

Ordinance 2020-15:

Chapter 62 - RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM

Article 1. - General

Sec. 62-1. - Purpose

In order to encourage the development of owner-occupied, single-family residential subdivisions inside the corporate limits, the city may provide incentives to developers for property meeting the following criteria, subject to the availability of funding and the competitiveness of application score.

Sec. 62-2. General Qualifying Program Criteria

(A) The property must either be within the city limits, or pre-annexed into the city prior to any sketch plan or preliminary platting so that the property is fully developed under the city's subdivision ordinance, zoning ordinance, and other land use regulatory ordinances. Property outside the city must meet the requirements for annexation under Georgia statutes, so that the property is clearly within the city limits before any incentives can be contracted for or received.

(B) The property must be reasonably close to existing water and sewer lines such that the city can economically extend the main lines to the subdivision. Such determination shall be made at the discretion of the City of Statesboro.

(C) The developer must enter into a written development agreement with the City, in a form acceptable to the city attorney, delineating the developer's and City's respective responsibilities for the various components of development. This agreement must be approved by the City Council before commencement of development.

(E) The subdivision must be developed in reasonably-sized phases so as not to place a financial strain on either the developer or the city.

(F) Consideration will be given to the City's relative cost per lot to fund the incentive program, including the cost to extend the major water and sewer lines to the property, minus any capital cost recovery fees or similar reimbursement programs designed to offset some of these costs to the city.

(G) As part of this evaluation, the city reserves the right not to incentivize any portion of a residential subdivision that is considerably more expensive to provide infrastructure to than the remainder of the subdivision, due to geographic or other conditions.

(H) Property must be zoned R-20, R-15, or PUD (but only for single-family residential development) to qualify.

(I) Develop the subdivision using underground electric, underground telephone/internet/cable television fiber optic utilities, natural gas utilities at each home, curb and gutter, sidewalk on at least one side of each street, and decorative street lights and poles.

(J) A homeowner's association with subdivision covenants, acceptable to the City, must be recorded (prior to building permit issuance). It is the intent that said association will provide

oversight of development standards and maintenance of common areas. Covenants must require:

1. Brick or masonry veneer;
2. Minimum two car garage;
3. Landscaping including trees on home sites;
4. Architectural shingles or standing seam metal roofs;;
5. Concrete driveways;
6. The prohibition of all unit rentals for a minimum of one year and thereafter, any rentals will be for a minimum of one year. This one-year period will commence upon the City's acceptance of the roads; and
7. Natural gas plumbing must be installed within the interior of the home during initial construction in order to accommodate natural gas service provision to interior appliances such as cooking stove(s), water heaters(s), and fireplace(s).

Sec. 62-3. Specific Criteria

In addition to meeting the General Qualifying Program Criteria listed above in Sec.62.2, an applicant may enhance the application's scoring competitiveness by including any of the Specific Criteria as listed below. The City's Development Review Team, comprised of the Assistant City Manager, Director of Public Works & Engineering, Planning and Development Director and the Public Utilities Director will evaluate the scores for all submissions as per the criteria listed in this section.

(A) In the R-20, and R-15 Zoning Districts, and provisionally, the PUD Zoning District, applicant should provide evidence that the proposal will:

1. Have proximity to schools, public parks and/or other like public facilities.

(up to) 15 pts

2. Provide architectural design and high-end amenities that surpass minimum standards so that the aesthetic design and building materials exceed the housing product currently prevalent within the City and surrounding county. Samples of building facades must be provided with this application. (No housing unit clad in either vinyl or aluminum siding will be considered, vinyl or aluminum trim is acceptable). Additionally, delineate the relative quality of the proposed housing expressed as follows:

- a. The minimum square footage of heated space;
- b. The minimum dimensions of the garage space;
- c. The number and quality of additional home amenities to be provided in order to improve the subdivision's value and marketability, including the submission of a professionally designed landscape plan.

(up to) 25 pts

3. Contribute to the desirability of the proposed location, considering surrounding developments and zoning of undeveloped property.

(up to) 5 pts

4. Convert parcels with existing R-4 zoning into the R-20 or R-15 single family zoning districts;

(up to) 15 pts

5. Utilize property zoned (or intended to re-zone) to the PUD zoning district, but only if used exclusively for single-family residential developments at a density per acre not exceeding the respective R-20 or R-15 zoning designation. The intent of this provision is to allow developers flexibility in developing cluster housing on smaller lots (also referred to as a conservation subdivision) with a corresponding increase in open space in common ownership maintained by a homeowners' association. Developers will need to provide a "yield plan" showing a comparable amount of density to the respective zoning district.

(up to) 5 pts

6. Provide an additional percentage of useable open space and recreation facilities for the use of residents within the proposed subdivision. Open space and recreation facilities can include clear greenspace (i.e., passive parks), trails, playgrounds, pool, tennis courts, basketball courts, group shelter, grill/picnic areas, etc.

(up to) 25 pts

7. Provide a tree-save plan for the entire site that eliminates wholesale clear-cutting while selectively allowing for construction areas on a lot by lot basis. The intent is to incur a minimum amount of tree removal.

(up to) 10 pts

TOTAL: 100 pts

Sec. 62-4. Application Procedure

(A) Any property owner wishing to participate in this Program shall file with the city the following submission documentation:

1. A letter requesting program participation;
2. A timeline delineating when the development will begin and estimated time of completion;
3. A proposed subdivision concept plan showing the lots and road configuration; and, if applicable, a yield plan for utilizing the PUD zoning district;

4. Adequate illustrative plans and concepts that clearly delineate and demonstrate the intent of the developer to meet the “General Qualifying Program Criteria” as per Section 62.2 and the “Specific Criteria” as per Section 62.3; and,

(B) Deadline for Applications:

For fiscal year 2021 requests, the deadline shall be March 1, 2021. For fiscal year 2022 and later, the deadline to receive requests shall be September 1, provided funding has been appropriated for subdivision incentives. Those best meeting the intent of this Program and scoring the highest amount of points as per Section 62.3 will be considered the first application with which the City will enter into negotiations. Failure to consummate an agreement will allow the city to negotiate with the next highest scorer. The City reserves the right to fund requests all or in part.

Sec. 62-5. Incentives to be Provided by the City

The city will provide the incentives listed below for the portions of single-family residential subdivisions that are economically feasible on a per lot basis and that have been selected by the city council for participation in the residential single-family subdivision incentive program:

(A) The City will pay developer \$10,000.00 per lot (within approved budget);

(B) Plus, the City will install all natural gas utilities in the subdivision at no cost to the developer. This is a value of approximately \$4,000 per lot;

In acceptance for receipt of incentives, developer agrees to utilize services of professional engineering and planning (if applicable) firms in good standing with and approved by the City.
(Sec. 62-6. through 62-9. Reserved.)

Chapter 62 - RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM

Article 2. – Georgia Initiative for Community Housing

Sec. 62-10. - Purpose

In order to encourage the development of owner-occupied, single-family residential subdivisions inside the corporate limits and within the Georgia Initiative for Community Housing (GICH) defined neighborhoods, the city may provide incentives to developers for property meeting the following criteria, subject to the availability of funding and the competitiveness of application score.

Sec. 62-11. General Qualifying Program Criteria

(A) The property must either be within the city limits, or pre-annexed into the city prior to any sketch plan or preliminary platting so that the property is fully developed under the city's subdivision ordinance, zoning ordinance, and other land use regulatory ordinances. Property outside the city must meet the requirements for annexation under Georgia statutes, so that the property is clearly within the city limits before any incentives can be contracted for or received.

(B) The property must be located within a defined GICH neighborhood.

(C) The property must be reasonably close to existing water and sewer lines such that the city can economically extend the main lines to the subdivision. Such determination shall be made at the discretion of the City of Statesboro.

(D) The developer must enter into a written development agreement with the city, in a form acceptable to the city attorney, delineating the developer's and city's respective responsibilities for the various components of development. This agreement must be approved by the City Council before commencement of development.

(E) The subdivision must be developed in reasonably-sized phases so as not to place a financial strain on either the developer or the city.

(F) Consideration will be given to the city's relative cost per lot to fund the incentive program, including the cost to extend the major water and sewer lines to the property, minus any capital cost recovery fees or similar reimbursement programs designed to offset some of these costs to the city.

(G) As part of this evaluation, the city reserves the right not to incentivize any portion of a residential subdivision that is considerably more expensive to provide infrastructure to than the remainder of the subdivision, due to geographic or other conditions.

(H) Property must be zoned R-8 or proposed to be rezoned to R-8 to qualify. Additionally, 100% of the total number of housing units must be provided to residents making 80% to 120% of HUD's most up to date Median Family Income (MFI) calculation (Note: for 2020 HUD's MFI calculation is \$54,900 for a family of four).

(I) Develop the subdivision using underground electric, underground telephone/internet/cable television fiber optic utilities, natural gas utilities at each home, curb and gutter, sidewalk on at least one side of each street, and decorative street lights and poles.

(J) A homeowner's association with subdivision covenants, acceptable to the City, must be recorded (prior to building permit issuance). It is the intent that said association will provide oversight of development standards and maintenance of common areas. Covenants must require:

1. Façade should include a combination of materials: minimum of 25% of brick or stone; remainder (up to 75%) must be of cementitious materials – no vinyl siding.
2. Landscaping including trees on home sites;
3. Architectural shingles or standing seam metal roofs;
4. Concrete driveways;
5. The prohibition of all unit rentals for a minimum of one year and thereafter, any rentals will be for a minimum of one year. This one-year period will start upon the City's acceptance of the roads. Incomes for these rental units shall retain the 80% to 120% income requirements as referenced in Sec. 62-11(H); and,
6. Natural gas plumbing must be installed within the interior of the home during initial construction in order to accommodate natural gas service provision to interior appliances such as cooking stove(s), water heaters(s), and fireplace(s).

(K) Any developer displacing residents of occupied structures as part of their development plan, must submit a relocation plan acceptable to the city.

Sec. 62-12. Specific Criteria

In addition to meeting the General Qualifying Program Criteria listed above in Sec.62.11, an applicant may enhance the application's scoring competitiveness by including any of the Specific Criteria as listed below. The City's Development Review Team, comprised of the Assistant City Manager, Director of Public Works & Engineering, Planning and Development Director and the Public Utilities Director will evaluate the scores for all submissions as per the criteria listed in this section.

(A) The applicant should provide evidence that the proposal will:

1. Have proximity to schools, public parks and/or other like public facilities.

(up to) 15 pts

2. Architectural design and samples of building facades must be provided with this application. (No housing unit clad in either vinyl or aluminum siding will be considered, vinyl or aluminum trim is acceptable). Additionally, delineate the relative quality of the proposed housing expressed as follows:

- a. The minimum square footage of heated space;
- b. The minimum dimensions of the garage space;
- c. The number and quality of additional home amenities to be provided in order to improve the subdivision's value and marketability.

(up to) _____ **25** _____ pts

3. Contributes to the desirability of the proposed location, considering surrounding developments and zoning of undeveloped property.

(up to) _____ **15** _____ pts

4. Convert parcels with existing R-4 zoning into the R-8 single family zoning district.

(up to) _____ **20** _____ pts

5. Provide an additional percentage of useable open space and recreation facilities for the use of residents within the proposed subdivision. Open space and recreation facilities can include clear greenspace (ie, passive parks), trails, playgrounds, pool, tennis courts, basketball courts, group shelter, grill/picnic areas, etc.

(up to) _____ **25** _____ pts

6. Removal of dilapidated/blighted structure(s) as a component of the development plan for the subdivision.

(up to) _____ **20** _____ pts

TOTAL POINTS: 120

Sec. 62-13. Application Procedure

(A) Any property owner wishing to participate in this Program shall file with the City the following submission documentation:

1. A letter requesting program participation;
2. A timeline delineating when the development will begin and estimated time of completion;
3. A proposed subdivision concept plan showing the lots and road configuration; and
4. Adequate illustrative plans and concepts that clearly delineate and demonstrate the intent of the developer to meet the General Qualifying Program Criteria as per Section 62.11 and the "Specific Criteria" as per Section 62.12; and,

(B) Deadline for Applications:

For fiscal year 2021 requests, the deadline shall be March 1, 2021. For fiscal year 2022 and later, the deadline to receive requests shall be September 1, provided funding has been appropriated for subdivision incentives. Those best meeting the intent of this Program and scoring the highest amount of points as per Section 62.12 will be considered the first

application with which the City will enter into negotiations. Failure to consummate an agreement will allow the city to negotiate with the next highest scorer. The City reserves the right to fund requests all or in part.

Sec. 62-14. Incentives to be Provided by the City

The city will provide the incentives listed below for the portions of single-family residential subdivisions that are economically feasible on a per lot basis and that have been selected by the City Council for participation in the residential single-family subdivision incentive program:

- (A) The city will pay developer \$10,000.00 per lot (within approved budget);
- (B) Plus, the city will install all natural gas utilities in the subdivision at no cost to the developer. This is a value of approximately \$4,000 per lot;
- (C) Plus, all application, permit, and sewer tap fees for subdivisions approved by the City Council under this Program will be waived, excluding those fees made payable to the State; and,
- (D) Plus, the city will waive construction inspection fees for subdivisions approved by the City Council under this Program.

In acceptance for receipt of incentives, developer agrees to utilize services of professional engineering and planning (if applicable) firms in good standing with and approved by the city.

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Jonathan McCollar, Mayor

Leah Harden, City Clerk