



Mayor & Council Work Session

April 18, 2023 at 4:00 P.M



Agenda

1. Zoning Ordinance Update
1. Creek on the Blue Mile 60% Update
1. Mission, Vision & Values

CITY OF STATESBORO UNIFIED DEVELOPMENT CODE

SUMMARY OF KEY UPDATES

CITY COUNCIL WORK SESSION | 04.18.23

UNIFIED DEVELOPMENT CODE



UNIFIED DEVELOPMENT CODE

Chapter 1: Introduction + General Provisions

Chapter 2: Zoning

Chapter 3: Subdivision +

Chapter 4: Environment

Chapter 5: Definitions

+ Related
City Code
updates

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CLEAN UP

- Clarifies writing
- Updates all terms and references
- Uses tables and graphics
- Updates and consolidates definitions
- Updates legal provisions

ARTICLE 2.4 - SPECIFIC USE STANDARDS (A-Z)

Section 2.4.1 - Accessory Dwelling Units

- A. **Attached and detached units.** Accessory dwelling units may be permitted as attached to the principal building or detached from the principal building in a separate building on the same lot, subject to all applicable standards including the dimensional standards in Table 2.3.3.A - Comprehensive Dimensional Standards Table.
- B. **Maximum floor area.** Each accessory dwelling unit shall be no larger than 750 square feet.

Section 2.4.2 - Cottage Courts

- A. **Applicability.** Where permitted, all cottage courts shall comply with the standards of this Section.
- B. **Central courtyard requirements.** The central courtyard of a cottage court shall not include parking spaces or driveways but shall be designed to provide emergency responder access, as shown in Figure 2.4.2-1 - Example Cottage Court



Figure 2.4.2-1 - Example Cottage Court

- C. **Dimensional standards.** The requirements of Table 2.4.2.A - Cottage Court Dimensional Standards shall modify any conflicting standards for buildings developed as part of a cottage court.
- D. **Pedestrian access and entrances.**

SIGN ORDINANCE

- Updates SIGN DISTRICT 2*
 - Requirement for monument signs
 - Small increase in size and allocation
 - A required fall zone for billboards

*Includes MX, HOC, and LI districts with frontage on Veterans Memorial Parkway or Highway 80



SIGN ORDINANCE

- Updates SIGN DISTRICT 4*
 - Signs over storefronts
 - Pedestrian scale signs

*Includes the CBD district



DOWNTOWN PLAN

- Creates a MIXED-USE (MX) DISTRICT
 - Replaces CR
 - Incorporates urban design standards
 - Allows MID-RISE RESIDENTIAL (max. 75 ft)

DOWNTOWN
STATESBORO

Master Plan

The Downtown Statesboro Master Plan is a vision for the future of Downtown Statesboro, including the Plan Area. The plan provides a framework for future development and growth within the Plan Area and sets the stage for all other plans, such as zoning, and more. This map is a summary of the Master Plan document which can be found at www.statesboro.gov/2025/01/21/downtown-statesboro-master-plan/. The plan is the result of a public process that began in 2021 and is expected to be finalized in 2025. Many ideas will need to be taken to the next step in the process, but the top of this page, are shown on the map.



HOUSING TYPES + AFFORDABILITY

- Consolidates **RESIDENTIAL** districts
 - R-6, R-8, R-10 → R-6
 - R-15, R-20 → R-15
- Makes it easier to built on **NONCONFORMING RESIDENTIAL LOTS**
 - By-right (no variance needed)
 - Reduced setbacks



Courtesy Julian Jackson

HOUSING TYPES + AFFORDABILITY

- Converts R-3 into a MIXED-RESIDENTIAL district
 - Single-family, duplex, triplex, quad, live-work, cottage courts
- Allows new housing types in several districts



WALK-UPS (3 OR 4 UNITS)
R-3, R-4, CBD, MX, HOC



COTTAGE COURTS

R-3, R-4, R-6, CBD, MX

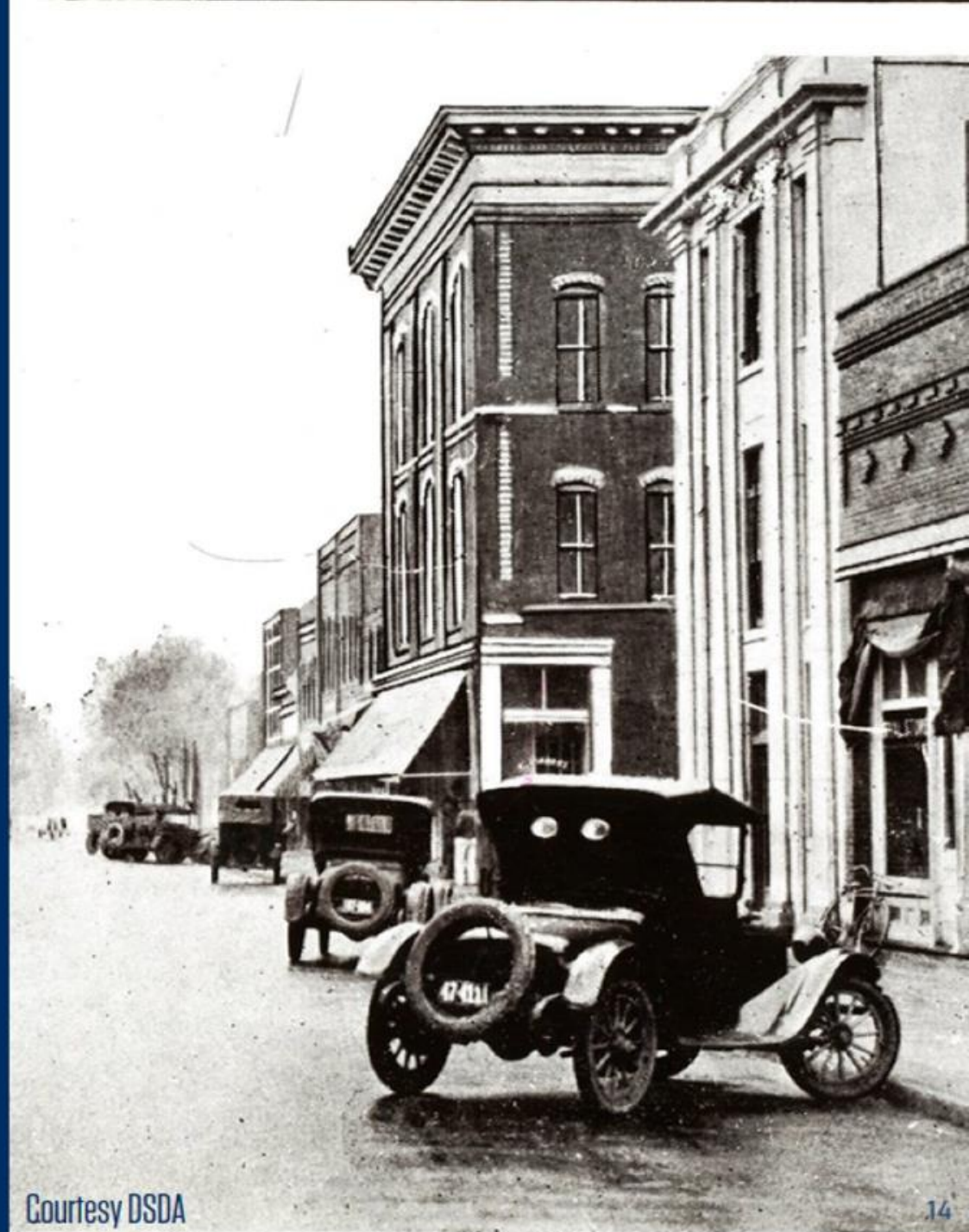


ACCESSORY DWELLINGS ALL DISTRICTS



PRESERVATION INCENTIVES

- Creates **VOLUNTARY** ways to protect local character
 - Parking relief
 - Relaxed zoning standards
 - Residential in historic homes in the Office and Business (O) district



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Chapter 1: Introduction + General Provisions

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Chapter 5: Definitions

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CHAPTER 3: SUBDIVISION

- Pond & Company reviewed and revised
APPENDIX B SUBDIVISION
 - Technical and engineering updates



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CHAPTER 4: ENVIRONMENT

- Pond & Company reviewed and revised **CHAPTER 38: ENVIRONMENT* + CHAPTER 48 FLOOD DAMAGE PREVENTION**
 - Technical and engineering updates

*Chapter 36 includes Drainage + Soil Erosion, Sedimentation and Pollution Control, which will move to UDC. Other standards to remain in Chapter 36.



CHAPTER 4: ENVIRONMENT

- TSW's Landscape Architecture Studio reviewed and revised **Chapter 86: Vegetation**
 - Consistent language
 - No irrigation in public rights-of-way
 - Tree protection standards for **MIXED-USE** development, but exempt small lots in CBD



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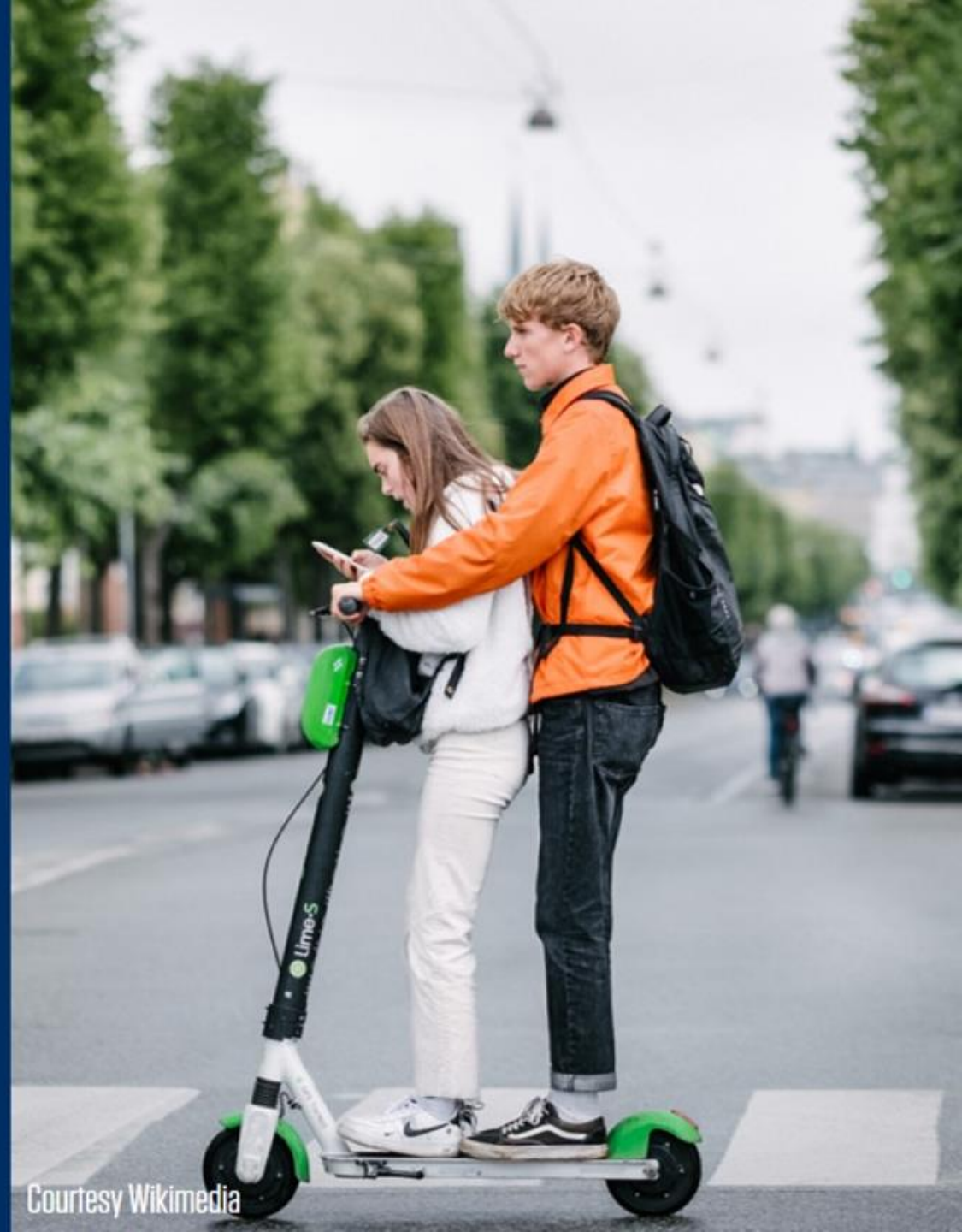
Chapter 4: Environment

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OTHER CODE SECTIONS

- Chapter 22 - Cable Communications
- Chapter 26 - Cemeteries
- Chapter 66 - Solid Waste (no updates)
- Chapter 70 - Street, Sidewalks, and other Public Areas
- Chapter 78 - Traffic and Vehicles (no updates)
- Chapter 82 – Utilities (no updates)



Courtesy Wikimedia

NEXT STEPS

- Ongoing: Finalize draft UDC
- First Public Hearing
- Final Public Hearing





Questions?



**FREESE
AND
NICHOLS**

Creek on the Blue Mile – Flood Control Project Update

CITY OF STATESBORO COUNCIL MEETING

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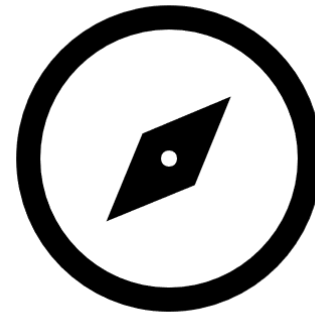
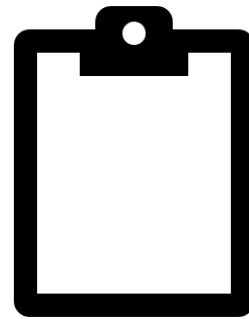
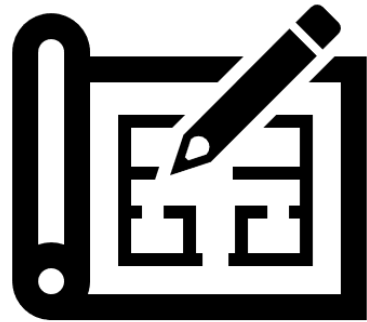


- Project Update
- Floodplain Update
- Upcoming Activities
- Schedule
- Opinion of Probable Costs
- Questions



Activities Since Last Update

- 60% Plan Submittal to the City
- Updated Cost Estimate
- Development of a Draft Masterplan for Memorial Park
- Progress on the Reservoir Design
- Private Partner Coordination Meeting



Floodplain Update



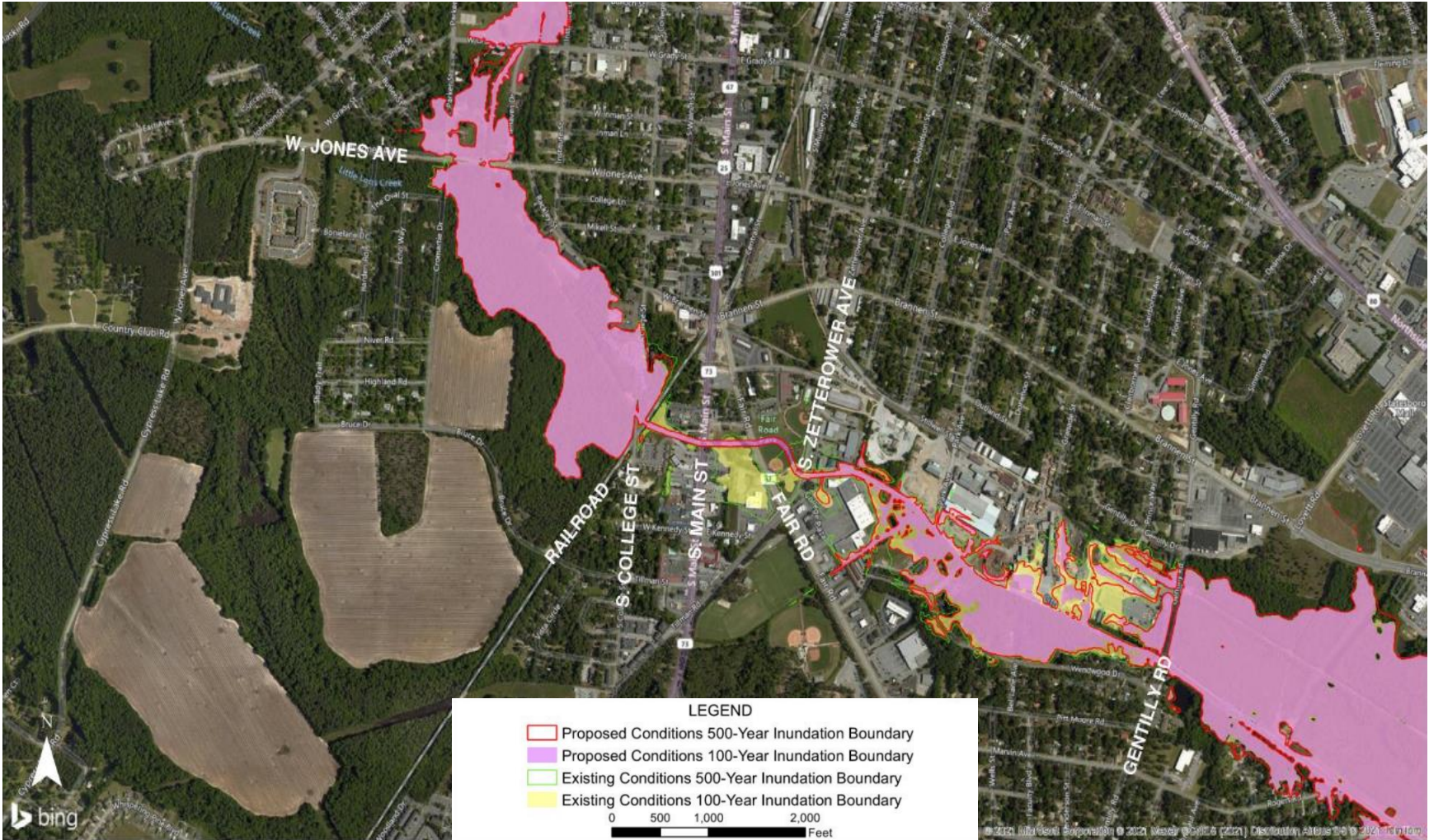
- Existing Conditions



Floodplain Update



- Proposed Conditions





Net Result of Floodplain Improvements:

35 Acres Removed from the 500-year Floodplain

30 Acres Removed from the 100-year Floodplain

Upcoming Activities



- Advance the project to 90% plan completion – with coordination with Blue Mile Foundation and Nelson
- Complete the 30% reservoir design
- Work through the permitting process with the Georgia Department of Transportation and the US Army Corps of Engineers
- Schedule Memorial Park Stakeholder Meeting to Walk Through the Park Masterplan

Design and Permitting Schedule



- April 2022 – Design Began
- August 2022 – Concept Design Report Submitted
- November 2022 – 30% Design Submitted
- March 2023 – 60% Design Submitted
- June 2023 – 90% Design Submittal
- September 2023 - 100% Design Submittal



Opinion of Probable Construction Costs



Item No:	Item Description	Cost Estimate
1	General Conditions	\$2,510,500
2	Site Development	\$3,000,000
3	Water Quality Structure	\$976,250
4	Promenade Segments	\$5,315,870
5	Bridges and Approaches	\$6,096,852
6	Improvements – East of S. Zetterower Ave.	1,375,585
7	North Spur Park Channel Design	\$431,700
8	Existing Channel Abandonment	\$727,550
9	Contingency (20%)	\$4,086,900
10	Inflation Factor (20%)	\$4,086,900
	Total	\$28,608,107
	Secured Grant Funding	(\$8,000,000)
	Total	\$20,608,107

Additional Grant Funding



- Secured Grant Funding
 - GDOT Bridge Funding – Up to \$6,000,000
 - State Improving Neighborhoods Grant – Up to \$2,000,000
- Potential Grant Funding
 - PROTECT Grant (Promenade) – Up to \$5,900,000



Questions?





Mission, Vision, and Values



Mission, Vision, and Values

- Mission – a concise explanation of the organization’s reason for existence.
- Vision – a forward-looking statement which creates a mental image of the ideal state the organization wishes to achieve.
- Values – a list of core principles guiding and directing the organization and its culture.



City of Statesboro – Current Mission Statement

- The mission of the City of Statesboro is to provide the most responsive and progressive public services to ensure our residents, businesses, and visitors can enjoy the highest quality of life Statesboro has to offer.



Proposed Mission and Vision

Mission

- The mission of the City of Statesboro is to provide the most efficient and effective public services.

Vision

- The vision of Statesboro is to be a vibrant, welcoming, and inclusive community for all people.



Proposed Values

- **Integrity** – We operate in an honest, transparent manner.
- **Innovation** – We encourage employees to identify creative solutions.
- **Stewardship** – We value the resources provided by citizens, businesses, and visitors.
- **Inclusivity** – We respect each other's differences; diversity of thought, diversity of experiences, and diversity of cultures.
- **Mission-focused** – We understand our responsibilities and work to get the job done.



Summary

- Adopting new mission, vision, and values statements are vital steps to creating a sustainable culture.



Questions?