



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

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

**Statesboro Planning Commission**  
**May 2, 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.) April 4, 2017 Meeting Minutes
- V. New Business**
  1. **APPLICATION # RZ 17-04-02**: Dr. Alex Jordan and Sherry Jordan request a zoning map amendment for .31 acres of property located at 11 West Grady Street from the R3 (Medium Density Multiple Family Residential District) zoning district to the R6 (Single Family Residential) zoning district to divide the property into two (2) parcels for future development (Tax Parcel S19 000033 000).
  2. **APPLICATION # RZ 17-04-01**: Wayne Laircey requests a zoning map amendment for .37 acres of property located on West Parrish Street from the R20 (Single Family Residential) zoning district to the CR (Commercial Retail) zoning district (Tax Parcel S16 000077 000).
- VI. Announcements**
- VII. Adjourn**



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**Statesboro Planning Commission**  
**April 4, 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., Jamey Cartee and Mary Foreman **Absent:** 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 5:06 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 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 March 7, 2017 Planning Commission meeting, with one correction to the spelling of his name on page two (2), seconded by Commissioner Russell and the motion carried 6 to 0.

**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).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced John Dotson, Maxwell-Reddick & Associates, Inc., who represented the applicant and spoke on behalf of the request. No one spoke against the request.

Commissioner McClendon made a motion to approve the application, seconded by Commissioner Foreman, and the motion carried 6 to 0.

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).

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 Brown, and the motion carried 6 to 0. The motion to approve this application was made in conjunction with the approval of application V 17-03-03.

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).

Frank Neal presented the case to the commissioners and took any questions. Mr. Neal introduced Allen Muldrew, of the Downtown Statesboro Development Authority, who spoke on behalf of the request and took any questions. No one spoke against the request.

Commissioner Rosengart made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 4 to 0, with Commissioner McLendon abstaining (family member employed by DSDA) and Commissioner Foreman abstaining (DSDA Board Member) from the vote due to a possible conflict of interest.

6. **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).

Frank Neal presented the case to the commissioners and invited Audrey Lewis, of Gerdie and Louise PCH, LLC, to speak on behalf of the request. Ms. Lewis took the commissioners questions. No one spoke against the request.

Commissioner McLendon made a motion to approve the request with staff's recommendations, seconded by Commissioner Brown and the motion carried 6 to 0.

## **VI. Announcements**

There were no announcements.

## **VII. Adjourn**

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 6 to 0.

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**Chair – James W. Byrd, Sr.**

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**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)

**RZ 17-04-02**  
**ZONING MAP AMENDMENT REQUEST**  
**11 WEST GRADY STREET**

**LOCATION:** 11 West Grady Street

**REQUEST:** Rezone from R3 (Medium Density Multiple Family Residential District) to R6 (Single Family Residential) to divide the property into two (2) parcels for future development.

**APPLICANT:** Dr. Alex Jordan and Sherry Jordan

**OWNER(S):** Dr. Alex Jordan and Sherry Jordan

**ACRES:** .31 acres

**PARCEL TAX MAP #:** S19 000033 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The subject site is located at 11 West Grady Street and is currently zoned R3 (Medium Density Multiple Family Residential District). The applicant would like to rezone the property to R6 (Single Family Residential) and divide it into two (2) parcels to facilitate future development. The parcel currently contains one (1) 1,680 square foot single-family residence (Tax Parcel S19 000033 000) (See **Exhibit A**—Location Map, **Exhibit B**—Proposed Site Plan and **Exhibit C**—Photos of Subject Site and Surrounding Area).

**SURROUNDING ZONING/LAND USES:**

	ZONING:	LAND USE:
<b>NORTH:</b>	R3 (Medium Density Multiple Family Residential District)	Single-family residential
<b>SOUTH:</b>	R4 (High Density Residential District)	Two-family duplexes
<b>EAST:</b>	HOC (Highway Oriented Commercial)	Single-family residential
<b>WEST:</b>	R3 (Medium Density Multiple Family Residential District)	Vacant lot and single-family residential

Properties to the north, south, east and west are predominantly residential in nature and include the Walnut Grove and Bulloch Square developments. 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 Pizza Hut is located two (2) parcels east on South Main Street.

## **COMPREHENSIVE PLAN:**

The subject site lies within the “Urban Core/Downtown” character area and adjacent to the “Commercial Redevelopment Area #1” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT G**—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.

### **Urban Core/Downtown**

#### *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
- Loft, mixed use, and urban residential, including small lot single-family residential along secondary streets

#### *Suggested Development & Implementation Strategies*

- 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.*

### **Commercial Redevelopment Area #1**

#### *Vision:*

The Commercial Redevelopment areas are currently in decline with vacant or underutilized properties. These areas are characterized by a high degree of access by vehicular traffic; onsite parking; and a low degree of open space. It is the desire of the community to identify and target these areas for redevelopment and investment, thus returning these areas to their intended state of a thriving commercial and/or mixed use district.

#### *Appropriate Land Uses*

- Single-Family residential along arterials

#### *Suggested Development & Implementation Strategies*

- Location of higher density housing near commercial centers or along arterial roads, and single family detached housing elsewhere in the neighborhood.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 26.*

## **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) (See **Exhibit D**—List of Parcels Included in the TAD) and had an appraised value of \$109,684, an assessed value of \$43,874 and a tax value of \$43,874, at the time the Tax Allocation Redevelopment Plan was written. As of April 25, 2017, the parcel had assessed value of \$44,932 (See **Exhibit E**—Bulloch County Tax Assessor Tax Card).

## STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 8: Commercial and Mixed Use (incl. loft housing). The plan establishes this zone of primary importance and calls for the creation of mixed-use, pedestrian-oriented corridor as a key focus. (See **Exhibit F**—Locational Guidance/Zone Implementation Table).

## 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 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. Whether or not to grant a zoning map amendment from R3 (Medium Density Multiple Family Residential District) to R6 (Single Family Residential):

The request to rezone the subject property from the R3 (Medium Density Multiple Family Residential District) to 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 city's planning documents and the recently adopted Design Standards in Article XXX.

### Current Zoning Compared to Requested Zoning

R3 – Medium Density Multiple Family Residential Districts are restricted to single-family detached dwellings, two-family twins and two-family duplexes and accessory uses. This zone also limits development to one structure per parcel, thereby prohibiting the development of residential communities with single entity ownership and operation.

R6 – Single-Family Residential district uses are restricted to single-family detached dwelling units.

### Spot Zoning

Spot zoning occurs when one or more relatively small parcels are rezoned to a zoning designation different than surrounding parcels and allow a use that benefits the property owner to the detriment of neighbors and/or the community in general. In addition, spot zoning does not conform to public policies indicated in the comprehensive plan. For spot zoning to occur, generally, the following four conditions must be true:

- a. **When compared to other parcels in question, the parcel is small;**
  - The parcel in question is .31 acres.
- b. **The new zoning designation allows a land use inconsistent with uses in the vicinity;**
  - The requested land use (R6—Single-Family Residential) is not inconsistent with uses in the vicinity. Adjacent properties are zoned R3 (Medium Density Multiple Family Residential District), R4 (High Density Residential District) and HOC (Highway Oriented Commercial) and contain single-family residential and two-family duplexes. Despite the adjacent property's HOC zoning designation, the parcel contains one (1) single-family structure.
- c. **The new zoning designation would confer a special benefit to the property owner not commonly enjoyed by the owners of similar property; and**
  - Staff does not believe the request confers a special benefit to the property owner because similar properties in the general vicinity are residential in nature.
- d. **The new designation conflicts with the policies in the text of the comprehensive plan the future land use map.**
  - The proposed rezone to R6 (Single-Family Residential) would permit the construction of a single-family detached dwelling unit; noncommercial recreational uses; educational, religious or philanthropic uses; public utility facilities or governmental uses only.
  - The applicant proposes the construction of "an additional residence on the vacant parcel," which does not conflict with the comprehensive plan or future land use map. Located within the "Urban Core/Downtown" character area and adjacent to the "Commercial Redevelopment Area #1" character area, the parcel is within the boundaries of an area identified for the construction of "small lot single-family residential along secondary streets" and "single family detached housing."

**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:**

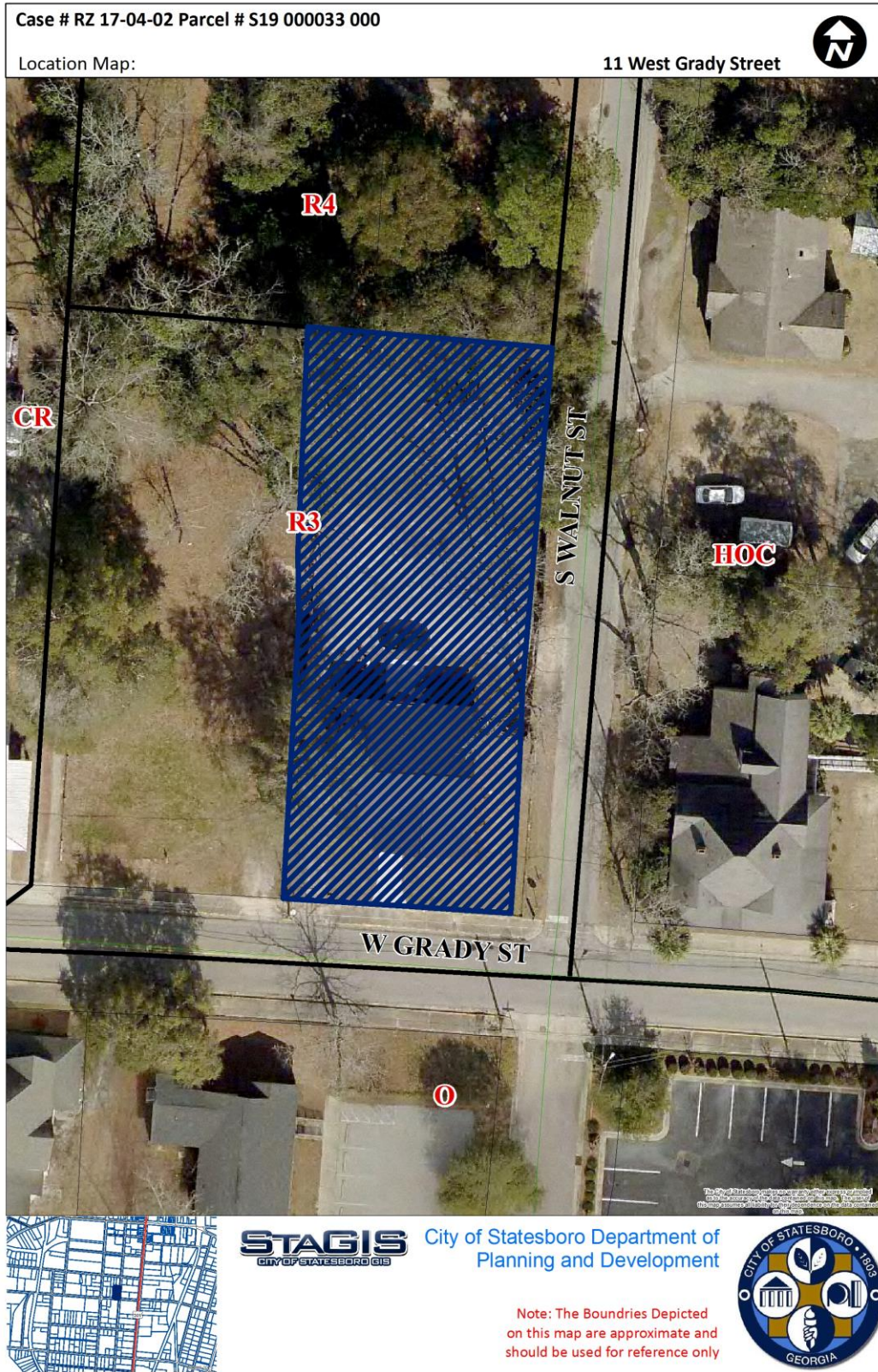
- (1) Existing uses and zoning or (of) property nearby;**
  - a. Adjacent properties to the north, south, east and west are predominantly residential in nature and include the Walnut Grove and Bulloch Square developments. The site is one (1) block west of South Main Street. The adjacent parcel to the east is single-family residential, although it is zoned HOC (Highway Oriented Commercial) and the Pizza Hut is located two (2) parcels east on South Main Street.
- (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 proposed land use could be developed in conformance with the dimensional standards of the R6 (Single Family Residential) standards of the Statesboro Zoning Ordinance.
    - i. Parcel “B” exceeds the minimum lot area (6,000 sq. ft.) and width (60 feet) requirements of Article VII-A Section 703(A) at 92 feet in depth (See **Exhibit C**—Sketch of Proposed Lot) and having a total lot area of roughly 6,811 square feet.
    - ii. Staff cannot comment on the applicant’s ability to develop the site in conformance with development standards because staff did not receive pre-construction plans.
- (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. The property contains one (1) single-family residential dwelling.
- (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**
  - a. The proposed use is limited in size and therefore not expected to have a negative impact on community facilities, living conditions, traffic patterns and congestion or property values in adjacent areas.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**
  - a. Appropriate infill within established areas of the City is supported by the Comprehensive Plan. However, the plan also supports that placement and scale of infill is complimentary to surrounding uses and zones and requires it to occur in a manner which protects established residential areas.
  - b. The applicant’s request to rezone is not inconsistent with the vision or land use policies envisioned by City planning documents.
  - c. The Tax Allocation District Redevelopment Plan supports redevelopment within the district.

**STAFF RECOMMENDATION:**

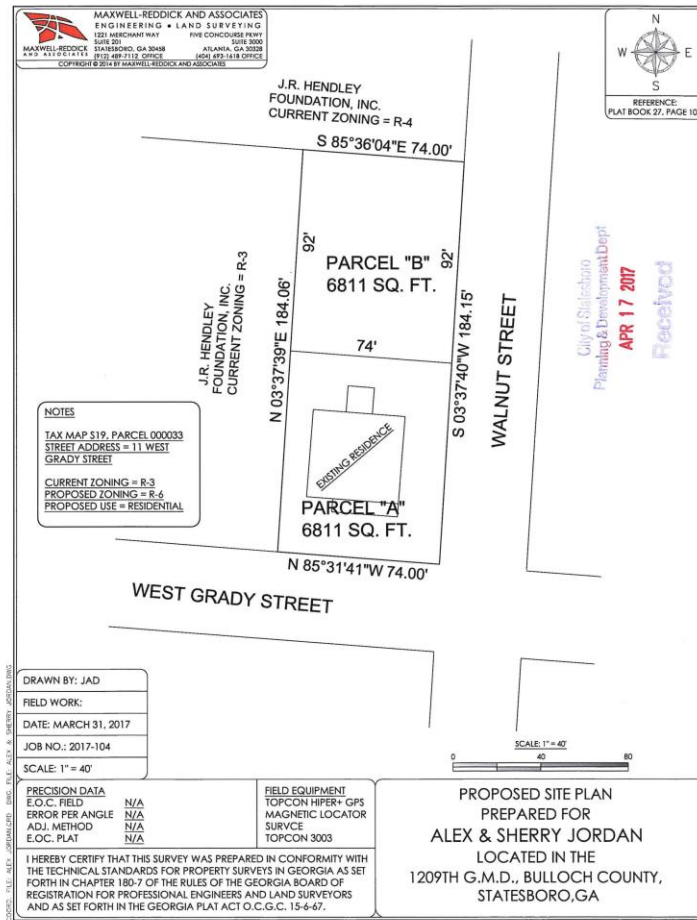
Staff recommends approval of the zoning map amendment requested by application RZ 17-04-02. The applicant’s proposal to “construct an additional residence on the vacant lot” in the “Urban Core/Downtown” character area adheres to the intent of the City of Statesboro Updated 2014 Comprehensive Plan and the parcel was identified in the City of Statesboro Tax Allocation District No.1: Downtown TAD Redevelopment Plan. Staff is of the opinion the requested use is compatible with the City’s comprehensive plan and future land use plan. In addition, the requested zoning map amendment provides for less intense uses than the current zoning.



EXHIBIT A: LOCATION MAP



**EXHIBIT B: PROPOSED SITE PLAN**



**Picture 1 Site Plan which Meets the Minimum Lot Area and Width Requirements of Article VII-A (R6—Single-Family Residential)**



**EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA**



**Picture 2 Subject Site Depicting Existing Single-Family Residence**



**Picture 3 Subject Site and Surrounding Properties Depicting Street Access on West Grady Street**

**EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 4 Eastern Property Line of Subject Site Depicting Street Access on South Walnut Street**



**Picture 5 Rear of Eastern Property Line of Subject Site Adjacent to Bulloch Square**



**EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 6 Adjacent Property East of Subject Site**



**Picture 7 Adjacent Property East of Subject Site**

**EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 8 Surrounding Property South of Subject Site Depicting Walnut Grove**



**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
7878-39-6750	S19 000058 000	19 W GRADY ST/CLARK	C	1	98,228	39,291	39,291
7878-39-6894	S19 000059 000	118 S COLLEGE ST	R	1	34,867	13,947	13,947
7878-39-6973	S19 000060 000	22 BULLOCH ST	R	1	44,034	17,614	17,614
7878-39-7019	S19 000041 000	13 W INMAN ST	R	1	48,878	19,551	19,551
7878-39-7197	S19 000039 000	215 S WALNUT ST	R	1	40,992	16,397	16,397
7878-39-7429	S19 000035 000	LOT 1/DUPLEX	R	1	48,867	19,547	19,547
7878-39-7710	S19 000057 000	17 W GRADY ST	R	1	40,475	16,190	16,190
7878-39-7790	S19 000034 000	15 W GRADY ST	R	1	13,500	5,400	5,400
7878-39-7886	S19 000030 000	.20 AC/18 BULLOCH ST	R	1	31,185	12,474	12,474
7878-39-7933	S19 000061 000	20 BULLOCH ST	R	1	67,783	27,113	27,113
7878-39-8009	S19 000040 000	11 W INMAN ST	R	1	53,566	21,426	21,426
7878-39-8428	S19 000035 002	LTS 4,5,6,8/W. GRADY ST	C	1	85,688	34,275	34,275
7878-39-8669	S19 000033 000	11 W GRADY	R	1	109,684	43,874	43,874
7878-39-8836	S19 000031 000	14 BULLOCH ST	R	1	10,491	4,196	4,196
7878-39-8887	S19 000032 000	12 BULLOCH ST	R	1	69,733	27,893	27,893
7878-39-9067	S19 000023 000	0.103 AC/5 INMAN ST	R	1	16,996	6,798	6,798
7878-45-0254	S21 000050 000	468 S MAIN ST/PAR 1	C	1	155,106	62,042	62,042
7878-45-0355	S21 000049 001	MOTEL	C	1	242,824	97,130	97,130
7878-45-0477	S21 000048 000	456 S MAIN ST	C	1	173,306	69,322	69,322
7878-45-0651	S21 000044 000	S MAIN/ CARS R' US	C	1	124,035	49,614	49,614
7878-45-1651	S21 000045 000	3 E KENNEDY ST	R	1	116,594	46,638	46,638
7878-45-1703	S21 000043 000	452 S MAIN ST/FACTORY TIRE OUT	C	1	213,150	85,260	85,260
7878-45-1824	S21 000042 000	450 S MAIN/PARKING LOT	C	1	116,500	46,600	46,600
7878-45-1934	S21 000041 000	446 S MAIN/ALLEN	C	1	326,040	130,416	130,416
7878-45-2312	S21 000049 000	0.234 AC / TILLMAN ROAD	C	1	79,858	31,943	31,943
7878-45-2416	S21 000047 000	4 E KENNEDY ST	R	1	83,227	33,291	33,291
7878-45-2688	S31 000012 000	5 KENNEDY	C	1	39,300	15,720	15,720
7878-45-3433	S21 000046 000	6 E KENNEDY ST	C	1	135,735	54,294	54,294
7878-45-3979	S31 000007 000	1.33 AC/16 UNITS FAIR RD	C	1	294,544	117,818	117,818
7878-45-9674	S31 000018 000	FAIR ROAD	C	1	101,900	40,760	40,760
7878-45-9726	S31 000019 000	COLLEGE PLAZA/WENDY'S	C	1	692,242	276,897	276,897
7878-46-1152	S21 000040 000	R J'S STEAKERY	C	1	1,025,108	410,043	410,043
7878-46-1337	S21 000039 000	S MAIN ST/STUBBS	C	1	184,800	73,920	73,920
7878-46-1544	S21 000033 000	MCDUGALD/S MAIN ST	C	1	212,883	85,153	85,153
7878-46-1644	S21 000032 000	B BEASLEY/HOME	C	1	113,942	45,577	45,577
7878-46-1896	S21 000029 000	STEAK HOUSE/RESTRAURANT	C	1	571,445	228,578	228,578
7878-46-2570	S21 000034 000	419 FAIR RD	C	1	84,700	33,880	33,880
7878-46-2576	S21 000035 000	417 FAIR RD	R	1	117,042	46,817	46,817
7878-46-2664	S21 000036 000	415 FAIR RD	C	1	76,313	30,525	30,525
7878-46-3209	S31 000004 000	423 FAIR RD	R	1	208,800	83,520	83,520
7878-46-3290	S31 000005 000	425 FAIR RD/HAGAN	R	1	125,867	50,347	50,347

**Appendices**

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**EXHIBIT E: BULLOCH COUNTY TAX ASSESSOR'S CARD**

4/25/2017

qPublic.net - Bulloch County, GA



**Summary**

Parcel Number 519 000033 000  
 Location Address 11 WEST GRADY ST  
 Legal Description 11 W GRADY  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning R3  
 Tax District Statesboro TAD 1 (District 08)  
 Millage Rate 28.952  
 Acres 0.31  
 Neighborhood 000023 (000023)  
 Homestead Exemption No (50)  
 Landlot/District N/A  
 ACC/DES 0/  
 GMD 1209

[View Map](#)



**Owner**

JORDAN ALEX & SHERRY  
 1616 LAKE DRIVE  
 STATESBORO, GA 30458

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	0023 - REGULAR - 1	Front Feet	0	74	184	0	0

**Residential Improvement Information**

Style Other  
 Heated Square Feet 1680  
 Interior Walls Other  
 Exterior Walls Alum/Vinyl  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 2009  
 Roof Type Other  
 Flooring Type Other  
 Heating Type CENT AIR-ELEC-WARM AIR  
 Number Of Rooms 10  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$98,929  
 Condition Good

**Permits**

Permit Date	Permit Number	Type	Description
02/23/2009	8049	DEMO	
02/23/2009	8080	RES	

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/1/1989	0052300156	0002700103	\$0	NM		JORDAN ALEX & SHERRY

**Valuation**

	2016
Previous Value	\$109,684
Land Value	\$13,400
+ Improvement Value	\$98,929
+ Accessory Value	\$0
= Current Value	\$112,329
* Assessed Value	\$44,932

**Photos**

<https://qpublic.schneidercorp.com/Application.aspx?AppID=637&LayerID=11293&PageTypeID=4&PageID=4628&Q=851213220&KeyValue=S19%2000...> 1/2



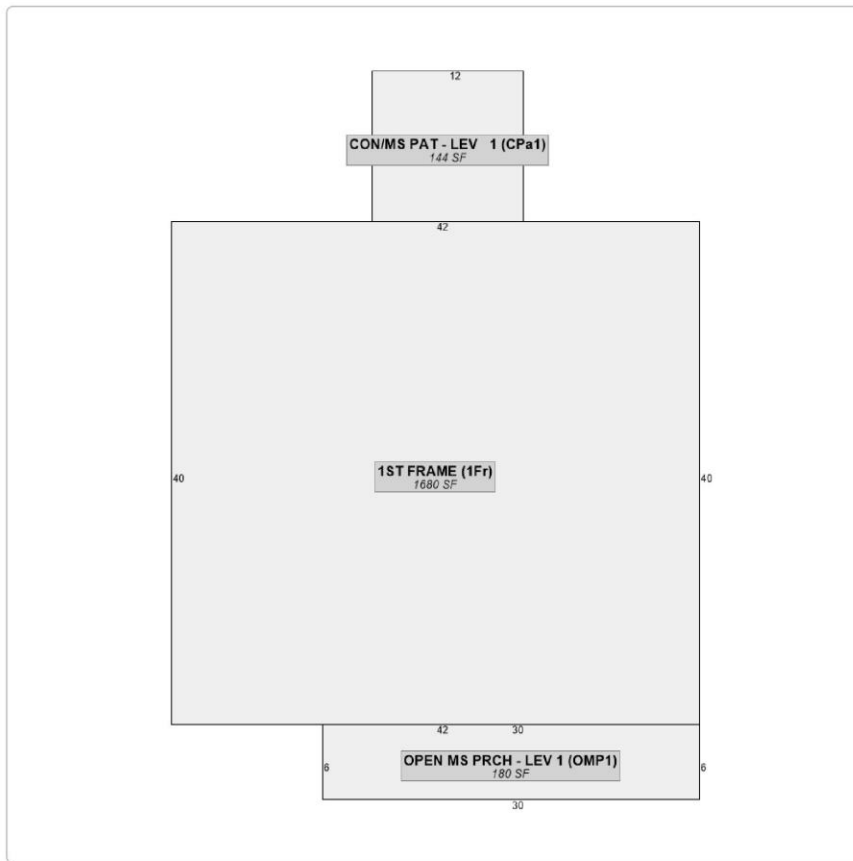
**EXHIBIT E: BULLOCH COUNTY TAX ASSESSOR'S CARD (CONT.)**

4/25/2017

qPublic.net - Bulloch County, GA



**Sketches**



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

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: 4/25/2017 12:39:12 AM



<https://qpublic.schneidercorp.com/Application.aspx?AppID=637&LayerID=11293&PageTypeID=4&PageID=4628&Q=851213220&KeyValue=S19%2000...> 2/2

**EXHIBIT F: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE**



*Locational / Zone Implementation*



**EXHIBIT F: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE (CONT.)**

IMPLEMENTATION STRATEGY

**Locational / Zone Implementation Table – continued**







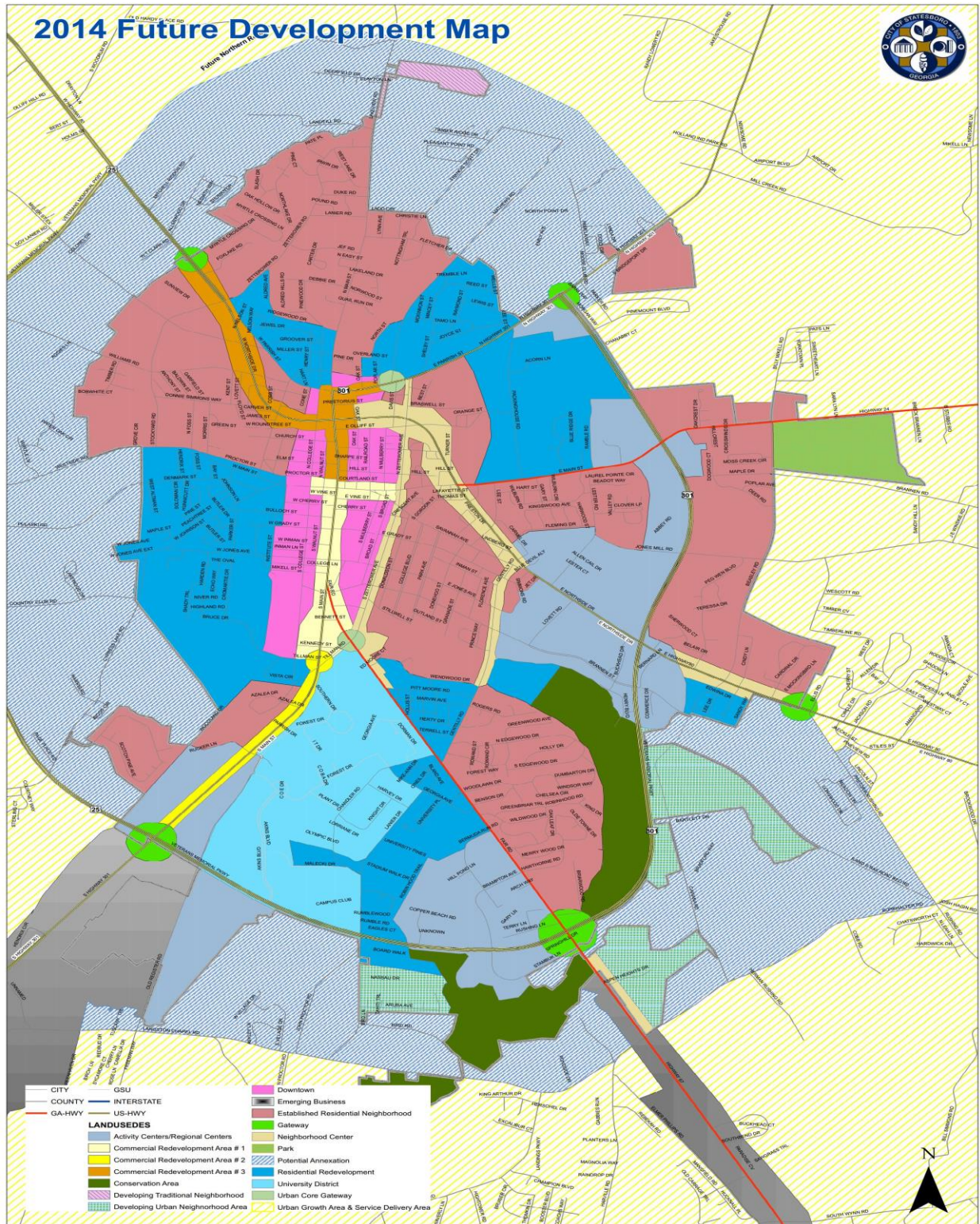
Zones	Targeted Use/Enhancement	Importance Level	Discussion
 4	Mixed Use (incl. loft housing), Parks and Attractions	Primary, this zone represents the downtown core and is one of the primary redevelopment and infill zones in the master plan	<ul style="list-style-type: none"> <li>• Emphasis on catalyst and specialty projects as well as supportive streetscape enhancements (i.e., Vine Street Retail)</li> <li>• In terms of timing, this area should be targeted in the initial phases of implementation of the master plan</li> </ul>
 5	Residential, Mixed Use, Parks and Commercial	Secondary, this zone represents the transitional redevelopment zone between downtown core and those identified as a primary targeted redevelopment areas for new residential mixed use and commercial projects	<ul style="list-style-type: none"> <li>• A transitional zone that is an extension of the downtown core and the adjacent zone to the south</li> <li>• Unless opportunities for acquisition, property assemblage or partnership become available, this area be focused upon secondarily in terms of timing or phasing</li> </ul>
 6	Residential, Mixed Use and Commercial	Secondary, this area is viewed as a business/ commercial zone and redevelopment should be focused on support or uses related to the University	<ul style="list-style-type: none"> <li>• Potential areas to be targeted may include the closure or redesign of Brannen Street to support contiguous assemblage of parcels</li> <li>• Emphasize reduction of pedestrian/ vehicular conflicts</li> <li>• Improve connectivity with Memorial Park and enhance amenities</li> </ul>
 7	Commercial and Mixed Use	Primary, as an extension of the downtown core, this area is important to the master plan based on existing/planned projects and the potential for redevelopment opportunities	<ul style="list-style-type: none"> <li>• This area is deemed primary due to opportunities available and the potential of assemblage of larger development tracts</li> <li>• In the short term exhaust redevelopment opportunities in this areas as appropriate</li> </ul>
 8	Commercial and Mixed Use (incl. loft housing)	Primary, the frontage along South Main is a critical part of the master plan. The creation of a mixed use, pedestrian-oriented corridor should be the primary focus in this area	<ul style="list-style-type: none"> <li>• The frontage on the west side of South Main Street is an important supporting element to University and local traffic enhancements</li> <li>• Potential redevelopment should foster pedestrian-scaled neighborhood and community commercial uses</li> <li>• Commercial, office, residential utilization is appropriate for this area</li> </ul>
 9	Residential	Secondary, deemed a supporting element to the master plan, the improvements in this area should be market driven and a product of activities occurring in areas deemed as primary importance level	<ul style="list-style-type: none"> <li>• Assemblage of redevelopment parcels could be challenging in this area</li> <li>• The creation of appropriately scaled residential uses is the focus in this zone</li> <li>• Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock</li> </ul>





EXHIBIT F: 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 17-04-01**  
**ZONING MAP AMENDMENT REQUEST**  
**WEST PARRISH STREET**

**LOCATION:** West Parrish Street

**REQUEST:** Rezone from R20 (Single—Family Residential) to CR (Commercial Retail).

**APPLICANT:** Wayne Laircey

**OWNER(S):** Wayne Laircey

**ACRES:** .37 acres

**PARCEL TAX MAP #:** S16 000077 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The subject site is located on West Parrish Street and is currently zoned R20 (Single-Family Residential). The applicant would like to rezone the property to CR (Commercial Retail) to facilitate the sale of the property. The potential buyer would like to construct an additional commercial structure on the lot, based on information shared with staff in April 2017. The parcel currently contains one (1) 1,197 square feet structure (Tax Parcel S16 000077 000) (See **Exhibit A**—Location Map and **Exhibit B**—Photos of Subject Site and Surrounding Area).

**SURROUNDING ZONING/LAND USES:**

	ZONING:	LAND USE:
<b>NORTH:</b>	R20 (Single—Family Residential)	Vacant and single-family residential
<b>SOUTH:</b>	CR (Commercial Retail)	Single-family residential
<b>EAST:</b>	R3 (Medium Density Multiple Family Residential District) and CR (Commercial Retail)	Single-family residential and contractor's offices
<b>WEST</b>	R20 (Single—Family Residential)	Single-family residential

Properties to the north, south, east and west are predominantly residential in nature. The Roscoe Laircey Company is located east of the subject site and zoned CR (Commercial Retail). Parcels located along Williams Road are zoned CR (Commercial Retail) and HOC (Highway Oriented Commercial).

**COMPREHENSIVE PLAN:**

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

## **Established Residential Neighborhood**

### *Vision:*

The traditional residential neighborhoods in the Established area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.

### *Appropriate Land Uses*

- Neighborhood services
- Small-lot single family residential
- Neighborhood-scale retail and commercial

### *Suggested Development & Implementation Strategies*

- Residential developments that incorporate “corner commercial” sites such as dry cleaning or convenience grocery or similar retail services.
- Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 17.*

## **Residential Redevelopment**

### *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.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 26.*

## **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 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. Whether or not to grant a zoning map amendment from R20 (Single—Family Residential) to CR (Commercial Retail):**

The request to rezone the subject property from the R20 (Single-Family Residential) to 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 city's planning documents and the recently adopted Design Standards in Article XXX.

**Current Zoning Compared to Requested Zoning**

R20 – Single Family Residential districts are restricted to single-family detached dwellings; accessory uses; educational, religious and philanthropic uses and government uses. This zone also limits development to one structure per parcel, thereby prohibiting the development of residential communities with single entity ownership and operation.

CR – Commercial Retail districts are designed to support major business and commerce. This zone allows multiple retail uses, including office buildings, food service facilities, retail establishments and parking lots, to name a few.

**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;**
  - a. Adjacent properties to the north, east and west are predominantly residential in nature and include single-family dwelling units. The parcel south east of the subject site is zoned CR (Commercial Retail) and contains the Roscoe Laircey Co.
- (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 proposed land use could be developed in conformance with the dimensional standards of the CR (Commercial Retail) standards of the *Statesboro Zoning Ordinance*.
    - i. The parcel is roughly 16,117 square feet and exceeds the minimum lot area (10,000 sq. ft.) requirements of Article X Section 1003(A) (See **Exhibit C**—Sketch of Existing Lot).
    - ii. Staff cannot comment on the applicant's ability to develop the site in conformance with development standards because staff did not receive pre-construction plans.
- (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. The property contains one (1) 1,197 square feet.
- (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:**

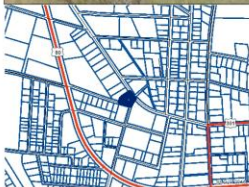
Staff recommends approval of the zoning map amendment requested by application RZ 17-04-01 with conditions. The parcel is located in a true mixed-use area with residential and commercial retail uses.

**Condition**

1. The site is prohibited from taking driveway access on Williams Road.



**EXHIBIT A: 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: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA**



**Picture 1 Subject Site Facing North West Across Martin Luther King Jr. Drive**



**Picture 2 Subject Site Facing North West**



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 3 Subject Site Facing North East**



**Picture 4 Subject Site Depicting Frontage on Williams Road**



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 5 Eastern Property Line of Subject Site Across Martin Luther King Jr. Drive Depicting West Parrish Street**



**Picture 6 Single-Family Dwelling Unit on West Parrish Street Zoned R3 (Medium Density Multiple Family Residential District)**



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 7 Western Property Line of Subject Site Depicting Street Access onto Williams Road and Single-Family Dwelling Units**



**Picture 8 Eastern Property Line of Subject Site Depicting Rear of Roscoe Laircey Co. on Martin Luther King Jr. Drive**



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA (CONT.)**



**Picture 9 Warehouses on West Parrish Street**



**Picture 10 Intersection of Martin Luther King Jr. Drive and Williams Road Depicting Single-Family Dwelling Units**

**EXHIBIT C: SITE SURVEY**

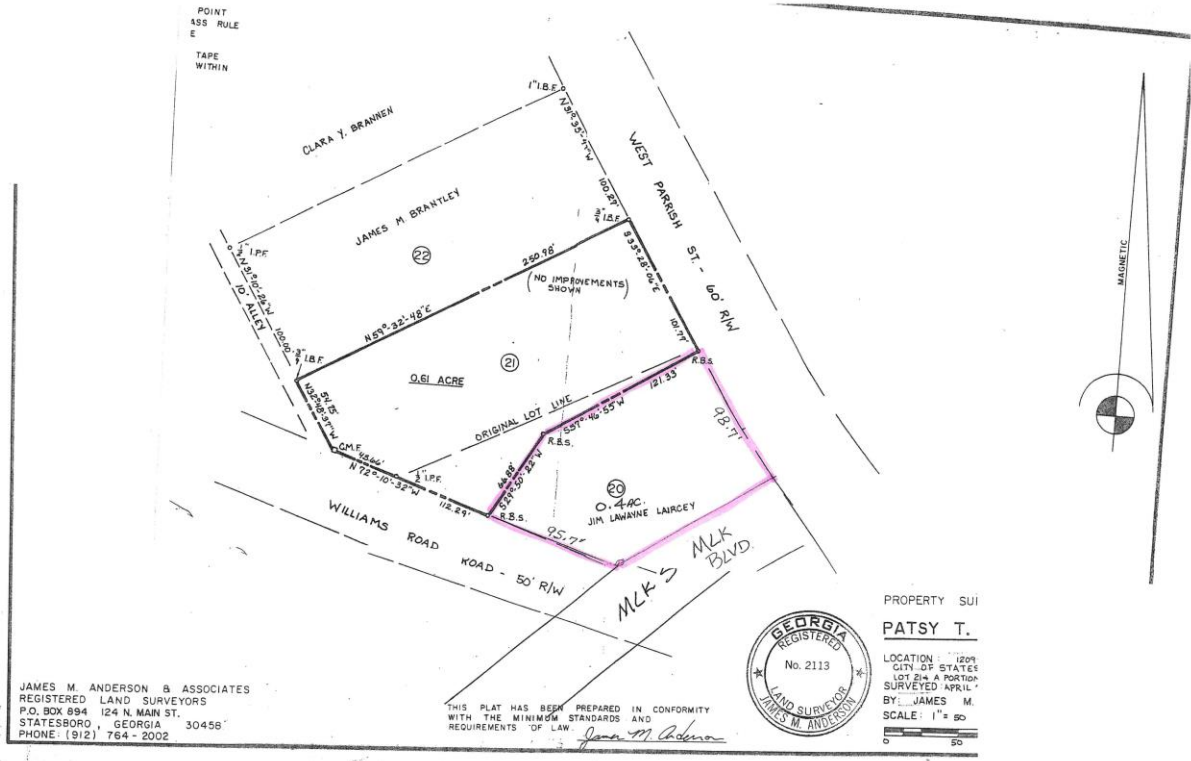




EXHIBIT D: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

