



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

March 6, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

- I. **Call to Order**
- II. **Invocation & Pledge of Allegiance**
- III. **Approval of Minutes**
 - 1.) February 6, 2018 Meeting Minutes
- IV. **New Business**
 1. **APPLICATION # RZ 18-03-02**: JR Hendley Foundation requests a zoning map amendment of .59 acres of property addressed 104 West Inman Street from the CR/R8 (Commercial Retail/Single-Family Residential) zoning district to the R6 (Single-family Residential) zoning district (Tax Parcel S19 000092 000).
 2. **APPLICATION # V 18-03-01**: JR Hendley Foundation requests a variance from Article VII-A Section 703-A(A) regarding the minimum required lot area for property addressed 104 West Inman Street (Tax Parcel S19 000092 000).
- V. **Announcements**
- VI. **Adjourn**



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Statesboro Planning Commission

February 6, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: Carlos C. Brown, Jr.; Jamey Cartee; Mary Foreman; David McLendon; Benjamin McKay and Russel Rosengart **Absent:** James W. Byrd, Sr. **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Director of Public Works and Engineering Jason Boyles, City Planner Sharon Anton and Planning and Development Specialist Candra Teshome

I. Call to Order

Commissioner McLendon called the meeting to order at 5:00 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

Commissioner McKay made a motion to approve the January 2, 2018 meeting minutes and the motion was seconded by Commissioner Rosengart. The motion carried 6 to 0.

IV. New Business

- 1. APPLICATION # RZ 18-02-01:** Lindsay Martin requests a zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units (Tax Parcel MS80 000013 000).

Frank Neal presented the case to the commissioners and took any questions. Lindsay Martin, the applicant, spoke on behalf of the request. Nathan Backus submitted a letter of opposition on February 5, 2018; however, he was not present at the meeting due to travel.

After some discussion, Commissioner Cartee made a motion to approve the request, seconded by Commissioner Brown and the motion carried 6 to 0.

V. Announcements

Frank Neal made an announcement regarding the abstention process. He requested that Commissioners refrain from any discussion on an item when they intend to abstain. In addition, Commissioners were asked to inform staff ahead of time when they will abstain. Finally, Mr. Neal requested that Commissioners bring their completed Conflict of Interest in

Zoning, Site Plan and Subdivision Actions Disclosure of Financial/Property Interests forms to the meeting from which they intend to abstain.

VI. Adjourn

Commissioner Foreman made a motion to adjourn the meeting, seconded by Commissioner McKay 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

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**RZ 18-03-02 and V 18-03-01
 ZONING MAP AMENDMENT AND VARIANCE REQUESTS
 104 WEST INMAN STREET**

LOCATION: 104 West Inman Street

REQUEST: Variance from Article VII-A Section 703-A(A) regarding the minimum required lot area and a zoning map amendment from split-zoning CR/R8 (Commercial Retail/Single-family Residential) to R6 (Single-family Residential)

APPLICANT: JR Hendley Foundation

OWNER(S): Cameron Jones

ACRES: .59 acres

PARCEL TAX MAP #: S19 000092 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant has immediate plans to subdivide the subject site. The smaller subdivided parcel is intended for a Habitat for Humanity project. An existing single-family dwelling will remain on the proposed larger parcel. The subject site is split-zoned CR/R8 (Commercial Retail/Single-family Residential). The applicant requests a zoning map amendment to the R6 (Single-Family Residential) zoning district and one (1) lot area variance (See **Exhibit A** – Location Map, **Exhibit B** – Conceptual Site Plan).

SURROUNDING ZONING/LAND USES:

ZONING:		LAND USE:
NORTH:	R3 (Medium Density Multiple Family Residential District) and CR (Commercial Retail)	Single-family detached dwellings
SOUTH:	R8 (Single-family Residential) and CR (Commercial Retail)	Single-family detached dwellings
EAST:	CR (Commercial Retail)	Single-family detached dwelling
WEST	R8 (Single-family Residential)	Single-family detached dwelling

The subject site lies two blocks west of South Main Street and is predominately surrounded by single-family residential dwellings. (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 site. The parcel in this request is listed in the TAD under Appendix B (page 40) (See **Exhibit D**—List of Parcels Included in the TAD). The subject site had an assessed value of \$23,079 in the 2014 TAD and an assessed value of \$8,874 in the Bulloch County Tax Assessor’s Office on February 22, 2018.

STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcels in Zone 9—Residential; an area of secondary importance level, which focuses on the “creation of appropriately scaled residential uses” and the implementation of “neighborhood revitalization and stabilization programs 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 RZ 18-03-02: Whether or not to grant a zoning map amendment from split-zoning of CR/R8 (Commercial Retail and Single-family Residential) to R6 (Single-family Residential)

The request to rezone the subject parcel from the CR/R8 (Commercial Retail and Single-family Residential) zoning districts to the R6 (Single-family Residential) 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 R4 (High Density Residential District) zoning district 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 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.

II. Application V 18-03-01: Whether or not to grant a roughly 479 square feet lot area variance from Article VII-A Section 703(A)

Article VII-A Section 703-(A) states that the minimum lot area for parcels in the R6 (Single-family Residential) zoning district is 6,000 square feet. The applicant proposes the submission of a subdivision plat, which will place the existing single-family residence on its own lot and create a smaller lot. The smaller lot is proposed to be reserved for a Habitat for Humanity project. The resulting vacant parcel will be roughly 5,521 square feet. Therefore, the applicant requests a 479 square feet 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;
- 2) The special conditions and circumstances do not result from the actions of the applicant;
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by application RZ 18-03-02 and the variance requested by application V 18-03-01.

(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

Case # RZ18-03-02 & V18-03-01 Parcel # S19 000092 000



Location Map:

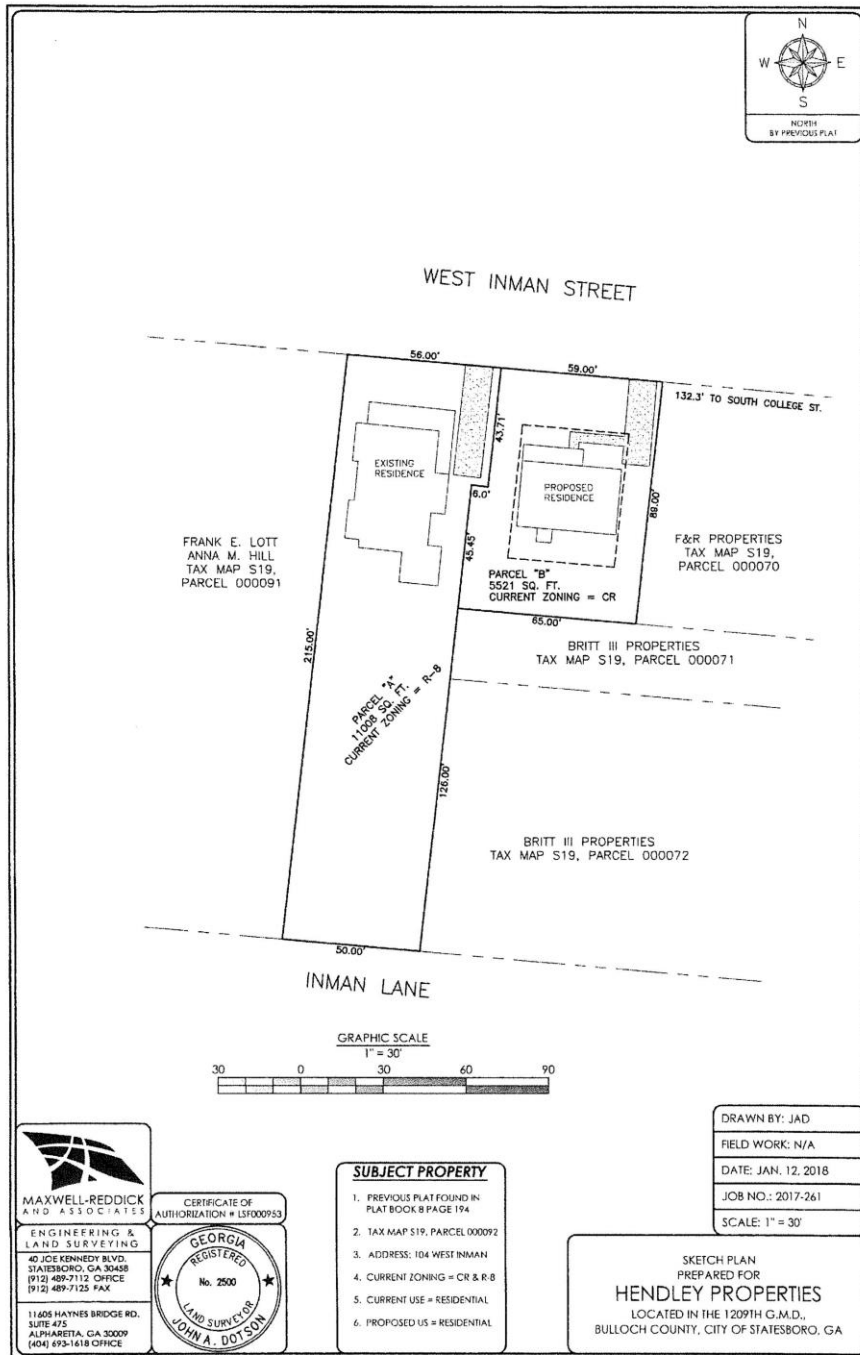


City of Statesboro Department of Planning and Development



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

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 (CONTINUED)

Picture 1: Subject Site from West Inman Street facing South



Picture 2: Subject Site from West Inman Street facing Southeast Depicting Portion to be Subdivided



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 3: Subject Site Facing Southeast from West Inman Street



Picture 4: Subject Site Facing Southeast from West Inman Street



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 5: Subject Site Depicting Existing Single-family Residence



Picture 6: Subject Site Facing South from West Inman Street



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONTINUED)

Picture 7: Rear of Subject Site facing North from Inman Lane



Picture 8: Rear of Subject Site facing North from Inman Lane



EXHIBIT D: LIST OF PARCELS INCLUDED IN THE TAD

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

2014

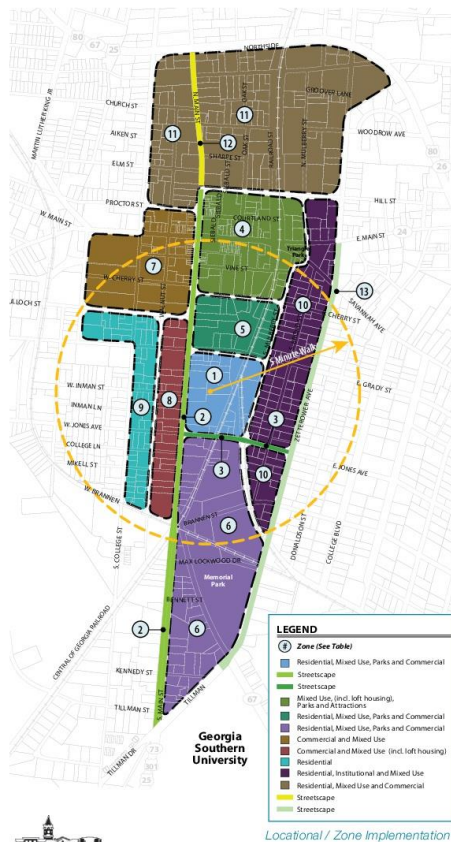
GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-38-0769	S19 000079 001	INMAN ST	R	1	21,353	8,541	8,541
7878-38-0985	S19 000089A000	110 W INMAN ST	R	1	59,436	23,774	23,774
7878-38-1051	S20 000043 000	108 MIKELL ST/JENKINS	R	1	26,636	10,654	10,654
7878-38-1148	S20 000013 000	107 MIKELL ST	R	1	41,986	16,794	16,794
7878-38-1258	S20 000020 000	108 COLLEGE LN/ELL	R	1	25,556	10,222	10,222
7878-38-1447	S20 000033 000	110 W JONES AVE	R	1	57,116	22,846	22,846
7878-38-1655	S19 000078 000	109 W JONESLOT A	R	1	59,702	23,881	23,881
7878-38-1756	S19 000078 001	INMAN LN	R	1	65,339	26,136	26,136
7878-38-1965	S19 000090 000	W INMAN LN/HODGES	R	1	6,600	2,640	2,640
7878-38-2011	S20 000042 000	106 MIKELL ST	R	1	45,042	18,017	18,017
7878-38-2073	S20 000041 000	104 MIKELL ST	R	1	18,100	7,240	7,240
7878-38-2128	S20 000014 000	105 MIKELL ST	R	1	23,971	9,588	9,588
7878-38-2187	S20 000015 000	103 MIKELL ST	R	1	35,401	14,160	14,160
7878-38-2228	S20 000019 000	106 COLLEGE LN/ELL	R	1	19,532	7,813	7,813
7878-38-2358	S20 000036 000	105 COLLEGE LN	R	1	13,715	5,486	5,486
7878-38-2406	S20 000034 000	108 W JONES AVE	R	1	42,574	17,030	17,030
7878-38-2458	S20 000035 000	106 W JONES ST/DEAL	R	1	14,599	5,840	5,840
7878-38-2721	S19 000077 000	107 W JONES AVE/PT LT 2 BLK 5	R	1	60,735	24,294	24,294
7878-38-2770	S19 000076 000	WILLIAMS/LT2 BLK 5	R	1	36,781	14,712	14,712
7878-38-2945	S19 000091 000	106 W INMAN ST	R	1	48,902	19,561	19,561
7878-38-3072	S20 000040 000	317 S COLLEGE	R	1	65,215	26,086	26,086
7878-38-3189	S20 000017 000	309 S COLLEGE ST	R	1	18,352	7,341	7,341
7878-38-3268	S20 000018 000	305 S COLLEGE	R	1	53,937	21,575	21,575
7878-38-3425	S20 000037 000	104 W JONES AVE	R	1	62,504	25,002	25,002
7878-38-3927	S19 000092 000	104 W INMAN ST/ 0.39 AC	R	1	57,697	23,079	23,079
7878-38-4420	S20 000038 000	303 S COLLEGE ST	R	1	58,386	23,354	23,354
7878-38-4439	S20 000039 000	102 W JONES AVE	C	1	156,892	62,757	62,757
7878-38-4603	S19 000075 000	229 S COLLEGE ST	R	1	109,530	43,812	43,812
7878-38-4700	S19 000074 000	A N RANREW JR	R	1	37,205	14,882	14,882
7878-38-4706	S19 000073 000	225 S COLLEGE/HOME	R	1	45,027	18,011	18,011
7878-38-4816	S19 000072 000	223 S COLLEGE ST	R	1	20,484	8,194	8,194
7878-38-4922	S19 000071 000	219 S COLLEGE ST	R	1	55,346	22,138	22,138
7878-38-4969	S19 000070 000	217 S COLLEGE	C	1	203,598	81,439	81,439
7878-38-5052	S20 000057 000	316 S COLLEGE/LT 9	C	1	194,400	77,760	77,760
7878-38-5174	S20 000081 000	S COLLEGE 17 MIKELL ST	R	1	46,664	18,666	18,666
7878-38-5271	S20 000080 000	LT 2/310 S COLLEGE/BOSWELL	R	1	28,593	11,437	11,437
7878-38-5277	S20 000079 000	308 S COLLEGE ST	R	1	36,569	14,628	14,628
7878-38-5452	S20 000078 000	LT 2 W JONES/SMITH	C	1	244,035	97,614	97,614
7878-38-6199	S20 000073 000	11 MIKELL ST/MCCORKLE	R	1	80,299	32,120	32,120
7878-38-6412	S20 000077 000	24 W JONES AVE	R	1	57,578	23,031	23,031
7878-38-6492	S20 000076 000	18 W JONES/DELOACH/LOT 1	R	1	57,166	22,866	22,866

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



Locational / Zone Implementation

EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

