



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
April 4, 2017
5:00 P.M.
City Hall Council Chamber

Meeting Agenda

- I. Call to Order**
- II. Invocation & Pledge of Allegiance**
- III. Motion to Approve Order of the Meeting Agenda**
- IV. Approval of Minutes**
 - 1.) March 7, 2017 Meeting Minutes
- V. New Business**
 1. **APPLICATION # V 17-03-03**: Habitat for Humanity requests a variance from Article VII-B Section 703-B(B) of the *Statesboro Zoning Ordinance* regarding the minimum front yard setback requirement for .17 acres of property located at 305 Institute Street in the R8 (Single-Family Residential) zoning district (Tax Parcel S20 000002A 000).
 2. **APPLICATION # V 17-03-04**: Habitat for Humanity requests a variance from Article VII-B Section 703-B(D) of the *Statesboro Zoning Ordinance* regarding the minimum rear yard setback requirement for .17 acres of property located at 305 Institute Street in the R8 (Single-Family Residential) zoning district (Tax Parcel S20 000002A 000).
 3. **APPLICATION # V 17-03-02**: The Downtown Statesboro Development Authority requests a variance from Article VI Section 603(A)(3)(b) of the *Statesboro Zoning Ordinance* regarding the minimum side yard setback requirement for roughly .10 acres of property located at 11 West Inman Street in the R4 (High Density Residential District) zoning district (Tax Parcel S19 000040 000).
 4. **APPLICATION # CUV 17-03-01**: Justine Taylor requests a conditional use variance from Article IV of the *Statesboro Zoning Ordinance* for .4 acres of property

located at 13 West Moore Street to utilize the property as a community living arrangement facility (Tax Parcel # S16 000060 000).

VI. Announcements

VII. Adjourn



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Statesboro Planning Commission
March 7, 2017
5:00 P.M.
City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr.; Russell Rosengart; David McLendon; Carlos C. Brown, Jr. and Mary Foreman **Absent:** Jamey Cartee and Benjamin McKay **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Development Project Manager Cindy Clifton, Planning & Development Specialist Candra E. Teshome, City Attorney I. Cain Smith, Director of Public Works and Engineering Jason Boyles, and Code Compliance Officer Mike Chappel.

I. Call to Order

Commissioner Byrd called the meeting to order at 5:00 PM.
(Commissioner Brown arrived at 5:03 PM)

II. Invocation & Pledge of Allegiance

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

III. Motion to Approve Order of the Meeting Agenda

Commissioner McLendon made a motion to approve the order of the meeting agenda, seconded by Commissioner Foreman and the motion carried 5 to 0.

IV. Approval of Minutes

Commissioner McLendon made a motion to approve the minutes of the February 7, 2017 Planning Commission meeting, seconded by Commissioner Rosengart and the motion carried 5 to 0.

V. New Business

1. **APPLICATION # V 17-02-02:** Nick Stein requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum aggregate sign area in Sign District 2 for 460 Northside Drive East (Tax Parcel MS72 000011 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Anthony Lynch of Integrity Engineering and Development Services, Inc., who represented the applicant and spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner McLendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 5 to 0.

2. **APPLICATION # V 17-02-03**: Nick Stein requests a variance from Article XV Section 1509(C) Table 4 of the *Statesboro Zoning Ordinance* regarding the maximum number of building signs allowed per elevation in Sign District 2 for 460 Northside Drive East (Tax Parcel MS72 000011 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Anthony Lynch of Integrity Engineering and Development Services, Inc., who represented the applicant and spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner McClendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 5 to 0.

3. **APPLICATION # V 17-02-04**: Nick Stein requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum aggregate sign area in Sign District 3 for 810 Archway Drive (Tax Parcel MS74 000198 007).

Commissioner McLendon asked if this case and V 17-02-05 were requesting the same variance as V 17-02-02 and V 17-02-03. Staff confirmed the requests were identical, except for the location.

Commissioner Foreman motioned to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

5. **APPLICATION # SE 17-02-01**: Marilyn Knight requests a special exception to utilize the property located at 404 North Avenue as a childcare center with a capacity of fifty-two (52) children in the R8 zoning district (Tax Parcel MS40 000051 000).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Mary Williams, the property owner, who represented the applicant, spoke on behalf of the request and took any questions. Vernon Knight, the applicant's relative, spoke on behalf of the request. No one spoke against the request.

Commissioner McLendon made a motion to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

6. **APPLICATION # CUV 17-01-01**: Summit BHC Statesboro, LLC requests a conditional use variance to utilize the property located at 207 Lee Street as a drug rehabilitation center for no more than nineteen (19) adults in the R15 (Single-Family Residential) zoning district (Tax Parcel S51 000009 000).

Frank Neal presented the case to the commissioners and invited Laura Marsh of Taulbee, Rushing, Snipes, Marsh & Hodgin, LLC to speak on behalf of the applicant. Ms. Marsh took the commissioners questions. James Reams questioned Ms. Marsh regarding proposed changes in appearance at the subject site. Ms. Marsh stated that Summit BHC had no plans to make exterior changes. Mr. Reams stated he had no opposition against the request,

provided the neighborhood's character remained intact. Ms. Marsh took questions from the commission.

Commissioner Foreman made a motion to approve the request, seconded by Commissioner Rosengart and the motion carried 5-0.

VI. Announcements

Frank Neal announced the AMEC Foster Wheeler kick-off presentation and meetings that took place March 7, 2017. He provided a brief explanation of the contractor's approach to providing a city-wide strategic plan.

VII. Adjourn

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 5 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

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

**V 17-03-03 & V 17-03-04
 VARIANCE REQUESTS
 305 INSTITUTE STREET**

LOCATION: 305 Institute Street

REQUEST: Request for a variance from Article VII-B Section 703-B(B) and request for a variance from Article VII-B Section 703-B(D) to reduce the minimum front yard setback requirement to 15 feet and to reduce the rear yard setback requirement to 7.3', respectively, for .17 acres of property located at 305 Institute Street in the R8 (Single-Family Residential) zoning district.

APPLICANT: Downtown Statesboro Development Authority

OWNER(S): Downtown Statesboro Development Authority

ACRES: .17 acres

PARCEL TAX MAP #: S20 000002A 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The subject site is currently vacant and zoned R8 (Single-Family Residential) and Habitat for Humanity is proposing the construction of one (1) single-story, single-family dwelling (See **Exhibit A**—Location Map and **Exhibit G**—Photos of Subject Site and Surrounding Area). Article VII-B Section 703-B regulates the area, width and yard requirements for sites in this zoning district (See **Exhibit B**—R8 Zoning District Regulations). The configuration of the lot is what facilitated this request (See **Exhibit C**—Site Survey) (Tax Parcel S20 000002A 000).

SURROUNDING ZONING/LAND USES:

	ZONING:	LAND USE:
NORTH:	R8 (Single-Family Residential)	Single-family dwelling
SOUTH:	R8 (Single-Family Residential)	Single-family dwelling
EAST:	R10 (Single-Family Residential)	Single-family dwellings
WEST	R8 (Single-Family Residential)	Single-family dwellings

Properties to the north and south are residential in nature and include several single-family dwelling units. The site is one (1) block south of South College Street. Properties to the west and east are also residential in nature, with the exception of the United Seventh Day Adventist church on Institute Street.

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 2014 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 37). The parcel had an appraised value of \$4,700, an assessed value of \$1,880 and a tax value of \$1,880, at the time the Tax Allocation Redevelopment Plan was written (See **Exhibit D**—List of Parcels Included in the TAD). The Bulloch County Tax Assessor’s website assessed the subject site’s current value at \$4,700 with an assessed value of \$1,880, as of March 29, 2017 (See **Exhibit E**—Bulloch County Assessor’s Valuation).

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject site 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 environmental issues associated with the proper demolition of the structures and/or removal and disposal of debris are the responsibility of the applicant.

ANALYSIS:

I. Whether or not to approve application V 17-03-03: Variance from Article VII-B Section 703-B(B) to reduce the minimum front yard setback from 20’ to 15’.

The subject site is zoned R8 (Single-Family Residential) and governed by Article VII-B of the *Statesboro Zoning Ordinance*. The applicant is requesting a variance from Section 703-B(B), which states the front yard depth shall be a minimum twenty (20) feet (See **Exhibit B**—R8 Zoning District Regulations). The most recent survey of the subject site, dated March 21, 2017, depicts a proposed front yard setback equal to 15 feet (See **Exhibit C**—Site Survey).

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. Special conditions pertain to the land due to its shape. The subject site reaches a maximum 50’ wide at the front of the parcel, from one side-lot line to the other. At roughly the midpoint of the parcel’s depth (from front-lot line to rear-lot line), the parcel becomes much narrower at roughly 38’ wide, due to a 14.9’ change southward in the parcel’s property line (See **Exhibit C**—Site Survey). The applicant’s preliminary sketch of the single-family residence on the site plan depicts a structure 24’ in width and 50’ in depth (including the porch). Consequently, the configuration of the lot creates a challenge fitting the proposed dwelling on the site.

- (2) **The special conditions and circumstances do not result from the actions of the applicant;**
 - a. The special conditions are due to the configuration of the lot and are not the 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. Adherence to the front yard setback would decrease the size of the proposed dwelling, unless the applicant removed the proposed 6' porch. In addition, adherence to the ordinance would require the applicant propose a roughly 33.8' wide dwelling unit.
- (4) **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. Relief, if granted, would not cause substantial detriment to the public good nor would it impair the purposes and intent of the zoning regulations. The lot is currently vacant with an assessed value of \$1,880. The subject site lies within the "Residential Redevelopment" character area, as identified in the *City of Statesboro Updated 2014 Comprehensive Plan*, which promotes the infill of vacant lots and the development of single-family detached housing. Furthermore, the comprehensive plan encourages homeownership in "Residential Redevelopment" character areas, and the proposed dwelling would be sold upon completion. Consequently, if granted, relief would benefit the public good.

The zoning ordinance's intent is to control the development standards of a single lot by regulating lot area, width and yard setbacks; however, the subject site's earliest recorded deed (that could be located) was recorded in 1945. Therefore, the subject site's area, width and yard regulations are of a legal non-conforming status.

II. Whether or not to approve application V 17-03-04: Variance from Article VII-B Section 703-B(D) to reduce the minimum rear yard setback from 20' to 7.3'.

The subject site is zoned R8 (Single-Family Residential) and governed by Article VII-B of the Statesboro Zoning Ordinance. The applicant is requesting a variance from Section 703-B(D), which states the rear yard depth shall be a minimum twenty (20) feet (See **Exhibit B**—R8 Zoning District Regulations). The most recent survey of the subject site, dated March 21, 2017, depicts a proposed rear yard setback equal to 7.3 feet (See **Exhibit C**—Site Survey).

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. Special conditions pertain to the land due to its shape. The subject site reaches a maximum 50' wide at the front of the parcel, from one side-lot line to the other. At roughly the midpoint of the parcel's depth (from front-lot line to rear-lot line), the parcel becomes much narrower at roughly 38' wide, due to a 14.9' change southward in the parcel's property line (See **Exhibit C**—Site Survey). The proposed single-family residence, at only 50' deep, encroaches into the minimum required rear yard setback, due to the change in the parcel's property line.
- (2) **The special conditions and circumstances do not result from the actions of the applicant;**
 - a. The special conditions are due to the configuration of the lot and are not the 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. Adherence to the rear yard setback would require the applicant propose a roughly 34.8' deep dwelling unit.
- (4) **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. Relief, if granted, would not cause substantial detriment to the public good nor would it impair the purposes and intent of the zoning regulations. The lot is currently vacant with an assessed value of \$1,880. The subject site lies within the "Residential Redevelopment" character area, as identified in

the *City of Statesboro Updated 2014 Comprehensive Plan*, which promotes the infill of vacant lots and the development of single-family detached housing. Furthermore, the comprehensive plan encourages homeownership in “Residential Redevelopment” character areas, and the proposed dwelling would be sold upon completion. Consequently, if granted, relief would benefit the public good.

The zoning ordinance’s intent is to control the development standards of a single lot by regulating lot area, width and yard setbacks; however, the subject site’s earliest recorded deed (that could be located) was recorded in 1945. Therefore, the subject site’s area, width and yard regulations are of a legal non-conforming status.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the site survey with conceptual building placement 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).

STAFF RECOMMENDATION:

Staff recommends approval of the variances requested by applications V 17-03-03 and V 17-03-04. The applicant’s proposal to build a single-family dwelling on a vacant lot in the “Residential Redevelopment” character area adheres to the intent of the *City of Statesboro Updated 2014 Comprehensive Plan* and the parcel was identified in the *City of Statesboro Tax Allocation District No. 1: Downtown TAD Redevelopment Plan*. The applicant’s request is reasonable considering the configuration of the subject site and the lot’s legal non-conforming status.

EXHIBIT A: LOCATION MAP



EXHIBIT B: R8 ZONING DISTRICT REGULATIONS

3/29/2017

Statesboro, GA Code of Ordinances

Section 703-B. - Area, width and yard regulations.

- A. *Lot area and width.* A minimum lot area of 8,000 square feet and a minimum lot width of 70 feet at the front setback line shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling. In the case of a lot held in single and separate ownership on the effective date of this ordinance, having an area of less than 8,000 square feet, or a width less than 70 feet, a dwelling may be built thereon when authorized as a variance.
- B. *Front yard.* There shall be a front yard the depth of which shall be at least 20 feet provided that a lot held in single and separate ownership not in conformance with the provisions of this section may be granted a variance by the board of appeals. In the case of a corner lot, a front yard shall be required on each street on which the lot abuts; provided that any corner lot in single and separate ownership not in conformance with the provisions of this section may be granted a variance by the board of appeals.
- C. *Side yards.* In the case of a single-family dwelling, there shall be two side yards, one on each side of the building, but neither having a width of less than ten feet, provided that in the case of a lot held in single and separate ownership not in conformance with the provisions of this section [such lot] may be granted a variance by the board of appeals.
- D. *Rear yard.* There shall be a rear yard, the depth of which shall be at least 20 feet, provided that in the case of a lot held in single and separate ownership not in conformance with the board of appeals.
- E. *Building coverage.* The building area shall not exceed 40 percent of the lot area.
(Amd. of 12-4-01(3), § 6; Ord. No. 2006-7, § 1, 6-6-06; Ord. No. 2009-02, § 1.f), 5-19-09)

EXHIBIT C: SITE SURVEY DATED MARCH 21, 2017

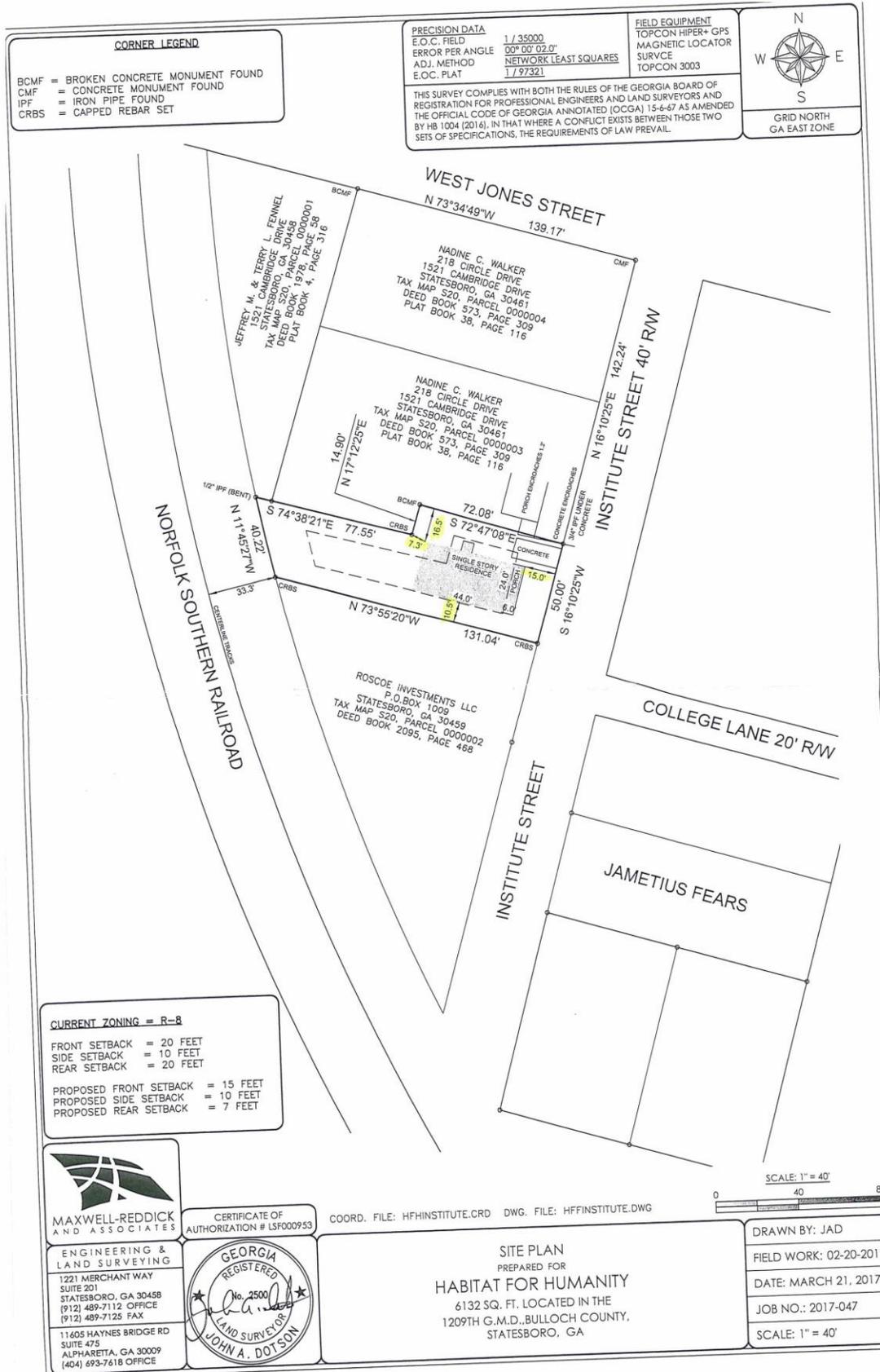


EXHIBIT D: FUTURE DEVELOPMENT MAP

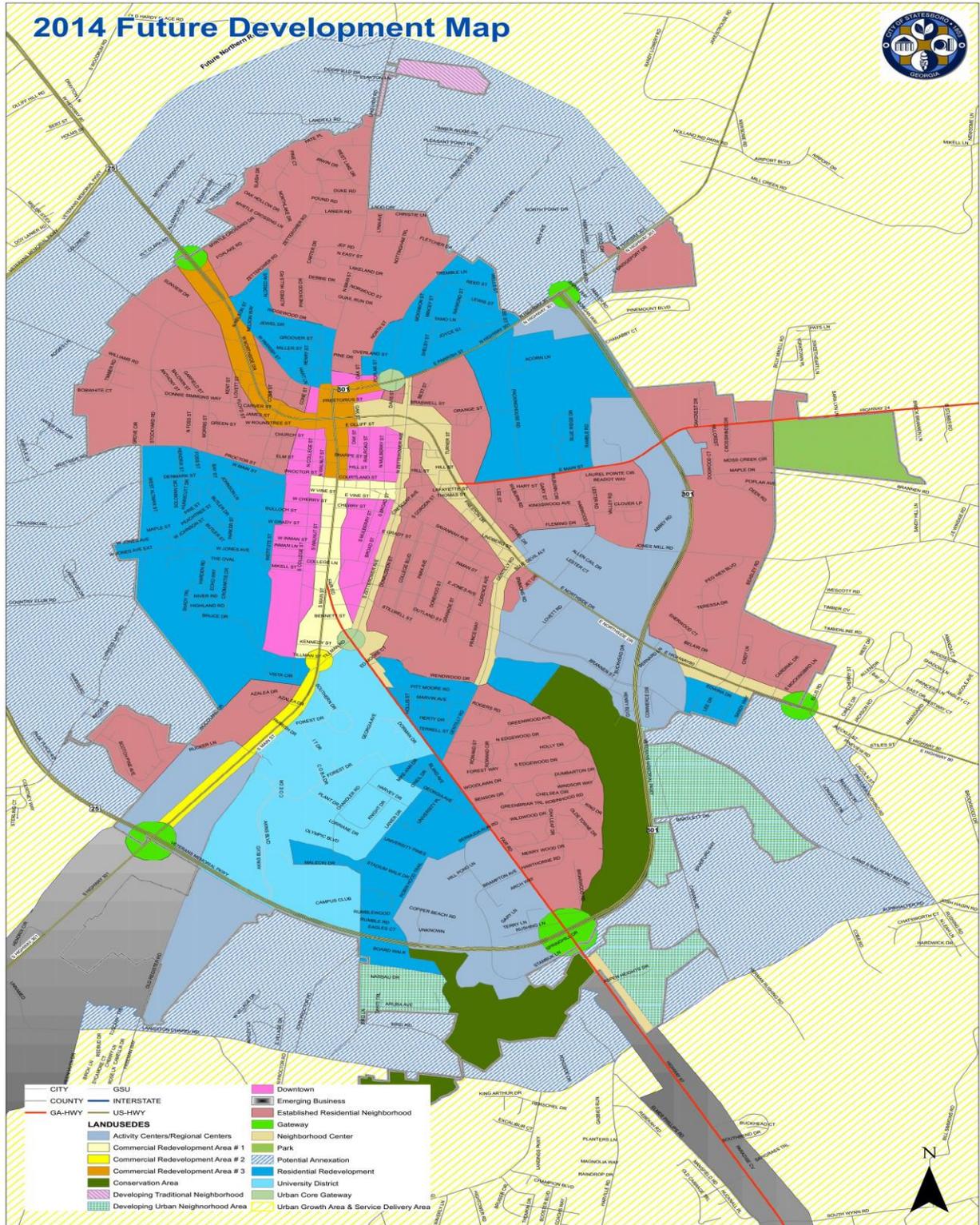


EXHIBIT E: LIST OF PARCELS INCLUDED IN THE TAD

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
7878-28-4057	S12 000015 000	LT 2/PATE RACKLEY ST	R	1	35,505	14,202	14,202
7878-28-4122	S12 000014 000	RACKLEY ST/ LOT 3	R	1	3,720	1,488	1,488
7878-28-4526	S20 000001 000	206 W JONES AVE	R	1	30,772	12,309	12,309
7878-28-4752	S11 000129 000	201 W JONES AVE	R	1	76,940	30,776	30,776
7878-28-4868	S11 000128 000	227 INSTITUTE ST	E	1	138,300	55,320	0
7878-28-5335	S20 000002 000	309-311 INST/DAVIS	R	1	19,100	7,640	7,640
7878-28-5433	S20 000002A000	305 INSTITUTE ST	R	1	4,700	1,880	1,880
7878-28-5537	S20 000004 000	301 INSTITUTE/LAIRSEY	R	1	40,710	16,284	16,284
7878-28-5540	S20 000003 000	303 INSTITUTE/LAIRSEY	R	1	26,900	10,760	10,760
7878-28-6270	S20 000008 000	312 INSTITUTE	E	1	3,379	1,352	0
7878-28-6285	S20 000007 000	306 INSTITUTE ST	R	1	4,700	1,880	1,880
7878-28-6381	S20 000006 000	304 INSTITUTE ST	R	1	18,336	7,334	7,334
7878-28-6385	S20 000005 000	02 INSTITUTE ST	R	1	17,508	7,003	7,003
7878-28-6571	S20 000024 000	HAMMOND/126 W JONE	R	1	40,014	16,006	16,006
7878-28-7059	S20 000049 000	118 MIKELL ST/WATERS	R	1	35,624	14,250	14,250
7878-28-7272	S20 000009 000	117 MIKELL/ALLEN	R	1	21,293	8,517	8,517
7878-28-7381	S20 000023 000	0.172 AC/COLLEGE LN	R	1	16,287	6,515	6,515
7878-28-7434	S20 000026 000	121 COLLEGE LN	R	1	18,675	7,470	7,470
7878-28-7533	S20 000025 000	124 W JONES AVE	R	1	68,170	27,268	27,268
7878-28-7700	S19 000083 000	125 W JONES AVE	R	1	35,448	14,179	14,179
7878-28-7791	S19 000082 000	123 W JONES AVE	R	1	48,376	19,350	19,350
7878-28-7810	S19 000084 000	228 INSTITUTE ST	R	1	22,150	8,860	8,860
7878-28-7931	S19 000086 000	226 INSTITUTE ST	R	1	15,221	6,088	6,088
7878-28-8045	S20 000048 000	116 MIKELL ST	R	1	22,940	9,176	9,176
7878-28-8256	S20 000010 000	115 MIKELL ST	R	1	22,228	8,891	8,891
7878-28-8403	S20 000027 000	ALDRICH COLLEGE LN	R	1	26,854	10,742	10,742
7878-28-8478	S20 000029 000	118 W JONES AVE	R	1	40,416	16,166	16,166
7878-28-8504	S20 000028 000	120 W JONES AVE/SMITH	R	1	60,343	24,137	24,137
7878-28-8774	S19 000081 000	121 W JONES/LIFE ESTATE	R	1	75,510	30,204	30,204
7878-28-8801	S19 000085 000	VAC LOT/INMAN LANE	R	1	2,500	1,000	1,000
7878-28-8988	S19 000088 000	LT 12&PT 11 BLK 5/FOY&OLLIF	R	1	45,842	18,337	18,337
7878-28-9004	S20 000047 000	114 MIKELL ST	R	1	22,772	9,109	9,109
7878-28-9063	S20 000046 000	110 MIKELL ST	R	1	37,706	15,082	15,082
7878-28-9231	S20 000011A000	113 MIKELL ST	R	1	32,820	13,128	13,128
7878-28-9295	S20 000011 000	111 MIKELL ST	R	1	31,314	12,526	12,526
7878-28-9340	S20 000022 000	112 COLLEGE LANE	R	1	19,132	7,653	7,653
7878-28-9448	S20 000030 000	116 W JONES AVE	R	1	48,168	19,267	19,267
7878-28-9763	S19 000080 000	117 W JONES AVE	R	1	49,870	19,948	19,948
7878-28-9996	S19 000089 000	112 W INMAN ST	R	1	50,558	20,223	20,223
7878-29-4042	S11 000127 000	213 INSTITUTE ST	R	1	29,858	11,943	11,943
7878-29-4150	S11 000126 000	211 INSTITUTE/PHILLIPS	R	1	26,494	10,598	10,598

Appendices

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EXHIBIT F: BULLOCH COUNTY ASSESSOR'S VALUATION (2016)

3/29/2017

qPublic.net - Bulloch County, GA



Summary

Parcel Number 520 00002A000
 Location Address 305 INSTITUTE ST
 Legal Description 305 INSTITUTE ST
 (Note: Not to be used on legal documents)
 Class E3-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R8
 Tax District Statesboro TAD 1 (District 08)
 Millage Rate 28.952
 Acres 0.17
 Neighborhood 000020 (000020)
 Homestead Exemption No (50)
 Landlot/District N/A
 ACC/DES 0 /
 GMD 1209

[View Map](#)

Owner

HABITAT FOR HUMANITY OF BULLOCH
 COUNTY INC
 PO BOX 1253
 STATESBORO, GA 30459

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	0020 - REGULAR - 1	Front Feet	7,300	50	146	0.17	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/17/2015	2326 45		\$0	To or From Non Profit Organization	VORTEXRING LLC & CAROLYN COLTH	HABITAT FOR HUMANITY OF BULLOCH
8/23/2006	0168300129		\$0	NM		VORTEXRING LLC & CAROLYN COLTHAM
1/25/2006	0162400060		\$0	NM		BEAVER CLAY
1/1/1900			\$0	NM		BEAVER R W ESTATE

Valuation

	2016	2015
Previous Value	\$4,700	\$4,700
Land Value	\$4,700	\$4,700
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$4,700	\$4,700
• Assessed Value	\$1,880	\$1,880

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile-Homes, Permits, Photos, Sketches.

The Bulloch County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

Last Data Upload: 3/29/2017 12:14:10 AM

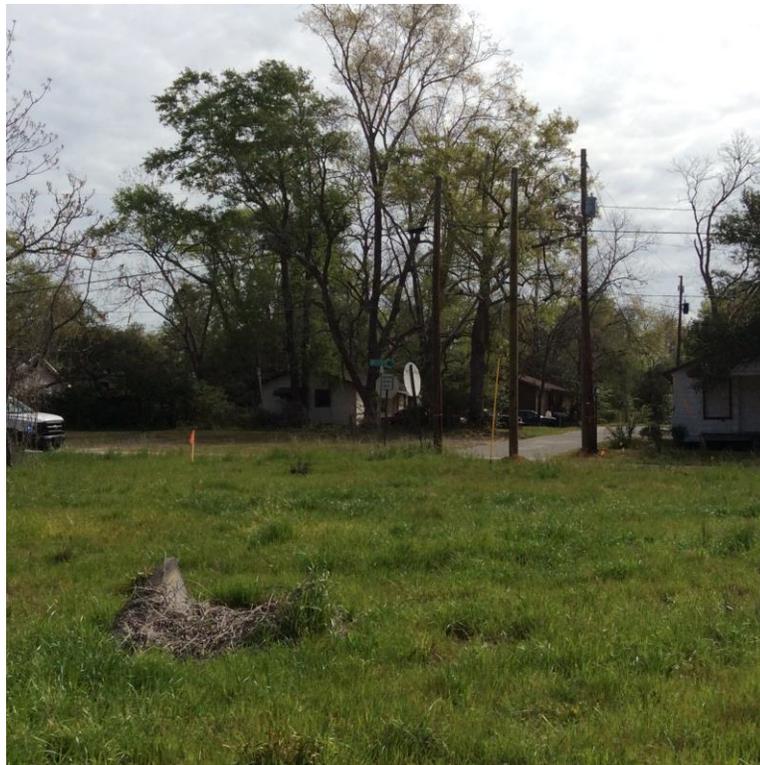


<https://qpublic.schneidercorp.com/Application.aspx?AppID=637&LayerID=11293&PageTypeID=4&PageID=4628&Q=1119658814&KeyValue=S20%200...> 1/1

EXHIBIT G: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA



Picture 1 Subject Site facing Southwest Depicting Adjacent Property Fence and Width of Parcel from Side-Lot Line to Side-Lot Line



Picture 2 Subject Site facing East Depicting Depth of Parcel from Rear-Lot line to Front-Lot Line

EXHIBIT G: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA



Picture 3 Adjacent Property across Property Line facing Northeast



Picture 4 Surrounding Properties facing North across West Jones Street

EXHIBIT G: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT)



Picture 5 Rear of Property facing Norfolk Southern Railroad



Picture 6 Adjacent Property facing Northeast Depicting Institute Street



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

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V 17-03-02
VARIANCE REQUEST
11 WEST INMAN STREET

LOCATION: 11 West Inman Street

REQUEST: Request for a variance from Article VI Section 603(A)(3)(b) reducing the minimum side yard setback requirement to 6.5 feet for roughly .10 acres of property located at 11 West Inman Street in the R4 (High Density Residential District) zoning district.

APPLICANT: Downtown Statesboro Development Authority

OWNER(S): Downtown Statesboro Development Authority

ACRES: .29 acres (parcel combined total)

PARCEL TAX MAP #: S19 000040 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The subject site is located at 9 West Inman Street (listed as 11 West Inman Street in the Bulloch County Tax Assessor's website) and is currently zoned R4 (High Density Residential District). The Downtown Statesboro Development Authority (DSDA) owns the property and is proposing the construction of one (1) single-family dwelling for the Homes for Heroes project. South Walnut Street divides the property and the western-most portion of the parcel contains one (1) single-family residence currently undergoing renovation for the Homes for Heroes project. The eastern-most portion of the parcel is the subject of this application (Tax Parcel S19 000040 000) (See **Exhibit A**—Location Map, **Exhibit B**—Construction Plans and **Exhibit C**—Site Plan).

SURROUNDING ZONING/LAND USES:

	ZONING:	LAND USE:
NORTH:	HOC (Highway Oriented Commercial)	Vacant lot and single-family residential
SOUTH:	HOC (Highway Oriented Commercial)	Single-family residential
EAST:	HOC (Highway Oriented Commercial)	Single-family residential and automobile repair shop
WEST	R4 (High Density Residential District)	Single-family residential

Properties to the north and south are predominantly residential in nature and include the Walnut Grove development. The site is one (1) block west of South Main Street. The adjacent parcel to the east is single-family residential, although it is zoned HOC (Highway Oriented Commercial) and the Meineke Car Care Center is located on South Main Street.

BACKGROUND:

On October 17, 2016, the Statesboro City Council granted a demolition request (Case Number DSDA 16-09-003) for the removal of one (1) duplex located on the eastern portion of the parcel (See **Exhibit D**—Current Photo of Parcel).

On February 21, 2017, the applicant was granted a zoning map amendment because the HOC (Highway Oriented Commercial) zoning district's regulations are too restrictive to construct the proposed single-family structure. City Council approved application RZ 17-01-03, which rezoned the eastern-most portion of the parcel to R4 (High Density Residential District)(See **Exhibit D**—Current Photo of Parcel).

COMPREHENSIVE PLAN:

The subject site lies within the “Urban Core/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* – which calls for the protection of “historic buildings from demolition or inappropriate restoration” while encouraging the construction of multi-family residential uses in the area.

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
- Arts and entertainment venues
- Civic uses
- Office
- Neighborhood services
- Range of housing styles & price points
- Multifamily Residential
- 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
- Government offices & services

Suggested Development & Implementation Strategies

- Historic structures should be preserved or adaptively reused wherever possible.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.
- 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.
- 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 this subject site. The parcel in this request is listed in the TAD under Appendix B (page 42); however, the TAD values the entire parcel, which includes another structure under renovation for the Homes for Heroes program. The combined parcel had an appraised value of \$53,566, an assessed value of \$21,426 and a tax value of \$21,426, at the time the Tax Allocation Redevelopment Plan was written.

STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 9: Residential. The plan establishes this zone of secondary importance and calls for the creation of appropriately scaled residential uses as a key focus.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject properties are 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:

The subject site is zoned R4 (High Density Residential District) and governed by Article VI of the *Statesboro Zoning Ordinance*. The applicant is requesting a variance from Section 603(A)(3)(b), which states the side yard for a corner lot abutting the street shall not be less than twenty (20) feet and the side yard not abutting the street shall not be less than ten (10) feet. The most recent survey of the subject site, revised January 31, 2017, depicts a maximum side yard setback on both sides equal to 6.5 feet (See **Exhibit D—Site Survey**).

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;**
 - a. The application for consideration is the result the applicant’s desired building size on this subject property and the narrow size of this portion of the lot.
- (3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - a. Application of the ordinance to this particular piece of property would not create an unnecessary hardship in terms of land use and/OR ordinance application.
- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - a. Relief, if granted, would not cause substantial detriment to the public good nor would it impair the purposes and intent of the zoning regulations. Each consideration of the Statesboro Zoning Ordinance considered herein may be addressed through proper life safety arrangements and appropriate provision of access to the proposed parcel.

STAFF RECOMMENDATION:

Staff recommends approval of the variance requested by application V 17-03-02.

EXHIBIT A: LOCATION MAP



City of Statesboro Department of Planning and Development

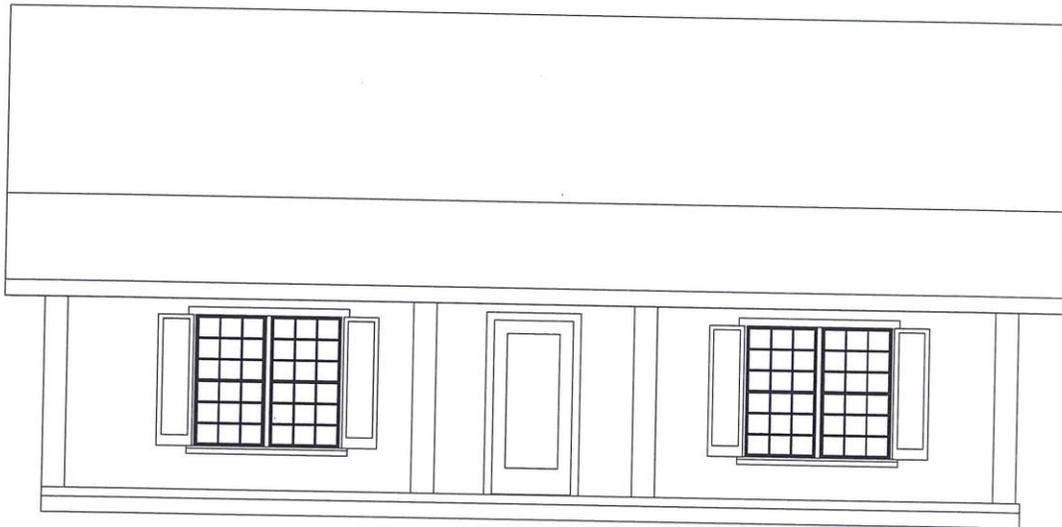


Note: The Boundries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: CONSTRUCTION PLANS (CONT)

12/8/2016

HBA HOMES FOR HEROES FRONT.JPG



<https://mail.google.com/mail/u/0/?tab=om#inbox?projector=1>

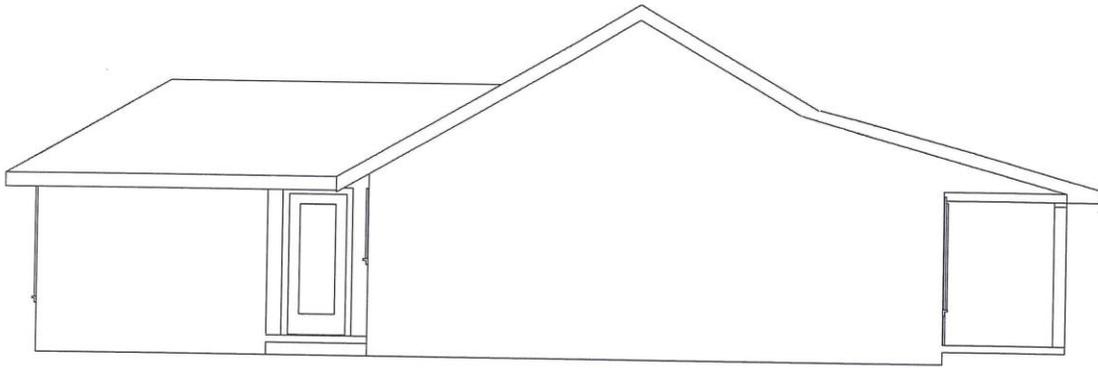
44

Picture 2 Exterior Front Elevation

EXHIBIT B: CONSTRUCTION PLANS (CONT)

12/8/2016

HBA HOMES FOR HEROES LEFT.JPG



<https://mail.google.com/mail/u/0/?tab=om#inbox?projector=1>

4/4

Picture 3 Exterior Left Elevation

EXHIBIT B: CONSTRUCTION PLANS (CONT)

12/8/2016

HBA HOMES FOR HEROES REAR.JPG



<https://mail.google.com/mail/u/0/?tab=om#inbox?projector=1>

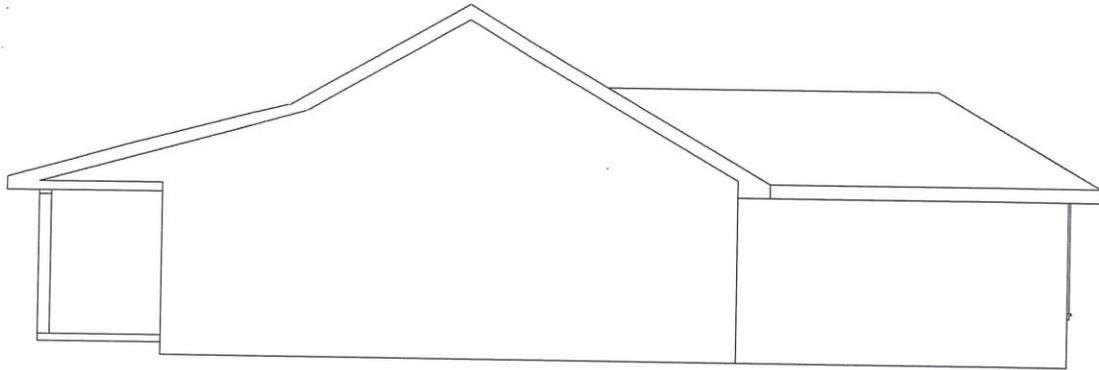
44

Picture 4 Exterior Rear Elevation

EXHIBIT B: CONSTRUCTION PLANS (CONT)

12/9/2016

HBA HOMES FOR HEROES RIGHT.JPG



<https://mail.google.com/mail/u/0/?tab=om#inbox?projector=1>

Picture 5 Exterior Right Elevation

EXHIBIT C: SITE PLAN

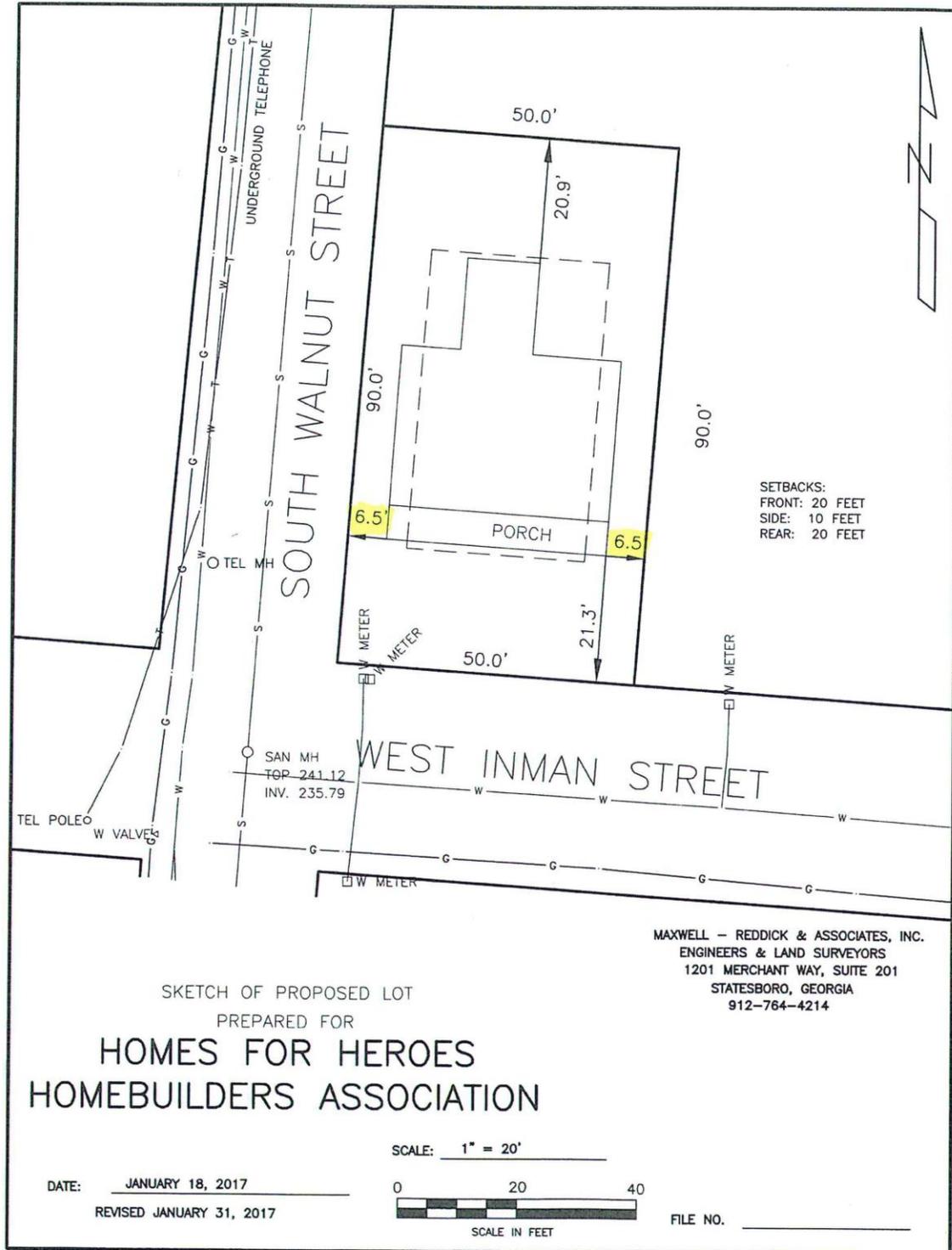
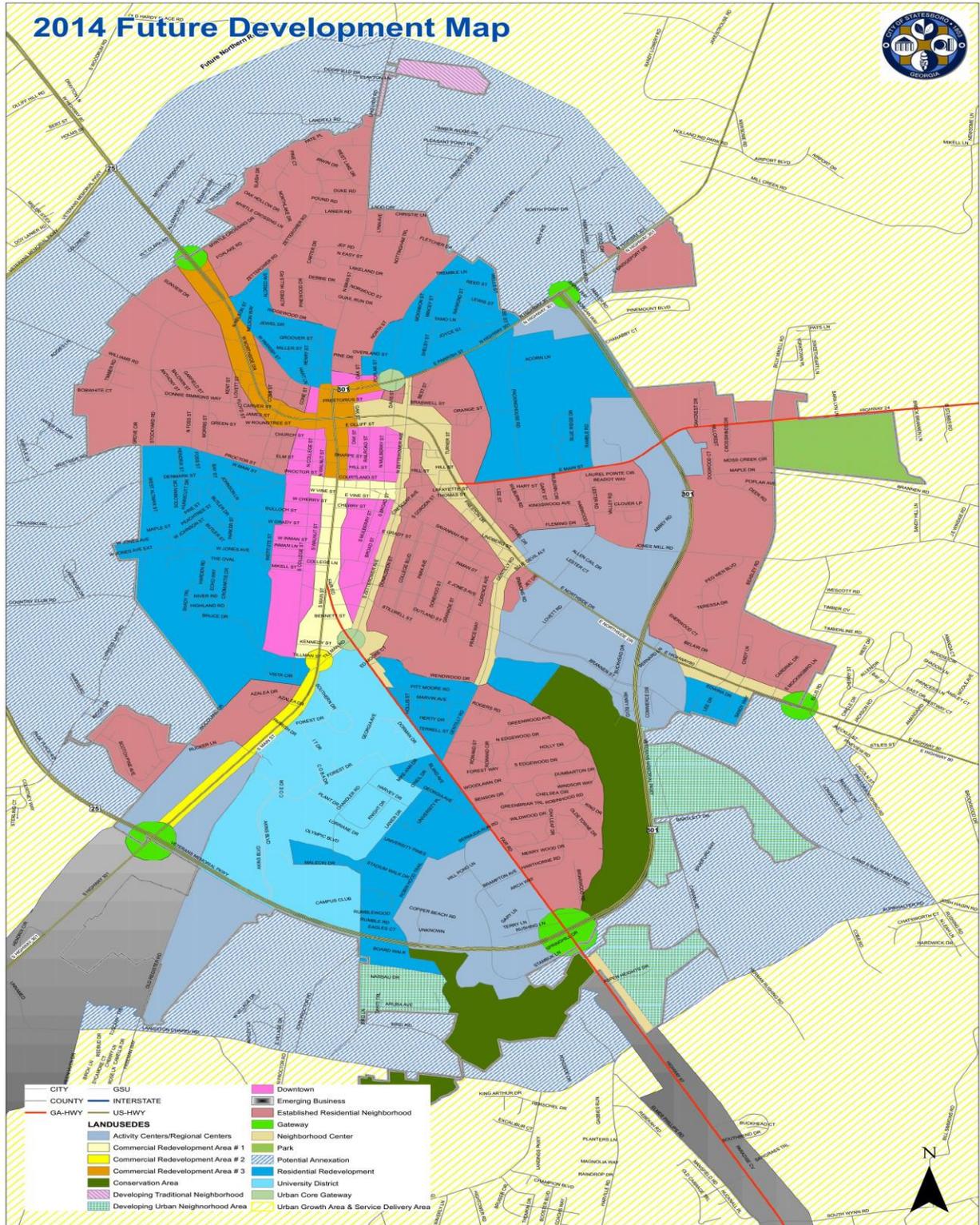


EXHIBIT D: CURRENT PHOTO OF PARCEL



Picture 6 Subject Site facing North Depicting Width of Parcel from Side-Lot Line to Side-Lot Line

EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





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

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CUV 17-03-01
CONDITIONAL USE VARIANCE REQUEST
13 WEST MOORE STREET

LOCATION: 13 West Moore Street

REQUEST: Request for a conditional use variance from Article IV of the Statesboro Zoning Ordinance for .4 acres of property located at 13 West Moore Street to utilize the property as a community living arrangement facility (Tax Parcel # S16 000060 000).

APPLICANT: Justine Taylor

OWNER(S): Renovated Relics, LLC

ACRES: .4 Acres

PARCEL TAX MAP #: S16 000060 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant is requesting a conditional use variance to utilize 13 West Moore Street (Tax Parcel S16 000060 000) as a community living arrangement facility for up to three (3) unrelated adults. The subject site is currently zoned R-20 (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). The subject property is a 1571 sq. ft., three (3) bedroom, one (1) and one half (1/2) bathroom single-family residence.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-20 (Single-Family Residential)	Single-family detached dwelling units
SOUTH:	R-20 (Single-Family Residential)	Single-family detached dwelling units
EAST:	R-20 (Single-Family Residential)	Single-family detached dwelling units
WEST	R-20 (Single-Family Residential) and R-3 (Medium Density Multiple Family Residential District)	Single-family detached dwelling units

Properties to the north, south, east and west are single-family detached dwelling units. The property is adjacent to a large vacant lot across Hart Lane that fronts West Moore Street, Martin Luther King Jr. Drive and West Parrish Street. The surrounding properties are established single-family residences (See **Exhibit B**—Photos of Subject Site and Surrounding).

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:

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. The existing uses surrounding the property are single-family residential.
- 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.**
 - a. The variance is needed in order to provide supportive services to an adult population.
- 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.**
 - i. The request would add three (3) additional persons to 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 request with the following 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.
- 3. The applicant must meet the minimum requirements set forth in the Rules of Department of Human Resources Office Of Regulatory Services Chapter 290-9-37 specifically 290-9-37-.08 Minimum Floor Plan Requirements.

EXHIBIT A: LOCATION MAP

Case # CUV 17-03-01, Parcel # S16 000060 000

Location Map:

13 West Moore Street



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: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES



Picture 1 Subject Site Facing South toward Parrish Street



Picture 2 Side of Subject Property Depicting West Elevation in Backyard

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



Picture 3 Rear Elevation of Subject Property Facing Northwest



Picture 4 Rear of Subject Site Facing Southwest Depicting Shed on Property

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



Picture 5 Rear Elevation of Subject Property Facing Northwest



Picture 6 Rear of Subject Property Depicting Backyard Facing Southeast

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



Picture 7 East Elevation and Fencing of Subject Property Depicting Hart Street



Picture 8 Adjacent Street (Martin Luther King Jr. Drive) East of Subject Site

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



Picture 9 West Moore Street



Picture 10 Adjacent Single-Family Residence North and across West Moore Street

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



Picture 11 Adjacent Single-Family Residences South of Subject Site

EXHIBIT C: 2014 FUTURE DEVELOPMENT MAP

