59-3794	S29 000061 000	110 MULBERRY ST/RENTAL	R	1	55,449	22,180	22,180
7878-59-4218	S29 000078 000	ROWSE EST/114 E GRADY ST	R	1	85,090	34,036	34,036
7878-59-4465	S29 000077 000	111 E GRADY ST	R	1	79,532	31,813	31,813
7878-59-4630	S29 000076 000	115 BROAD ST	R	1	150,053	60,021	60,021
7878-59-4789	S29 000073 000	109 BROAD ST/LT 2/PAR B	R	1	80,910	32,364	32,364
7878-59-4801	S29 000073 001		R	1	110,461	44,184	44,184
7878-59-4828	S29 000072A000	106 S MULBERRY ST	R	1	20,349	8,140	8,140
7878-59-4926	S29 000062 000	104 S MULBERRY ST	R	1	27,985	11,194	11,194
7878-59-5710	S29 000074 000	LT 3 BROAD ST	R	1	59,110	23,644	23,644
7878-59-5854	S29 000072 000	107 BROAD ST	R	1	45,456	18,182	18,182
7878-59-5953	S29 000071 000	105 BROAD ST/ADKINS	R	1	61,714	24,686	24,686
7878-86-3752	S53 000001 000	SALLY ZETTEROWER SCHOOL	E	1	2,846,200	1,138,480	0
7879-20-5083	S11 000116 000	130 BULLOCH ST	R	1	13,662	5,465	5,465
7879-20-6799	S18 000175 000	CLUB ZONE/1.37 AC	C	1	445,550	178,220	178,220
7879-20-7236	S18 000171A000	2.24 AC	E	1	94,080	37,632	0
7879-20-8033	S19 000115 000	126 BULLOCH ST	R	1	5,100	2,040	2,040
7879-20-8306	S18 000171 000	0.50 AC / PAR 2	C	1	22,885	9,154	9,154
7879-20-8584	S18 000172 000	1.13 AC / PAR 1	R	1	24,600	9,840	9,840

Appendices

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EXHIBIT D: LIST OF PARCELS INCLUDED IN THE TAD

City of Statesboro Tax Allocation District #1: South Main Redevelopment Plan

2014

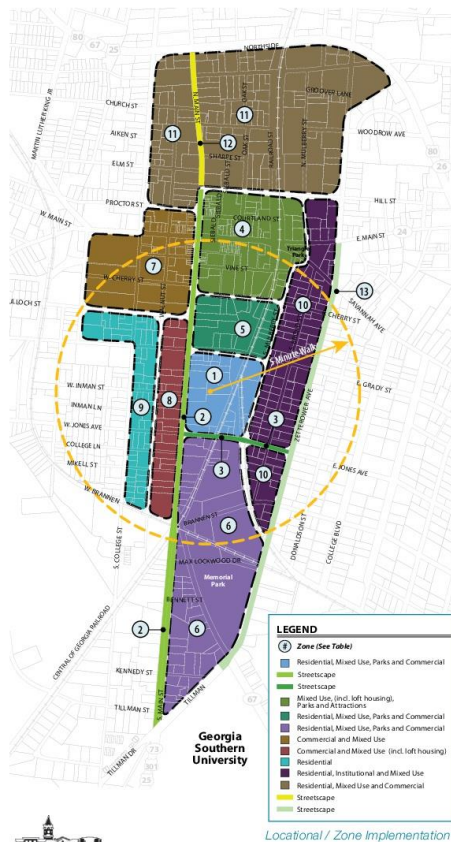
GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Value	Assessed Value	Tax Value
7879-43-7200	S27 000021 000	10 N/SIDE DR E/PCL 1B/STRIP	C	1	43,000	17,200	17,200
7879-43-7476	S27 000017 001	OAK ST	C	1	98,958	39,583	39,583
7879-43-7506	S27 000009 000	OAK STREET	C	1	57,000	22,800	22,800
7879-50-0120	S29 000027 001	LT 13/0.11 AC/EAST CHERRY	E	1	30,200	12,080	0
7879-50-0231	S29 000020 001	LT 14/CHERRY ST	E	1	4,100	1,640	0
7879-50-0327	S29 000020 000	WAREHOUSE/VINE ST	C	1	92,432	36,973	36,973
7879-50-1065	S29 000029 000	LOT A/ 0.0.43	C	1	298,220	119,288	119,288
7879-50-1200	S29 000019 001	LT15/CHERRY ST	E	1	14,600	5,840	0
7879-50-1336	S29 000019 000	NORTHLAND CABLE/VINE ST	C	1	307,500	123,000	123,000
7879-50-2351	S29 000018 000	E VINE ST	E	1	32,200	12,880	0
7879-50-3286	S29 000015 000	2 LTS/S MULBERRY ST	C	1	158,682	63,473	63,473
7879-50-4044	S29 000063 000	102 S MULBERRY STREET	R	1	70,579	28,232	28,232
7879-50-4316	S29 000016 000	LT 3/S MULBERRY ST	C	1	160,253	64,101	64,101
7879-50-4435	S29 000017 000	11 S MULBERRY ST	C	1	251,238	100,495	100,495
7879-50-5063	S29 000070 000	101 BROAD ST	R	1	15,400	6,160	6,160
7879-50-5106	S29 000064 000	0.225 AC/15 S MULBERRY ST	C	1	183,874	73,550	73,550
7879-50-5236	S29 000065 000	ZETT/S MULBERRY/LANIER	C	1	70,328	28,131	28,131
7879-50-6123	S29 000069 000	13 BROAD STREET	R	1	69,741	27,896	27,896
7879-50-6149	S29 000068 000	R PARKER/11 BROAD	R	1	73,751	29,500	29,500
7879-50-6276	S29 000067 000	9 BROAD ST	R	1	84,217	33,687	33,687
7879-50-6335	S28 000072 000	5 BROAD ST	C	1	276,352	110,541	110,541
7879-50-6407	S28 000073 001	S MULBERRY ST	C	1	334,667	133,867	133,867
7879-50-6454	S28 000073 000	S MULBERRY ST	C	1	76,000	30,400	30,400
7879-50-6576	S28 000078 000	112 SAVANNAH AVE	C	1	154,470	61,788	61,788
7879-50-6600	S28 000075 000	110 SAVANNAH AVE	C	1	189,525	75,810	75,810
7879-50-6926	S28 000097 000	109 & 111 E MAIN/ANDERSON	C	1	106,880	42,752	42,752
7879-50-7560	S28 000079 000	116 SAVANNAH AVE	C	1	237,533	95,013	95,013
7879-50-7955	S28 000090 000	115 E MAIN ST	R	1	8,000	3,200	3,200
7879-50-8945	S28 000089 000	117-119 E MAIN ST	R	1	74,470	29,788	29,788
7879-50-9947	S39 000012 000	123 E MAIN ST	C	1	68,190	27,276	27,276
7879-51-0343	S28 000111 000	46 OAK ST	C	1	25,200	10,080	10,080
7879-51-0529	S28 000116 000	AKINS BAIL BONDING	C	1	100,755	40,302	40,302
7879-51-0830	S28 000115 000	OAK STREET/LOT A	C	1	294,458	117,783	117,783
7879-51-1239	S28 000108A000	COURTLAND/RAILROAD ST	C	1	800	320	320
7879-51-1508	S28 000117 000	29 HILL ST/ LT C2	R	1	50,127	20,051	20,051
7879-51-1538	S28 000117 002	31 HILL STREET	R	1	41,072	16,429	16,429
7879-51-1810	S28 000120 000	RAILROAD ST	C	1	12,100	4,840	4,840
7879-51-2202	S28 000108 000	RAILROAD ST	C	1	26,100	10,440	10,440
7879-51-2517	S28 000118 000	HILL & R R ST	C	1	61,740	24,696	24,696
7879-51-2711	S28 000119 000	RAILROAD ST LOT D	C	1	47,550	19,020	19,020
7879-51-2825	S28 000117 001	LTS A,D/0.30 AC/OLD LIONS CLUB	R	1	48,105	19,242	19,242

Appendices

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EXHIBIT E: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

IMPLEMENTATION STRATEGY



Locational Guidance for Redevelopment Initiatives

The primary purpose of this section is to provide a locational framework for implementing redevelopment initiatives as part of the master plan. This framework is intended to offer guidance and basic parameters related to the general location of redevelopment opportunities and enhancement projects within the DDA. Leveraging the existing assets of Statesboro's downtown and the community in an efficient, market-sensitive and contextual manner that will support a variety of redevelopment projects and initiatives are outlined below. Community assets include:

- Georgia Southern University
- The public and private realms of the downtown core
- Properties owned or controlled by the City of Statesboro and the DSDA
- Programmatic and Funding Elements (example: municipal events and functions, public funding strategies, existing initiatives and public/private partnerships, etc.)
- Vehicular and Pedestrian thoroughfares
- Property acquisition opportunities (i.e., vacant land, underdeveloped, unoccupied or substandard structures)

Based on the process utilized to create this master plan, a number of redevelopment opportunities are evident. These elements provide the basis for the locational framework and guidance identified herein.

- Georgia Southern University students and faculty are an important factor in shaping redevelopment opportunities downtown
- Parks, open space and public common areas are a primary consideration in programming new uses in the DDA
- Safe and efficient modes of pedestrian and bicycling circulation (including the potential for transit) are a critical component for evaluating the implementation of new projects within the DDA
- Developing elements that support local and regional destinations with respect to downtown Statesboro is a key redevelopment initiative



EXHIBIT E: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

IMPLEMENTATION STRATEGY

Locational / Zone Implementation Table – continued





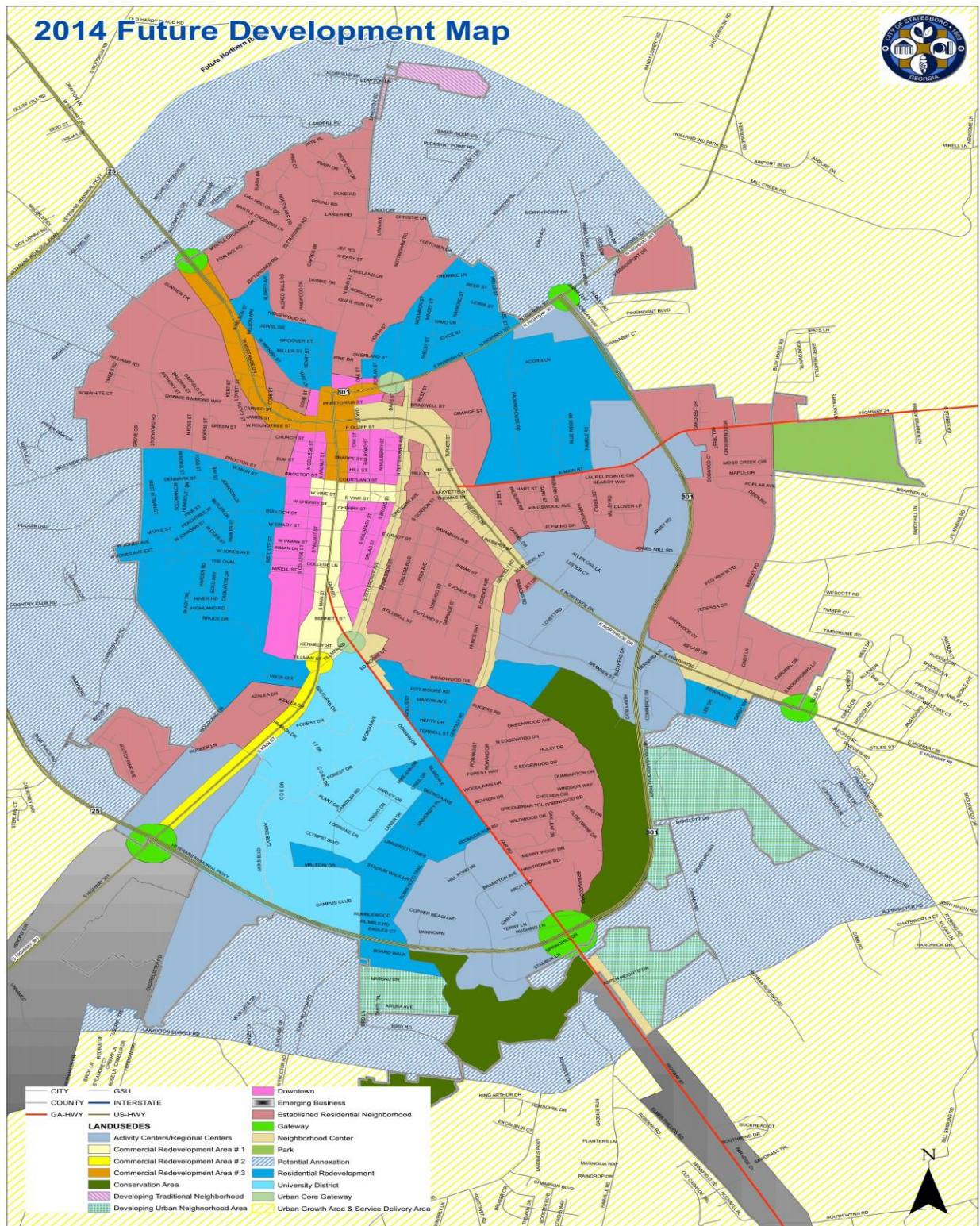
Zones	Targeted Use/Enhancement	Importance Level	Discussion
 10	Residential, Institutional and Mixed Use	Secondary, this area operates as a supportive element to downtown, but could potentially include some additional enhancement	<ul style="list-style-type: none"> Targeted redevelopment in this area which is consistent with the emerging development pattern is an appropriate approach in this zone Identify redevelopment opportunities through land assemblage and enhancement Ensure residential and office uses continue with minimal conflict and promote the development of an emerging mixed use corridor Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock
 11	Residential, Mixed Use and Commercial	Secondary, an important area to the master plan and the continued success and redevelopment of the area	<ul style="list-style-type: none"> Targeted redevelopment in this area is an appropriate approach Focus on residential redevelopment opportunities associated with non-university related housing and commercial uses serving the community Ensure industrial and commercial uses continue with minimal conflict and promote newer compatible development
 12	Streetscape	Secondary, the North Main Street corridor requires enhancement to foster pedestrian circulation and to provide aesthetic improvements	<ul style="list-style-type: none"> Targeted approach to streetscape projects should coincide with redevelopment opportunities in Zone 11 New project must consider potential for land use conflicts with adjacent uses
 13	Streetscape	Secondary, Zetterower Avenue is major thoroughfare and offers an alternative opportunity to access the downtown core which is transitioning to commercial, predominantly office uses	<ul style="list-style-type: none"> Focus on improvements that enhance pedestrian connectivity and traffic calming



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 18-01-08, V 18-01-04, V 18-01-05, V 18-01-06 & V 18-01-07
ZONING MAP AMENDMENT & VARIANCE REQUESTS
91 SOUTH COLLEGE STREET AND SOUTH COLLEGE STREET

LOCATION: 91 South College Street and South College Street

REQUEST: Rezone from LI (Light Industrial) to CBD (Central Business District) zoning district; variance to reduce the minimum required building and parking lot setback; and a variance regarding the maximum height and square footage for two (2) freestanding signs

APPLICANT: Josh Whitfield

OWNER(S): Josh Whitfield

ACRES: 5.28 acres (combined)

PARCEL TAX MAP #: S19 000002 000 (2.97 acres) & S19 000001 000 (2.31 acres)

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant is requesting a zoning map amendment for the proposed combination and subsequent subdivision of two (2) parcels: a 2.97 acre parcel located at 91 South College Street (S19 000002 000), a portion of which is to be rezoned from LI (Light Industrial) to the CBD (Central Business District) zoning district and a 2.31 acre parcel addressed South College Street (S19 000001 000) to be rezoned from LI (Light Industrial) to the CBD (Central Business District) zoning district. The applicant proposes the construction of mixed-use retail/office space containing lofts on the upper floors and the renovation of the existing warehouse to accommodate the applicant's existing business.

In addition, the applicant requests a variance from Article XII Section 1214, which requires a minimum building setback of two-hundred (200) feet and a minimum parking lot setback of one-hundred (100) feet from a residential district. The applicant also requests two (2) variances from Article XV Section 1509(C) Table 5 and Table 6 regarding the maximum height and square footage allowed for two freestanding signs (See **Exhibit A**—Location Map, **Exhibit B**—Conceptual Site Plan, **Exhibit C**—Schematic Design Drawings).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	LI (Light Industrial)	Vacant
SOUTH:	R8 (Single-Family Residential) and CR (Commercial Retail)	Single-family dwellings
EAST:	HOC (Highway Oriented Commercial)	Church
WEST	LI (Light Industrial)	Municipal, county, state, or federal use: Bulloch County Recycling Center

Properties to the south are predominantly residential structures, while properties to the north, east and west contain a range of uses including a church, recycling center and vacant land. (See **Exhibit D**—Photos of Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the “Downtown” character area as identified by the City of Statesboro 2014 Future Development Map (See **Exhibit E—2014 Future Development Map**) within the City of Statesboro Updated 2014 Comprehensive Plan.

Vision:

Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high-activity uses.

Appropriate Land Uses

- Neighborhood-scale retail and commercial, especially niche market stores which serve as a destination
- Office
- Neighborhood services
- Range of housing styles & price points
- Loft, mixed use, and urban residential, including small lot single-family residential along secondary streets
- Multi-story buildings with retail on the street and office/residential above

Suggested Development & Implementation Strategies

- Maintain/enhance integrity of interconnected grid and pedestrian circulation interconnectivity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- Historic structures should be preserved or adaptively reused wherever possible.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.
- Economic development strategies should continue to nurture thriving commercial activity.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.

TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks to “encourage the private redevelopment of outmoded, highway-oriented commercial development into pedestrian friendly, mixed-use centers” to achieve the vision set forth in the 2011 Statesboro Downtown Master Plan and the 2009 and 2014 Comprehensive Plans. The plan does not set forth specific suggestions for this subject site. The parcels in this request are listed in the TAD under Appendix B (page 46). Tax parcel S19 000001 000 had an assessed value of \$22,560 in the 2014 TAD and the same assessed value on December 22, 2017, according to the Bulloch County Tax Assessor’s website. Tax parcel S19 000002 000 had an assessed value of \$70,992 in the 2014 TAD and an assessed value of \$71,558 on December 22, 2017.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The subject parcels are currently zoned LI (Light Industrial) and the applicant has immediate plans to construct a mixed-use development containing offices and/or retail space and residential lofts on the upper floors. The applicant proposes the combination of both parcels and the subsequent subdivision of the parcels.

Current Zoning Compared to Requested Zoning

LI – Light Industrial districts permit wholesale, manufacturing, warehousing, assembly or processing and similar uses and regulate odors, gases or other contaminants, noise, air quality, vibrations and any other emissions that might be detrimental to the public health. When compared to the HI (Heavy Industrial) zoning district, this district is much more strict regarding emissions.

CBD – The Central Business District permits general retail, wholesale, office, personal service establishments, health care uses and apartments on upper floors, to name a few. This district allows for the development of major commerce.

I. **Application RZ 18-01-08: Whether or not to grant a zoning map amendment for the proposed combination and subsequent subdivision of two (2) parcels from LI (Light Industrial) to CBD (Central Business District)**

The request to rezone the subject properties should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the city's primary land use policies: *The Statesboro Comprehensive Plan*, the *Statesboro Downtown Master Plan* and the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*; and the potential for the property to develop in conformance with the requirements of the proposed CBD (Central Business District) zoning district for uses as set forth in the *Statesboro Zoning Ordinance*.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment and "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are numbered below 1-8. Staff findings regarding some of the factors are given for Council's consideration of the application:

- (1) **Existing uses and zoning or (of) property nearby;**
 - a. Adjacent property to the north and west is zoned LI (Light Industrial). Property to the south is zoned R8 (Single-Family Residential) and CR (Commercial Retail) and property to the east is zoned HOC (Highway Oriented Commercial).
- (2) **The extent to which property values are diminished by the particular zoning restrictions.**
 - a. The subject parcels are currently zoned LI (Light Industrial), which provides for more intense uses, including manufacturing and fabrication facilities, than those found in the CBD (Central Business District) zoning district. Consequently, the LI (Light Industrial) zoning district imposes strict regulations on proximity to residential districts, emissions and noise. While the applicant could construct the proposed development under the current zoning designation (LI), the applicant would be required to meet area, width and yard regulations that would diminish the applicant's access to several hundred feet of the parcel for construction.
- (3) **The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- (4) **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - a. While the current zoning (LI) of each parcel supports business and residential development, the surrounding zoning designations and land-use classifications vary from single-family residential to neighborhood-scale services, such as the Statesboro First United Methodist Church. The proposed zoning change to CBD (Central Business District), with less of the parcel designated LI (Light Industrial), provides for mixed-use construction and reduces the possibility of incompatible uses adjacent to neighborhood-scale zoning designations. Therefore, the public gains a less intense zoning designation for the majority of the proposed combined parcels.
- (5) **The suitability of the subject property for the zoned purposes.**
- (6) **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - a. Both parcels have been vacant for several years.

- (7) **The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas;**
- (8) **Consistency with other governmental land use, transportation, and development plans for the community.**

The Comprehensive plan supports appropriate infill within established areas of the City; however, the plan also supports that the placement and scale of infill compliment surrounding uses and zones and requires it to occur in a manner that protects established residential areas.

II. Application V 18-01-06: Whether or not to grant a variance from Article XII Section 1214 to reduce the minimum required building and parking lot setback when a LI (Light Industrial) parcel abuts a residential district

The requested variance from Article XII Section 1214 regarding the reduction of the minimum required building and parking lot setbacks should only be considered and/or permitted if the zoning map amendment requested by application RZ 18-01-08 is granted. Article XII Section 1214 states that no structure can be erected closer than two-hundred (200) feet and no parking lot closer than one-hundred (100) feet of any residential district.

The applicant's proposed development depicts a mixed-use structure (Parcel #7) that contains a residential loft on the upper floor. Upon reviewing the applicant's sketch plan dated August 11, 2017, staff determined the proposed building is thirty (30) feet from the existing LI (Light Industrial) zoning district. In addition, the applicant's submission depicts a parking lot roughly forty-one (41) feet from the proposed mixed-use construction. Therefore, the applicant is requesting a one-hundred seventy (170) feet building setback variance from the CBD (Central Business District) zoning district and a fifty-nine (59) feet parking lot variance from the CBD (Central Business District).

Section 1801 of the Statesboro Zoning Ordinance lists four factors that the Mayor and City Council should consider to be true when determining whether to grant a variance:

- (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.**

III. Application V 18-01-07: Whether or not to grant a variance from Article XV Section 1509(C) Table 5 to increase the maximum allowed height and square footage for a freestanding sign

The requested variance from Article XV Section 1509(C) Table 5 regarding an increase in the maximum allowed height and square footage for a freestanding sign can be considered and/or permitted independent of the zoning map amendment requested by application RZ 18-01-08.

The applicant proposes the installation of a reclaimed, possibly functional water tower that features signage. Article XV Section 1509(C) Table 5 restricts major signs for planned commercial centers to fifteen (15) feet in height. The applicant's proposal depicts a roughly forty-four (44) feet tall water tower featuring roughly seventy-five (75) square feet of signage.

Section 1801 of the Statesboro Zoning Ordinance lists four factors that the Mayor and City Council should consider to be true when determining whether to grant a variance:

- (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.**

IV. Application V 18-01-04: Whether or not to grant a variance from Article XV Section 1509(C) to increase the maximum allowed height and square footage for a freestanding sign

The requested variance from Article XV Section 1509(C) to increase the maximum allowed height and square footage for a freestanding sign can be considered and/or permitted independent of the zoning map amendment requested by application RZ 18-01-08. However, approval of the requested zoning map amendment would change the applicable sign regulations.

Should Council approve the zoning map amendment requested by application RZ 18-01-08, the sign will be required to meet the minimum requirements of Article XV Section 1509(C) Table 6. The proposed sign is prohibited in Sign District 4. In the event the zoning map amendment is not granted, the sign would be required to adhere to the minimum requirements of Article XV Section 1509(C) Table 5. The applicant has not submitted sufficient data to determine if the sign exceeds these requirements.

Section 1801 of the Statesboro Zoning Ordinance lists four factors that the Mayor and City Council should consider to be true when determining whether to grant a variance:

- (5) 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;**
- (6) The special conditions and circumstances do not result from the actions of the applicant;**
- (7) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
- (8) 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 the zoning map amendment requested by application RZ 18-01-08 and the variances requested by applications V 18-01-04, V 18-01-06 and V 18-01-07 with the following conditions:

1. Per Article XXX Section 3010, the applicant shall provide sidewalks along Bulloch Street, Martin Luther King, Jr. Drive and Cherry Street.
2. The proposed development must meet the minimum requirements of the City of Statesboro Fire Department.
3. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PROPOSED SITE PLAN

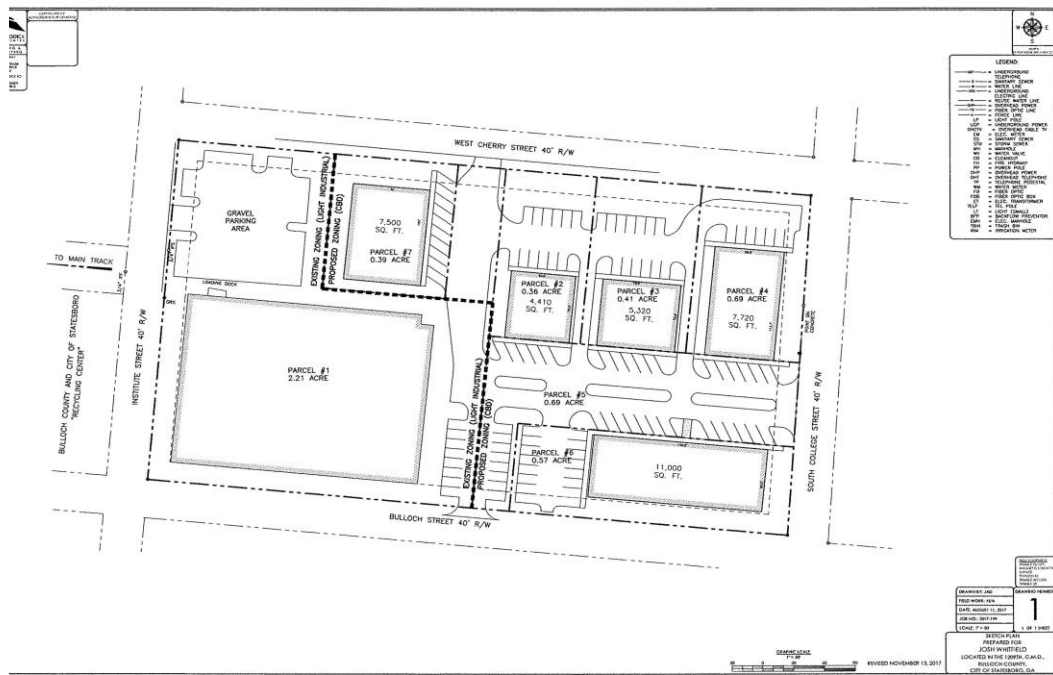


EXHIBIT C: SCHEMATIC DESIGN DRAWINGS



EXHIBIT C: SCHEMATIC DESIGN DRAWINGS (CONT.)

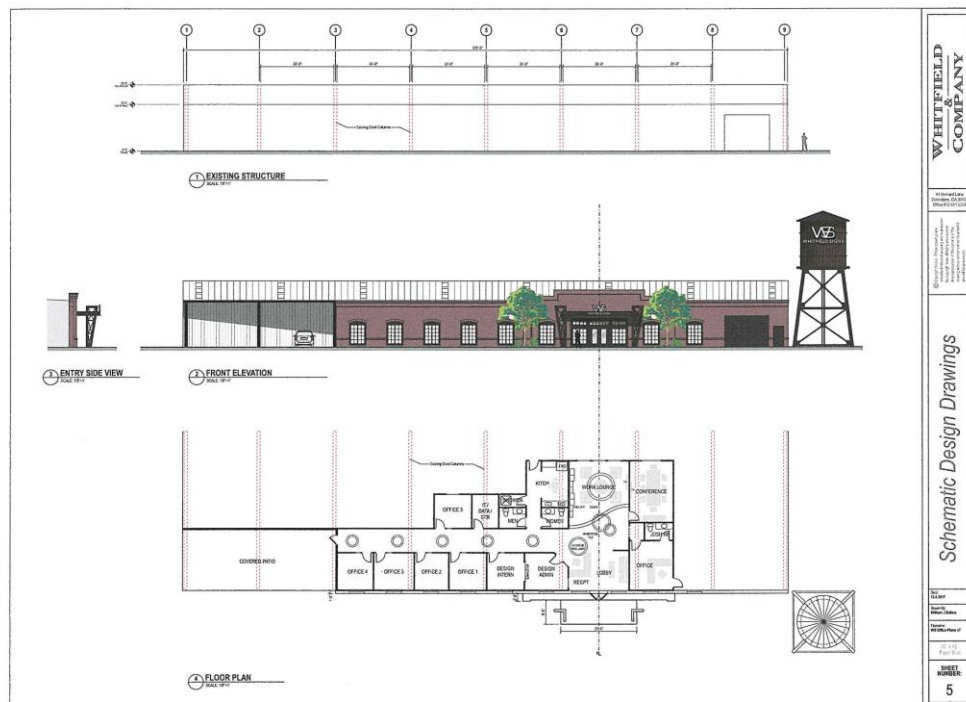
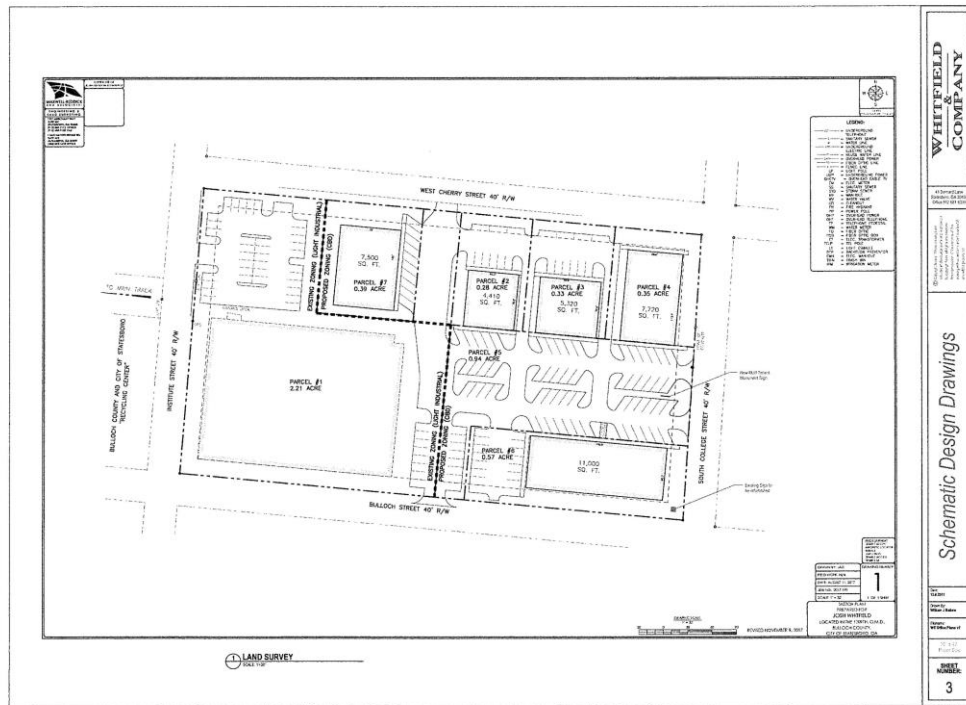


EXHIBIT C: SCHEMATIC DESIGN DRAWINGS (CONT.)

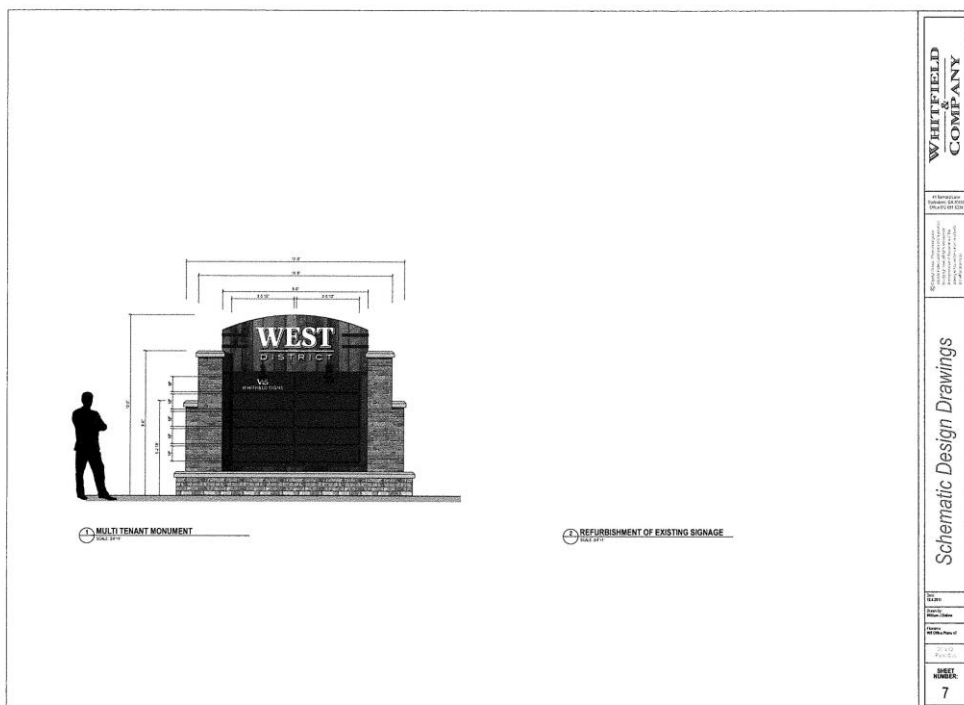
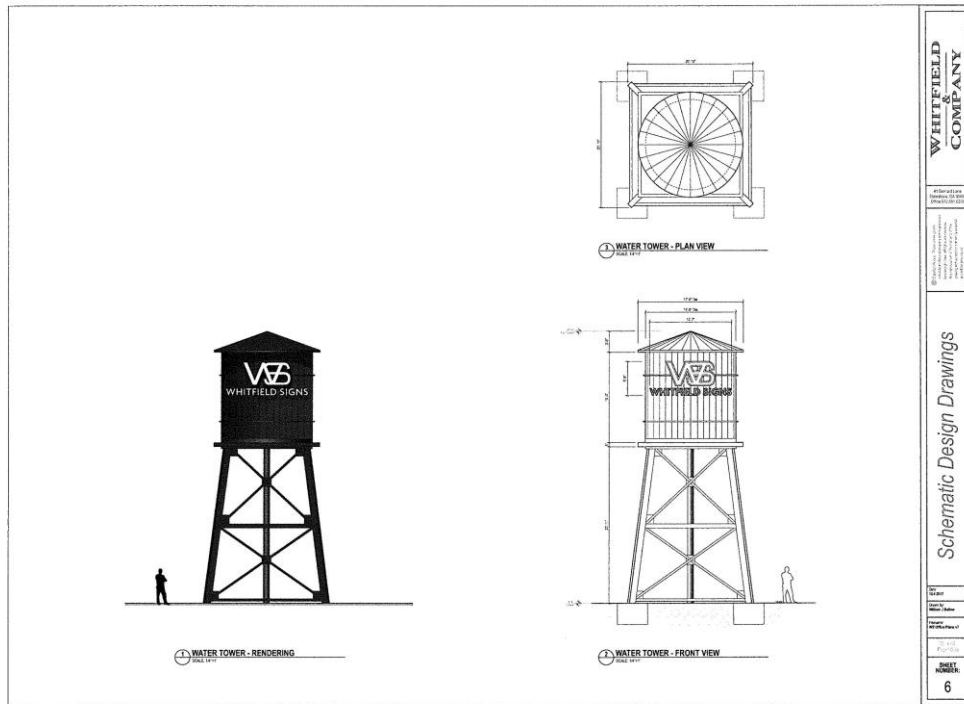


EXHIBIT C: SCHEMATIC DESIGN DRAWINGS (CONT.)

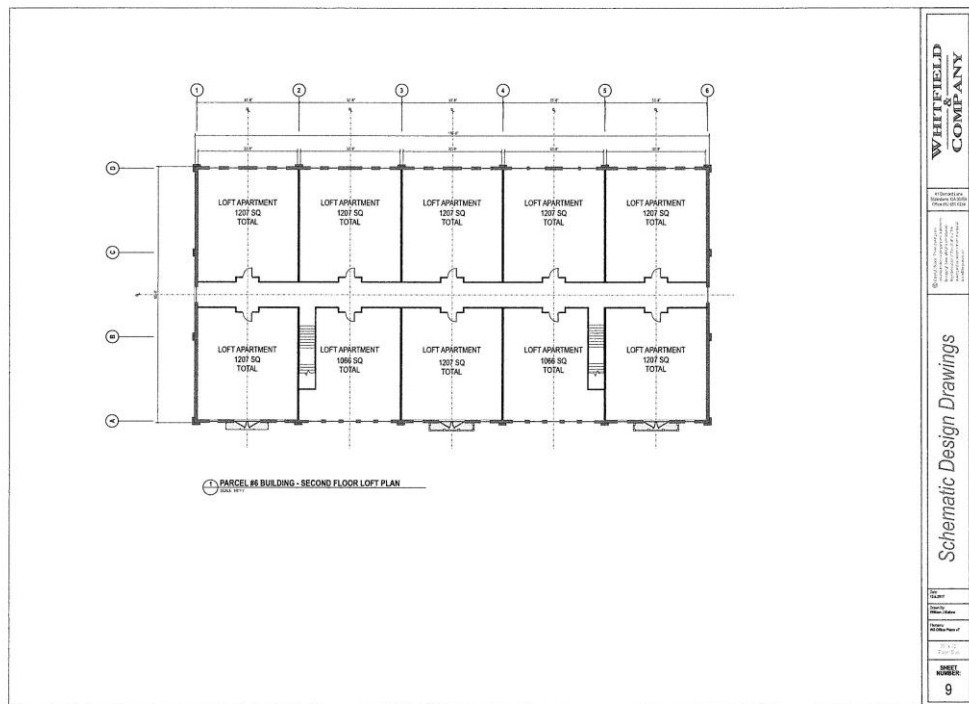
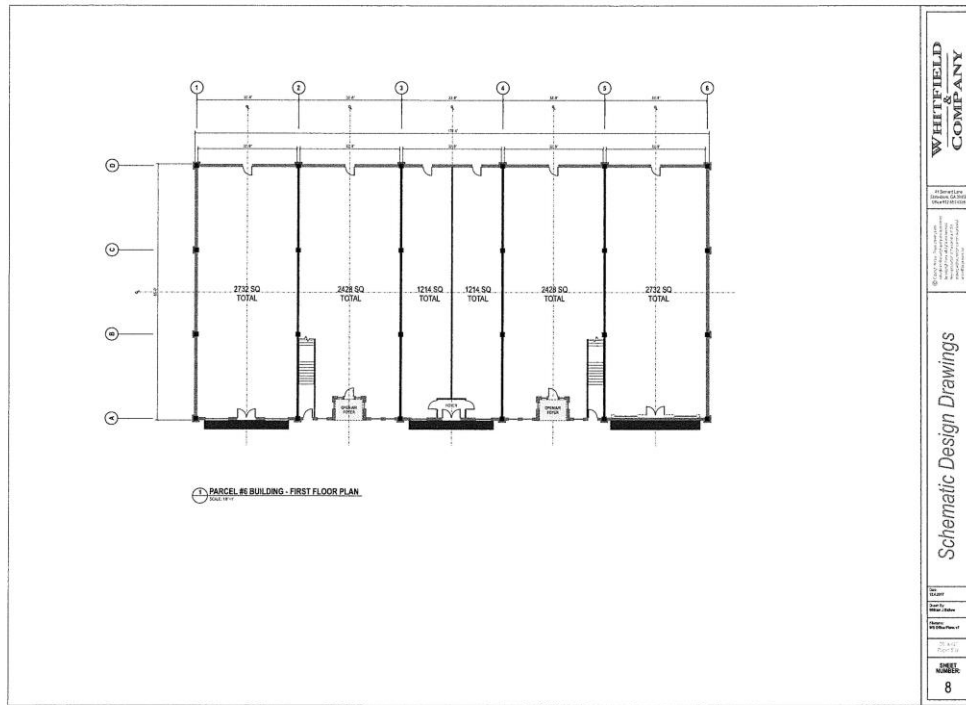


EXHIBIT C: SCHEMATIC DESIGN DRAWINGS (CONT.)

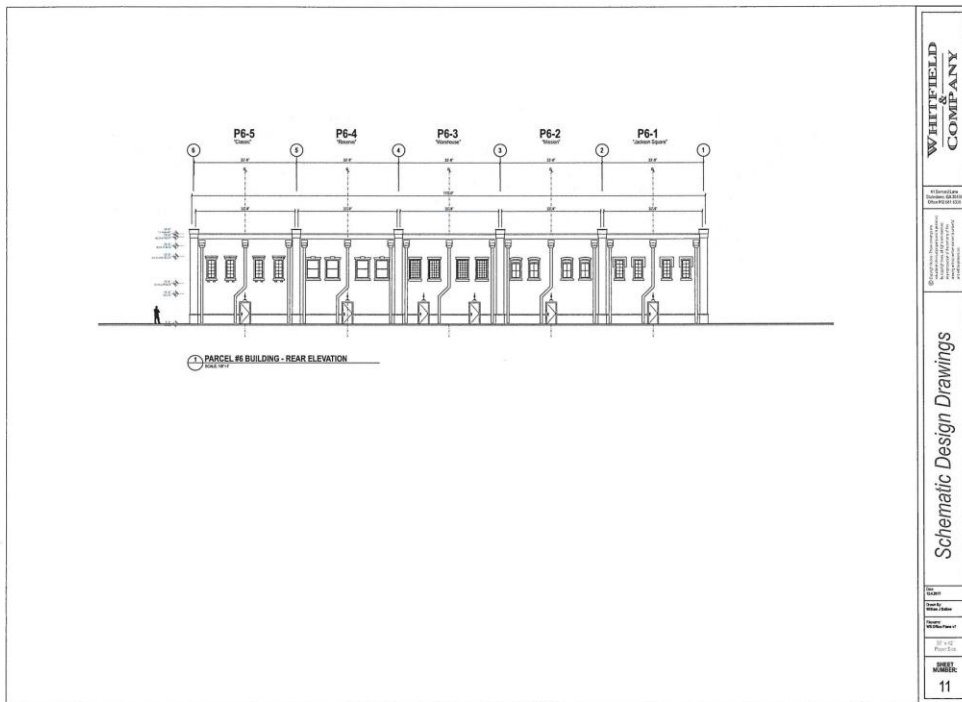


WHITEFIELD & COMPANY

4000 Lakeside Drive, Suite 100
 San Diego, CA 92108
 (619) 594-1100
 www.whitefieldandcompany.com

Schematic Design Drawings

DATE: 12/18/18
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: [Redacted]
 SHEET NO. 10



WHITEFIELD & COMPANY

4000 Lakeside Drive, Suite 100
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 (619) 594-1100
 www.whitefieldandcompany.com

Schematic Design Drawings

DATE: 12/18/18
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: [Redacted]
 SHEET NO. 11

EXHIBIT C: SCHEMATIC DESIGN DRAWINGS (CONT.)

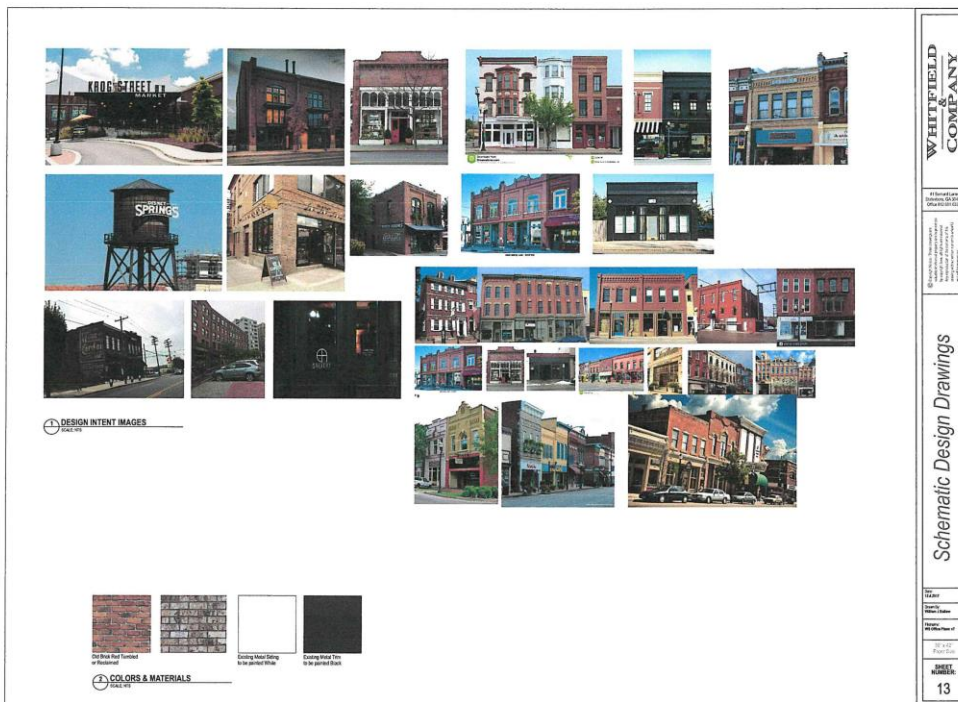
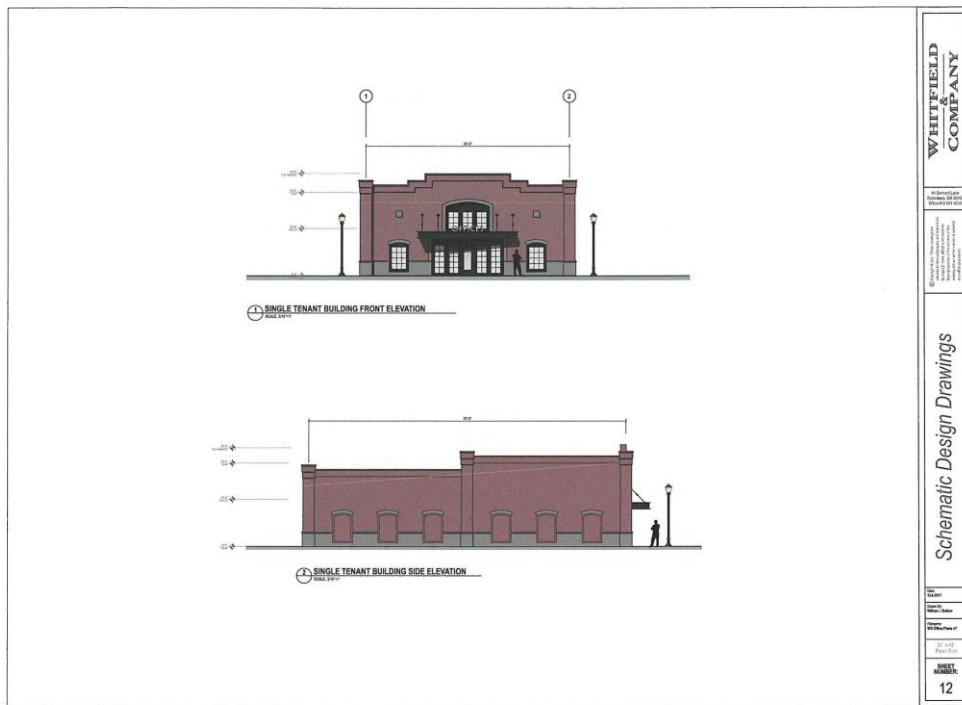


EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View

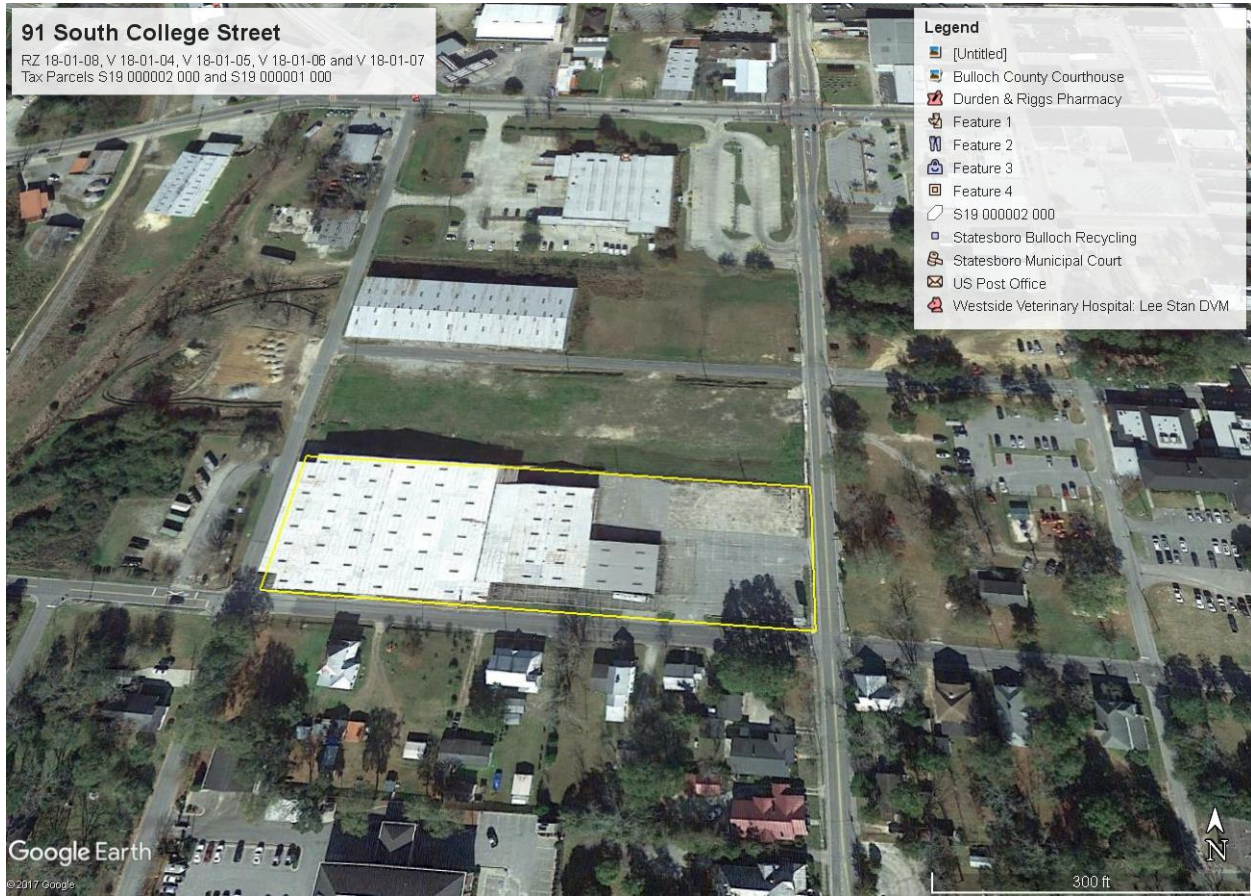


EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 2: Subject Site Depicting South College Street and Existing Sidewalk facing North



EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 3: Subject Site Depicting South College Street and Surrounding Residences facing Southeast



Picture 4: Subject Site Depicting Remaining Warehouse facing West



EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 5: Subject Site Depicting Bulloch Street and Surrounding Residences facing South



Picture 6: Subject Site facing West

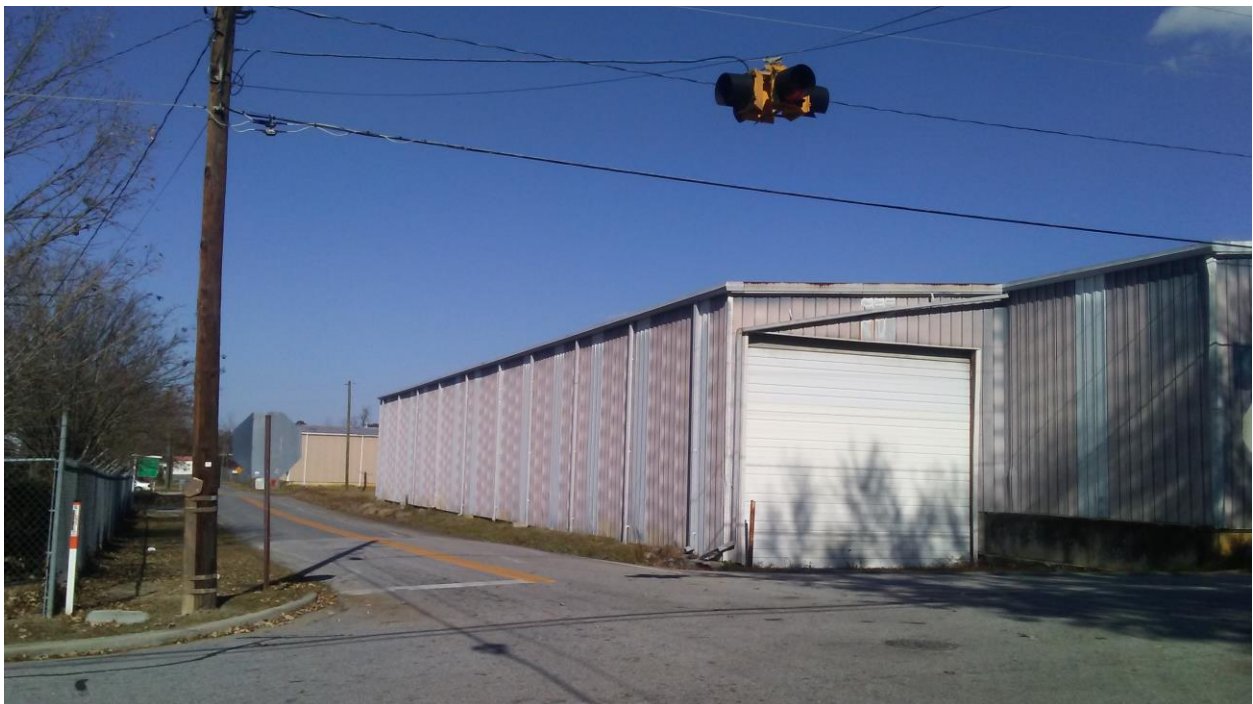


EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 7: Subject Site Depicting Existing Warehouse facing West



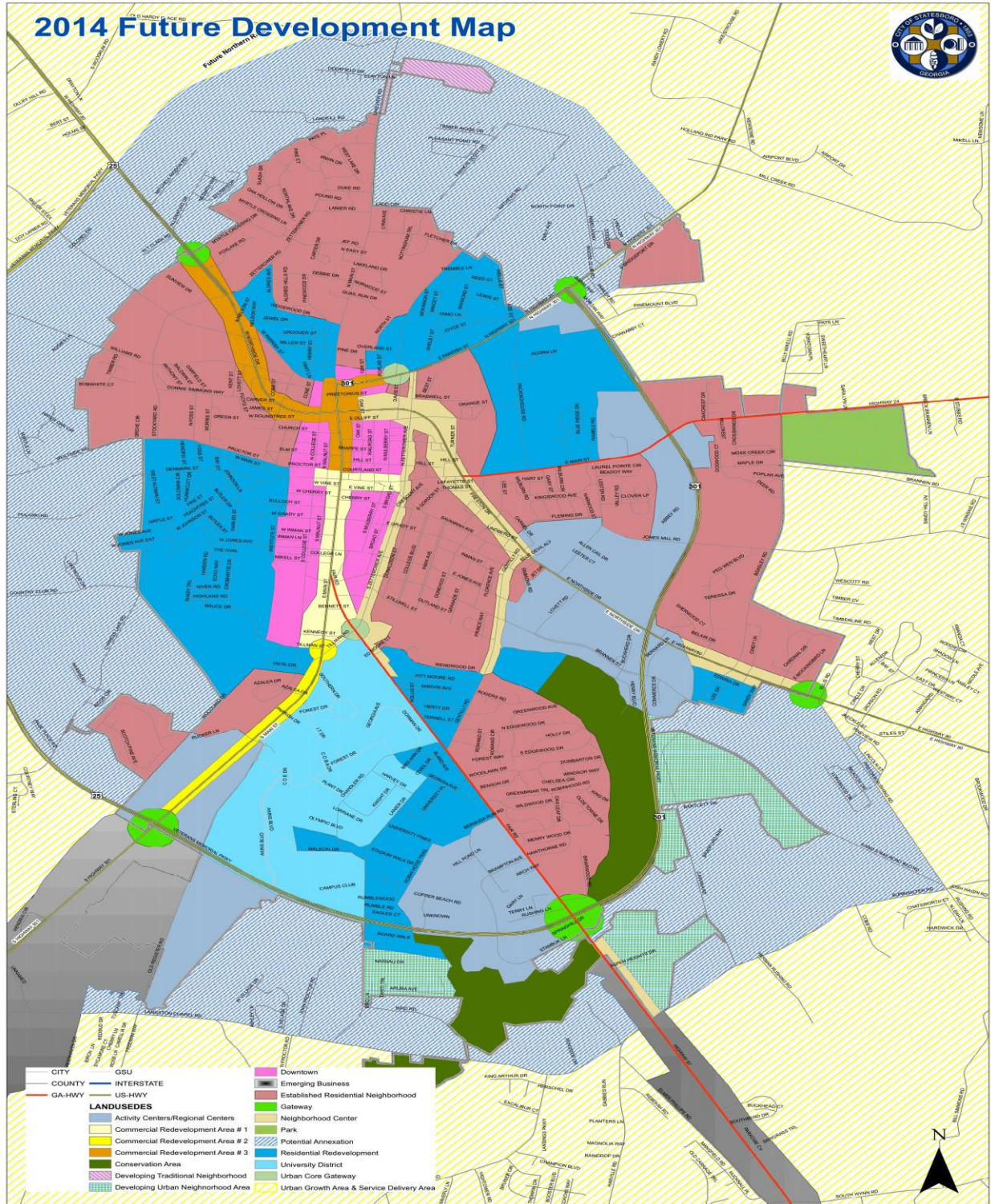
Picture 6: Subject Site facing North at Martin Luther King, Jr. Drive



Picture 8: Subject Site Depicting Existing Non-conforming Sign



EXHIBIT E: 2014 FUTURE DEVELOPMENT MAP





City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**V 18-01-11, V 18-01-12, V 18-01-13, V 18-01-14 and V 18-01-15
 VARIANCE REQUESTS
 127 INSTITUTE STREET**

LOCATION: 127 Institute Street

REQUEST: Variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,132 square feet to construct three (3) two-family duplexes; variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback; variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback; variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback and a from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building

APPLICANT: Alan Gross

OWNER(S): Alan Gross

ACRES: .46 acres

PARCEL TAX MAP #: S19 000109 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant has immediate plans to construct three (3) two-family dwellings that will provide six (6) one bedroom units. The subject site is zoned R4 (High Density Residential District) and the proposed development is required to adhere to the R3 (Medium Density Multiple Family Residential District) lot area, lot width, building coverage and yard regulations (See **Exhibit A** – Location Map, **Exhibit B** – Conceptual Site Plan).

SURROUNDING ZONING/LAND USES:

	ZONING:	LAND USE:
NORTH:	R8 (Single-Family Residential)	Single-family detached dwellings
SOUTH:	R3 (Medium Density Multiple Family Residential)	Municipal, county, state or federal uses: Bulloch County Board of Commissioners
EAST:	R8 (Single-Family Residential)	Municipal, county, state or federal uses: Mayor and City Council of Statesboro
WEST	CR (Commercial Retail) and R4 (High Density Residential District)	Municipal, county, state or federal uses: Mayor and City Council of Statesboro

The subject site is east of the City of Statesboro Police Department and north of the Bulloch County Public Safety—EMS division. Properties to the north are predominantly residential, while properties to the southwest include health

care facility and a personal services establishment. (See **EXHIBIT C**—Photos of the Subject Site and **EXHIBIT D**—Surrounding Properties).

COMPREHENSIVE PLAN:

The subject site lies within the “Residential Redevelopment” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT E**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan*.

Vision:

This character area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.

Appropriate Land Uses

- Single Family detached housing
- Lower density, Single Family attached housing

Suggested Development & Implementation Strategies

- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
- Public investment in sidewalks, right of way improvements, and redevelopment incentives should be focused where needed to ensure that the neighborhood becomes more stable, mixed income community with a larger percentage of owner occupied housing.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 21.

TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks to “encourage the private redevelopment of outmoded, highway-oriented commercial development into pedestrian friendly, mixed-use centers” to achieve the vision set forth in the 2011 Statesboro Downtown Master Plan and the 2009 and 2014 Comprehensive Plans. The plan does not set forth specific suggestions for this subject site. The parcel in this request is listed in the TAD under Appendix B (page 38) (See **Exhibit F**—List of Parcels Included in the TAD). Tax parcel S19 000109 000 had an assessed value of \$3,120 in the 2014 TAD. On December 18, 2017, the Bulloch County Tax Assessor’s website listed the assessed value at \$3,216.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject properties do not contain wetlands and are not located in a special flood hazard area. There is no expected environmental impact associated with this request.

ANALYSIS:

I. Application V 18-01-13: Whether or not to grant a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,132 square feet to construct three (3) two-family duplexes

The subject property is zoned R4 (High Density Residential District) and Article VII Section 703(A) states that “...lot area, lot width, yard requirements and building coverage requirements for single-family detached dwellings, two-family twins and two-family duplexes shall be the same as required in the R-3 medium density residential district, article VI.”

Article VI Section 603(C)(1) states that a minimum lot area of 12,000 square feet is required for each building used in part or in whole as a two-family duplex dwelling. Therefore, the minimum required lot area for three (3) two-family duplexes is 36,000 square feet.

The subject parcel consists of 19,132 square feet, as depicted in the conceptual site plan dated March 27, 2017 (See **Exhibit**). Consequently, the applicant is requesting a 16,868 square feet reduction in the required lot area. The remaining variances requested are dependent upon approval of application V 18-01-13.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has not effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
 - b. The lot area of 19,132 square feet is sufficient square footage to construct one (1) two-family duplex, since the minimum required is 12,000 square feet per duplex. The lot is rectangular in shape and meets the minimum lot width requirement (75 feet). Therefore, staff does not find the lot area or width deficient for the R4 (High Density Residential District) or the R3 (zoning district).
 - c. Alternatively, the applicant could construct two (2) two-family duplexes and request a 4,868 square feet variance to construct two (2) two-family duplexes.
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - a. Staff does not find the parcel deficient or that any special conditions apply.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship because there are no irregularities or non-conforming status regarding the parcel's lot area, shape or width.
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. The requested variance would impair the purposes and intent of the zoning regulations by exceeding the required minimum lot area by 16,868 square feet on a property that is not deficient in lot area and that does not have special conditions pertaining to the land. Therefore, staff is not supportive of the requested variance.

II. Application V 18-01-11: Whether or not to grant a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback from 25 feet to 20 feet to construct three (3) two-family duplexes

Article VI Section 603(C)(2) states that a parcel's front yard shall be no less than twenty-five (25) feet. As depicted in the proposed site plan, the applicant is requesting a five (5) feet reduction to twenty (20) feet for the front yard setback.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has not effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
 - b. The parcel is roughly 107 feet wide from the front setback line and continuing to the rear lot line and, therefore, exceeds the minimum lot width requirement (75 feet).
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - a. Staff does not find the parcel deficient or that any special conditions apply.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship because the parcel exceeds the minimum required lot width (75 feet).

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- a. The requested variance would impair the purposes and intent of the zoning regulations by reducing the minimum required front yard setback (25 feet) on a property that is not deficient in lot width and, in fact, exceeds the minimum lot width by roughly 32 feet. Therefore, staff is not supportive of the requested variance.

III. Application V 18-01-15: Whether or not to grant a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback from 20 feet to 18.5 feet to construct three (3) two-family duplexes

Article VI Section 603(C)(3)(a) states that a parcel's side yard shall be no less than twenty (20) feet. As depicted in the proposed site plan, the applicant is requesting a one and one half (1.5) feet reduction to eighteen and one half (18.5) feet for both side yard setbacks.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;

- a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has not effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
- b. The parcel is roughly 175 feet in length, which leaves roughly 135 feet in length upon which to construct the proposed two-family duplexes. The parcel's lot area (19,132 square feet) provides enough space to construct one (1) two-family duplex and meet the minimum required side yard setbacks. In addition, a proposal to construct two (2) two-family duplexes would also eliminate the need for side yard setback variances. Therefore, staff has not determined any special conditions pertaining to the parcel regarding size, shape or other physical characteristics.

2) The special conditions and circumstances do not result from the actions of the applicant;

- a. Staff does not find the parcel deficient or that any special conditions apply.

3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and

- a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship because the parcel is not deficient and exceeds the minimum requirements to construct one (1) two-family duplex, which would eliminate the need for side yard setback variances.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- a. The requested variance would impair the purposes and intent of the zoning regulations by reducing the minimum required side yard setbacks (20 feet) on a property that is not deficient in lot length and, in fact, can easily accommodate one (1) two-family duplex, eliminating the need for side yard variances. Therefore, staff is not supportive of the requested variance.

IV. Application V 18-01-12: Whether or not to grant a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback from 25 feet to 20 feet to construct three (3) two-family duplexes

Article VI Section 603(C)(4) states that a parcel's rear yard shall be no less than twenty-five (25) feet. As depicted in the proposed site plan, the applicant is requesting a five (5) feet reduction to twenty (20) feet for the rear yard setback.

The subject parcel's northern property line, where the rear yard setback reduction is requested, is shared with two (2) lots; one with an existing, occupied single-family residence located at 122 Institute Lane and one vacant lot located at 123 Institute Lane (See **Exhibit**). While both lots along the northern property line contain some natural buffering, the applicant's conceptual site plan depicts a proposed drive along the property line. Article XXIII Section 2301 requires

the installation of a buffer to the most intensive and least restrictive use when a multifamily use abuts a single-family residence or district.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has not effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
 - b. The parcel is roughly 107 feet wide from the front setback line and continuing to the rear lot line and, therefore, exceeds the minimum lot width requirement (75 feet).
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - a. Staff does not find the parcel deficient or that any special conditions apply.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship because the parcel exceeds the minimum required lot width (75 feet).
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. The requested variance would impair the purposes and intent of the zoning regulations by reducing the minimum required rear yard setback (25 feet) on a property that is not deficient in lot width and, in fact, exceeds the minimum lot width by roughly 32 feet. Therefore, staff is not supportive of the requested variance.

V. Application V 18-01-114: Whether or not to grant a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) single-family duplexes

Article XXII Section 2203.1(B)(1) requires that each duplex building contain at least 1,500 square feet of heated space. The applicant's proposed development contains three (3) two-family duplexes with a total 1,355 square feet. The applicant is requesting a 145 square feet reduction for each proposed building.

Section 1801 of the Statesboro Zoning Ordinance lists the following four (4) factors that the Mayor and Council [could] consider to be 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;**
 - a. The parcel's size, shape and topography are not unique to this property. The topography is fairly flat and has not effect on the proposed development. Adjacent parcels and other parcels in the vicinity are similar in size, shape and topography.
 - b. The lot area of 19,132 square feet is sufficient square footage to construct one (1) two-family duplex, since the minimum required is 12,000 square feet per duplex. The lot is rectangular in shape and meets the minimum lot width requirement (75 feet). Therefore, staff does not find the lot area deficient and the applicant could propose the construction of one (1) two-family duplex with an increased dwelling size.
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - a. Staff does not find the parcel deficient or that any special conditions apply.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. The application of the ordinance to this particular piece of property would not create an unnecessary hardship because the parcel can accommodate one (1) two-family duplex that exceeds the minimum required dwelling size.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- a. The requested variance would impair the purposes and intent of the zoning regulations by reducing the minimum required dwelling size (1,500 square feet) on a property that is not deficient in lot area and, in fact, exceeds the minimum lot area required by 7,132 square feet. Therefore, staff is not supportive of the requested variance.

STAFF RECOMMENDATION:

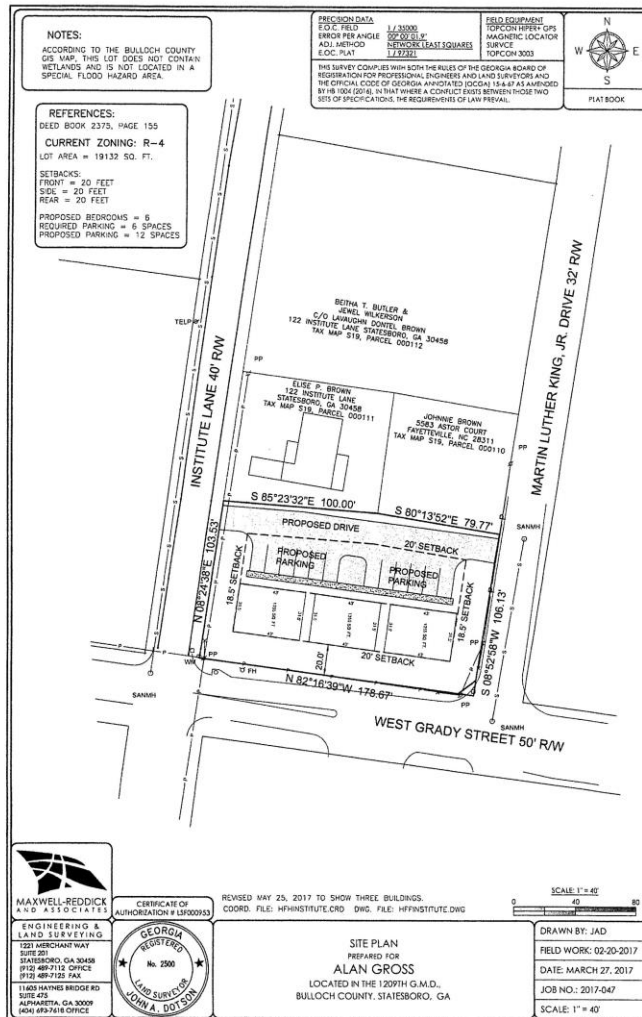
Staff recommends disapproval of the variances requested by applications V 18-01-11, V 18-01-12, V 18-01-13, V 18-01-14 and V 18-01-15. There is no evidence of a hardship. The subject parcel meets and/or exceeds the minimum standards set forth in Article VI Section 603(C). In addition, if the applicant proposed one (1) two-family duplex at the site, the development could meet the requirements of Article 2203.1(B)(1).

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP



EXHIBIT B: CONCEPTUAL SITE PLAN



(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT C: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View

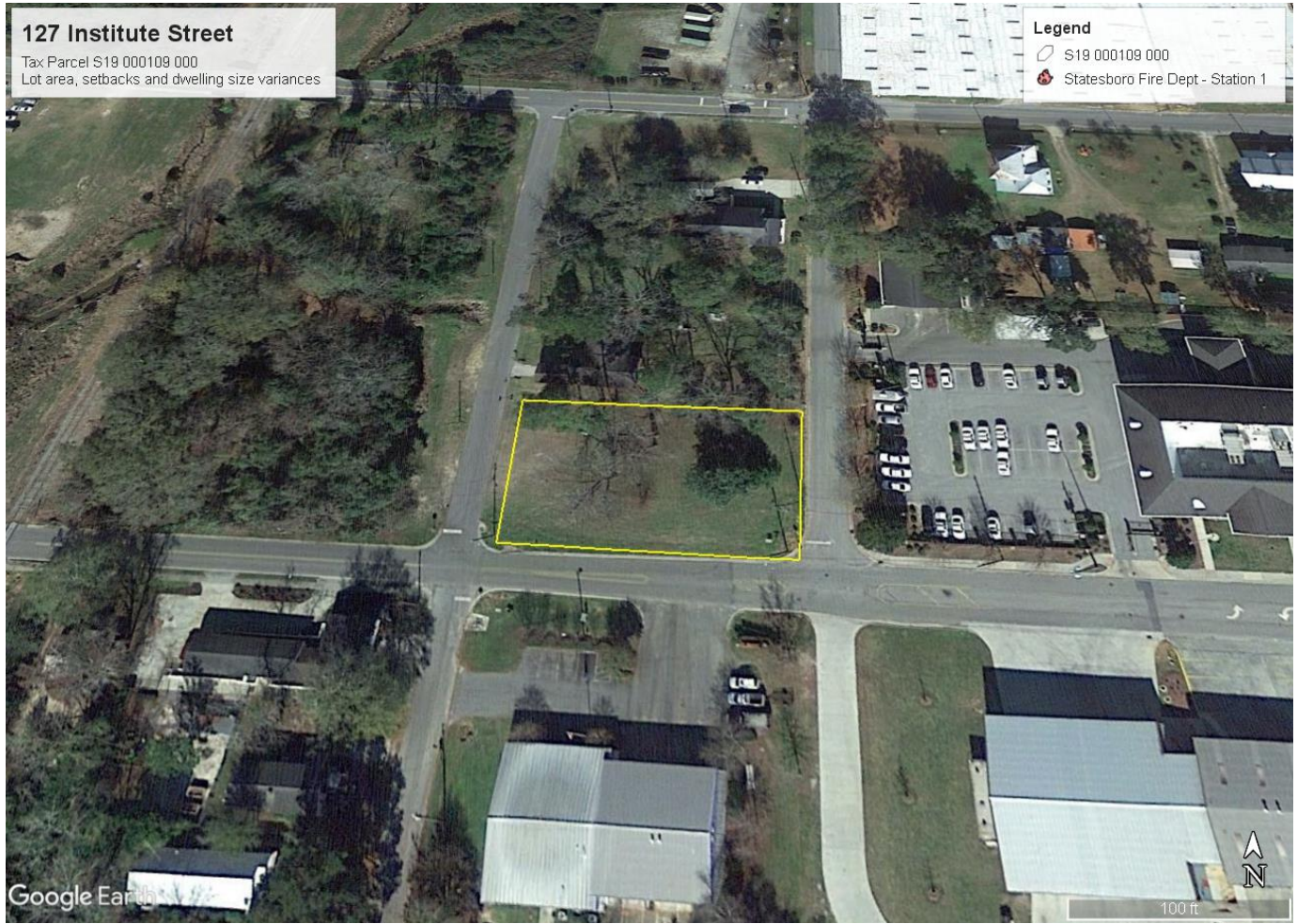


EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 2: Subject Site from Institute Lane Facing East



Picture 3: Subject Site Facing Northeast Depicting Northern Property Line and Single-Family Dwelling at 122 Institute Lane



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 4: Single-Family Dwelling at 122 Institute Lane, Approximate Lot Line, Existing Buffer and Location of Proposed Drive



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 5: Rear of Single-Family Dwelling at 122 Institute Lane from 123 Institute Lane, Approximate Lot Line, Existing Buffer and Location of Proposed Drive



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 6: Single-Family Dwelling at 122 Institute Lane, Approximate Lot Line, Existing Buffer and Location of Proposed Drive



Picture 5: Institute Lane and Location of Proposed Curb Cut



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

