



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
February 1, 2022
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

1. January 4, 2022 Meeting Minutes.

IV. New Business

1. **APPLICATION V 22-01-01:** Mary Beth Brown requests a Variance from Article XV, Section 1508 of the *Statesboro Zoning Ordinance* in order to place a roof sign of the building located at 239 South Main Street (Tax Parcel #S19 000019 001).
2. **APPLICATION V 22-01-02:** Mary Beth Brown requests a Variance from Article XV, Section 1509 (Table 5) of the *Statesboro Zoning Ordinance* in order to place a sign exceeded the allowed square footage for a building sign at 239 South Main Street (Tax Parcel # S19 000019 001).
3. **APPLICATION V 22-01-03:** Rael Development Corporation requests a variance from Article XIV, Section 1402 of the *Statesboro Zoning Ordinance* in order to apply for a PUD (Planned Unit Development) at 1 University Place (Tax Parcels # MS61000056000, MS61000058 000, MS61000052B000, MS61000052A000, MS61000055A000, MS61000052 000).
4. **APPLICATION RZ 22-01-04:** Rael Development Corporation requests a Zoning Map Amendment in order to establish a PUD (Planned Unit Development) at 1 University Place (Tax Parcels # MS61000056000, MS61000058 000, MS61000052B000, MS61000052A000, MS61000055A000, MS61000052 000).

V. Announcements

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

January 4, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Benjamin McKay, Michele Hickson, Sean Fox, Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Senior Planner), and Elizabeth Burns (Planner); **Absent:** James Byrd Sr, Michelle Babot

I. Call to Order

Commissioner McKay called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner McKay led in the invocation & pledge.

III. Approval of Minutes

1.) December 7, 2021 Meeting Minutes.

Commissioner Cartee made a motion to approve the December 7, 2021 meeting minutes, seconded by Commissioner Rosengart. The motion carried 4-0.

IV. New Business

1.) **APPLICATION SE 21-12-01:** TBR, LLC requests a Special Exception at a property located in the R-15 (Single-Family Residential) zoning district in order to allow the placement of a hair salon at 106 S Zetterower Ave.

Kathleen Field introduced case SE 21-12-01, Commissioner Fox made a motion to open the public hearing of 21-12-01. Commissioner Cartee seconded, the motion carried 4-0. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 4-0. Commissioner Cartee made a motion to approve 21-12-01. Commissioner Rosengart seconded and the motion passed 4-0.

2.) **APPLICATION SE 21-12-02:** Shaynen Anderson requests a Special Exception at a property located in the CR (Commercial Retail) zoning district in order to place an auto body/mechanic shop at a property located at 216 N Zetterower Ave.

Kathleen Field introduced case SE 21-12-02. Commissioner Rosengart made a motion to open the public hearing with a second from Commissioner Fox. The motion passed 4-0. Shaynen Anderson was introduced and spoke for the request. Commissioner Cartee made a motion to close the hearing with a second from Commissioner Rosengart. The motion passed 4-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner Rosengart seconded and the motion passed 4-0.

V. Announcements

Kathleen Field announced that the next work session would include a presentation of the Downtown Master Plan. She added that the February work session would include a presentation of policies and procedures for the housing program. The zoning and sign ordinance are also going to be updated.

VI. Adjourn

Commissioner Fox made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 4-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



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

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 Statesboro, Georgia 30458

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**V 22-01-01 & V 22-01-02
 ZONING VARIANCE REQUEST
 239 SOUTH MAIN STREET**

LOCATION:	239 South Main Street
EXISTING ZONING:	HOC (Highway Oriented Commercial)
ACRES:	1.06 acres
PARCEL TAX MAP #:	S19 000019 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Restaurant
PROPOSED USE:	Restaurant



PETITIONER Whitfield Signs
ADDRESS 91 South College Street, Statesboro GA 30458

REPRESENTATIVE Isabella Booth/Jana Philips (Whitfield Signs)
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant requests a variance from Article XV, Section 1508, of the *Statesboro Zoning Ordinance* to allow for the installment of a roof sign on the exterior of the existing building located at 239 South Main Street in the HOC (Highway Oriented Commercial) zoning district. The applicant is also requesting a variance from Article XV, Section 1509 (Table 5) to exceed the wall sign square footage allowed for the property.

STAFF RECOMMENDATION

V 22-01-01 & V 22-01-02 DENIAL

Case # V 22-01-01 & V 22-01-02

239 South Main St
Parcel: S19 000019 001

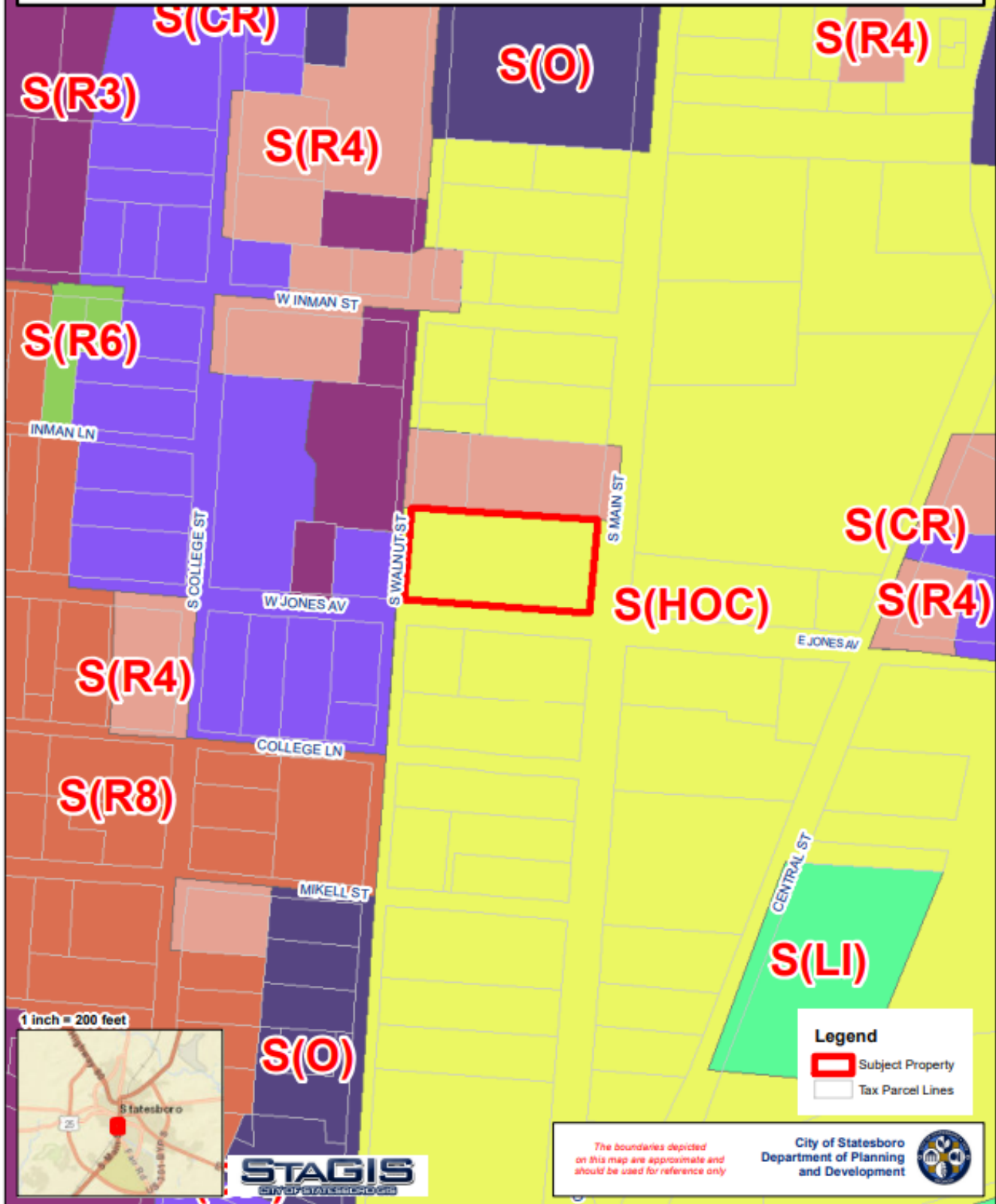
Location Map



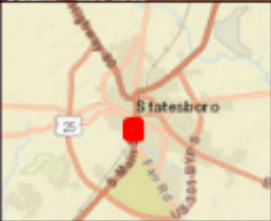
Case # V 22-01-01 & V 22-01-02

239 South Main St
Parcel: S19 000019 001

Current Zoning Map



1 inch = 200 feet



Legend

- Subject Property
- Tax Parcel Lines

The boundaries depicted on this map are approximate and should be used for reference only.

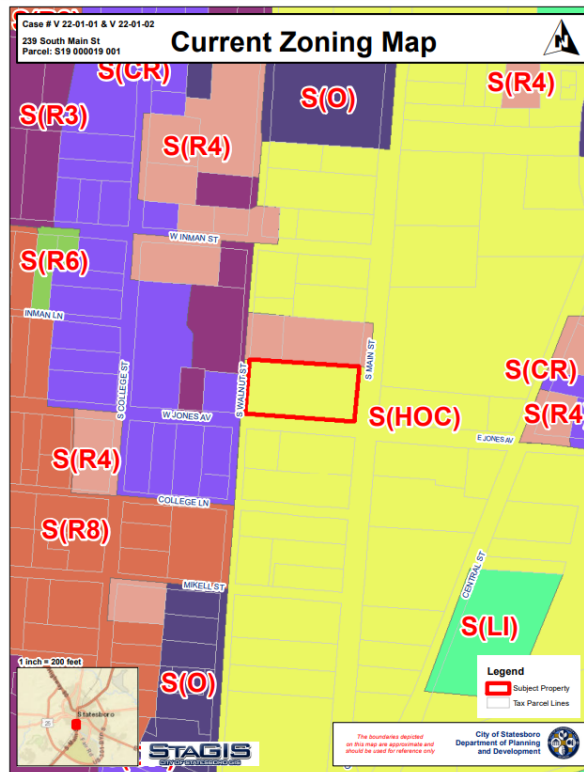
City of Statesboro
Department of Planning and Development



Case # V 22-01-01 & V 22-01-02
239 South Main St
Parcel: S19 000019 001

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R4 (High Density Residential)	Apartment Complex
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Hotel
East	Location Area #3: HOC (Highway Oriented Commercial)	Gas Station
Northwest	Location Area #4: R4 (High Density Residential)	Apartments
Southeast	Location Area #5: HOC (Highway Oriented Commercial)	Apartment Complex
South	Location Area #6: HOC (Highway Oriented Commercial)	Glass Company
Southwest	Location Area #7: HOC (Highway Oriented Commercial)	Single Family Residence
West	Location Area #8: CR (Commercial Retail)	Hair Salon

SUBJECT SITE

The subject site is a 1.06 acre lot containing one restaurant and a rear smokehouse. The applicant is seeking to add a roof sign on the exterior of the building that is prohibited as per Article XV; Section 1508, of the Statesboro Zoning Ordinance and exceeds the allowed aggregate square footage as per Article XV; Section 1509, Table 5, of the Statesboro Zoning Ordinance. As of Table 5 of the Sign Ordinance, the applicant would be allowed to place 100 square feet of wall signage and 120 square feet of freestanding signage. The applicant has requested a roof sign of approximately 169 square feet.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are 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;**
 - The Ordinance does not generally allow for the roof placement of signs, unless on a mansard (multi-sloped) roof that does not terminate in a unified ridge line. The existing roof does not meet this condition.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - This application is a direct result of the actions of the applicant. By right, the owner would not be allowed to place the requested signage on the roof.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**

- The applicant would not be able to place a sign on the roof, nor at the size requested. However, there is sufficient wall space and site spaces to develop signage.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
- Substantial detriment to the public would be caused since approval of this sign would set a precedent for these types of signs on The Blue Mile.

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a variance to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The request is not consistent with the intent of the Zoning Ordinance and will detract from the neighboring properties.



Colors & Finishes
 Colors and finishes are subject to change without notice. Colors and finishes are subject to change without notice. Colors and finishes are subject to change without notice.

CL1 Purple 17792 Purple 5002

Grid Information
 Grid Information

Electrical Specifications & Notes
 Electrical Specifications & Notes

Construction Specifications
 Construction Specifications

Notes
 Notes

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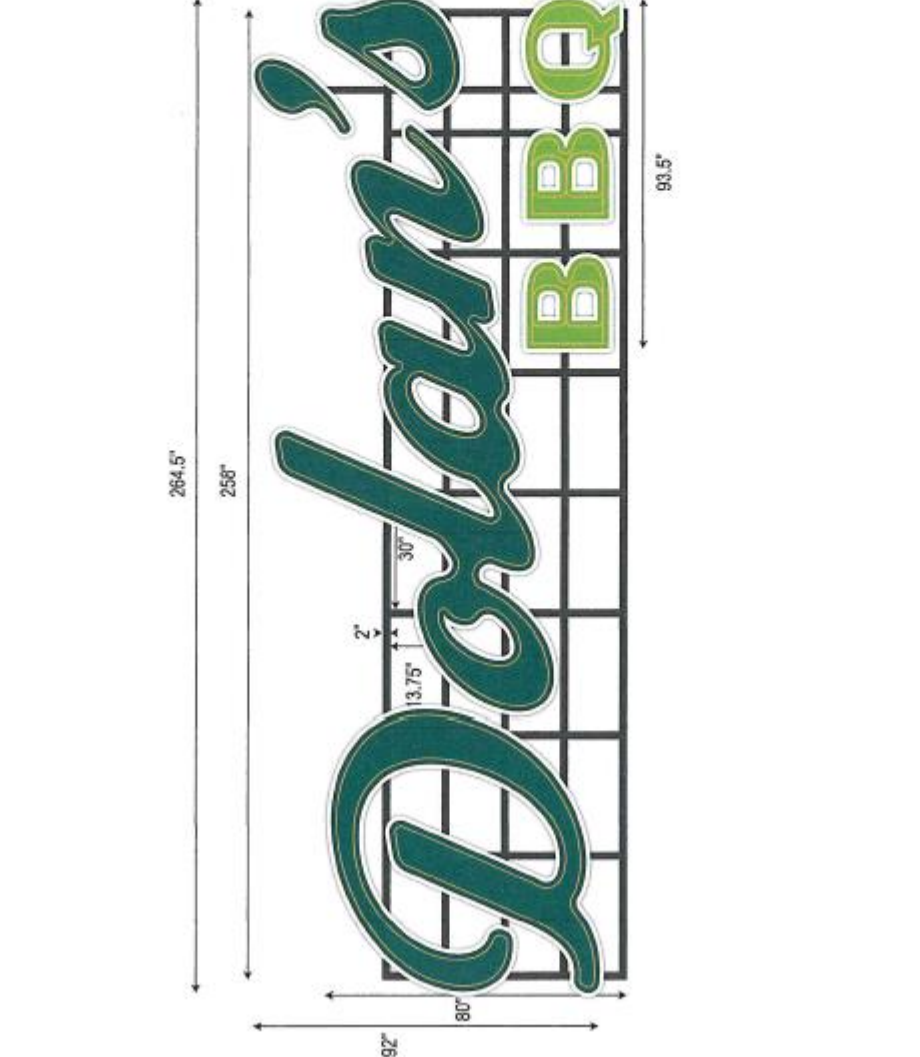
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HDU with Inlaid LED



Colors & Finishes
 Colors and finishes are subject to change without notice. Please refer to the color chart for the most current information.

G1 G2 G3 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15 G16 G17 G18 G19 G20 G21 G22 G23 G24 G25 G26 G27 G28 G29 G30 G31 G32 G33 G34 G35 G36 G37 G38 G39 G40 G41 G42 G43 G44 G45 G46 G47 G48 G49 G50 G51 G52 G53 G54 G55 G56 G57 G58 G59 G60 G61 G62 G63 G64 G65 G66 G67 G68 G69 G70 G71 G72 G73 G74 G75 G76 G77 G78 G79 G80 G81 G82 G83 G84 G85 G86 G87 G88 G89 G90 G91 G92 G93 G94 G95 G96 G97 G98 G99 G100

Scale Information
 One Inch = One Foot

Material Specifications & Notes
 1. All materials shall be of the highest quality available and shall conform to the specifications listed below.
 2. All materials shall be new unless otherwise noted.
 3. All materials shall be installed in accordance with the manufacturer's instructions.
 4. All materials shall be installed in accordance with the applicable building codes and regulations.
 5. All materials shall be installed in accordance with the applicable industry standards.
 6. All materials shall be installed in accordance with the applicable best practices.
 7. All materials shall be installed in accordance with the applicable local, state, and federal laws and regulations.
 8. All materials shall be installed in accordance with the applicable safety standards.
 9. All materials shall be installed in accordance with the applicable environmental standards.
 10. All materials shall be installed in accordance with the applicable fire safety standards.
 11. All materials shall be installed in accordance with the applicable accessibility standards.
 12. All materials shall be installed in accordance with the applicable energy efficiency standards.
 13. All materials shall be installed in accordance with the applicable sustainability standards.
 14. All materials shall be installed in accordance with the applicable social responsibility standards.
 15. All materials shall be installed in accordance with the applicable ethical standards.

Construction Specifications
 1. All construction shall be in accordance with the applicable building codes and regulations.
 2. All construction shall be in accordance with the applicable industry standards.
 3. All construction shall be in accordance with the applicable best practices.
 4. All construction shall be in accordance with the applicable local, state, and federal laws and regulations.
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Notes
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Approval
 Prepared by: [Signature]
 Date: [Date]

Revision
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Visual Representation Only / Roughly to Scale

Subject Property



Northern Property



Southern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of V 22-01-01 & V 22-01-02 due to the lack of consistency with the intent of the zoning ordinance.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to place the sign on this building. All signage must be properly reviewed and approved by the City.



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

P.O. Box 348
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V 22-01-03 & RZ 22-01-04
ZONING MAP AMENDMENT AND VARIANCE REQUEST
1 University Place

LOCATION:	1 University Place
EXISTING ZONING:	PUD (Planned Unit Development)
ACRES:	3.07 acres
PARCEL TAX MAP #:	MS61000056000, 58000, 52B000, 52A000, 55A000, 52000
COUNCIL DISTRICT:	District 4 (Riggs)
EXISTING USE:	Shopping Center
PROPOSED USE:	Apartment Complex



PETITIONER Rael Development Corporation
ADDRESS 895 Dove Street Suite 300, Newport, CA 92660

REPRESENTATIVE Billy Avila
ADDRESS 895 Dove Street Suite 300, Newport, CA 92660

PROPOSAL

The applicant is requesting a Variance and Zoning Map Amendment to establish a new PUD (Planned Unit Development) zoning district, in order to develop a multi-family facility with attached retail and structured parking on a site totaling less than 10 acres.

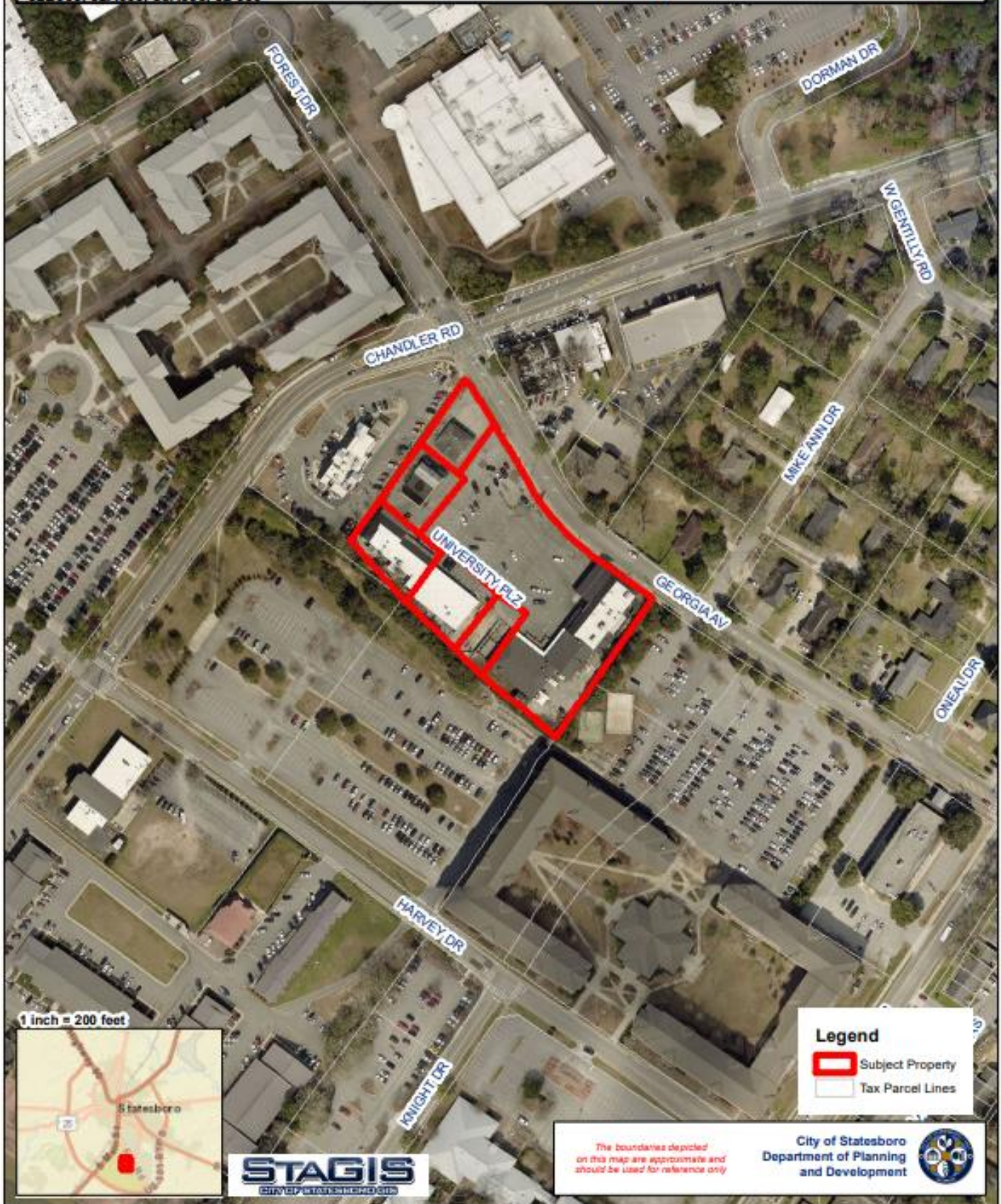
PLANNING COMMISSION RECOMMENDATION

V 22-01-03 & RZ 22-01-04 - CONDITIONAL APPROVAL

Case # V 22-01-03 & RZ 22-01-04

1 University Pl
Parcel: MS61000056 000, 58 000,
52B000, 52A000, 55A000, 52 000

Location Map



Case # V 22-01-03 & RZ 22-01-04
1 University Pl
Parcel: MS61000056 000, 58 000,
52B000, 52A000, 55A000, 52 000

Future Landuse Map



Legend

- Subject Property
- Tax Parcel Lines

The boundaries depicted on this map are approximate and should be used for reference only.

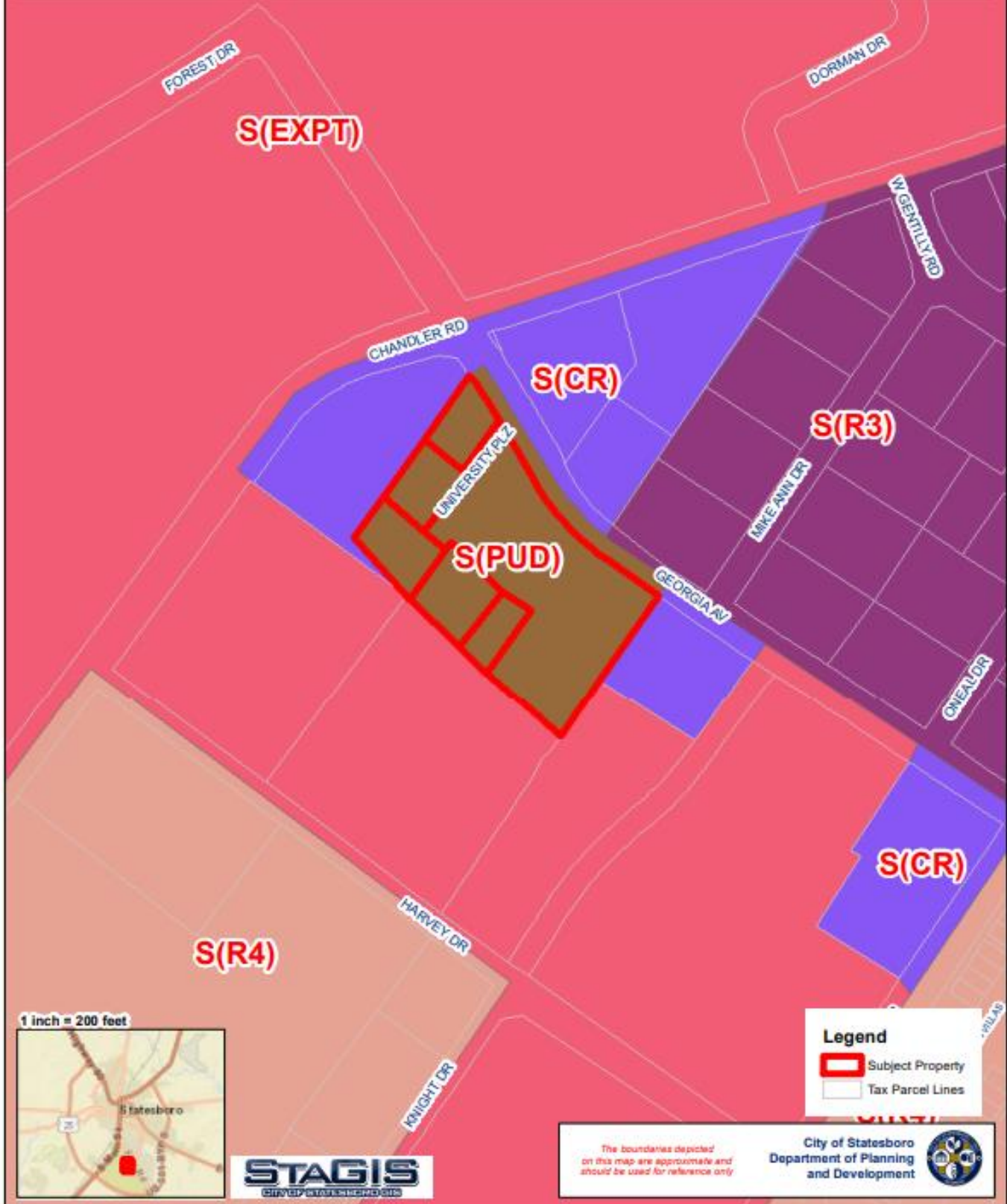


City of Statesboro
Department of Planning
and Development

Case # V 22-01-03 & RZ 22-01-04

1 University Pl
Parcel: MS61000056 000, 58 000,
52B000, 52A000, 55A000, 52 000

Zoning Map



1 inch = 200 feet

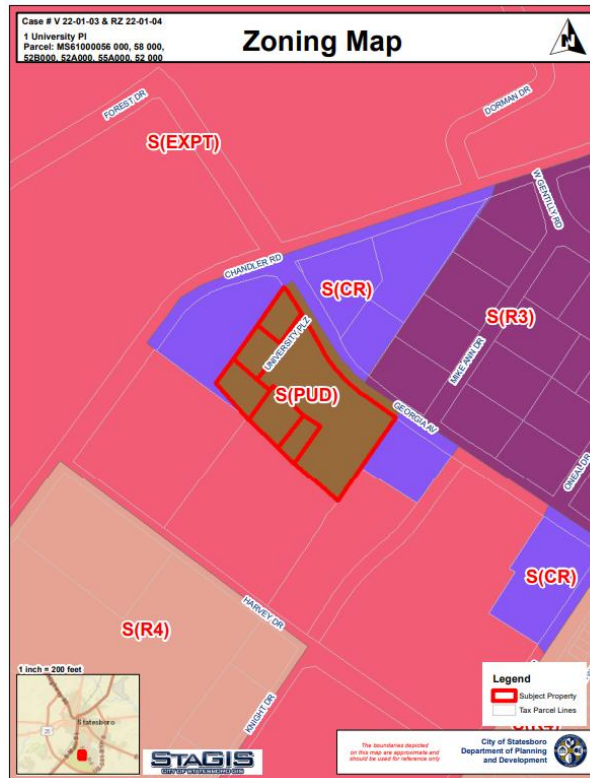


The boundaries depicted on this map are approximate and should be used for reference only

Legend

- Subject Property
- Tax Parcel Lines

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Shopping Center
Northeast	Location Area #2: R3 (Medium Density Multiple Family Residential)	Duplex
Northwest	Location Area #3: S (Exempt)	University
East	Location Area #4: CR (Commercial Retail)	Parking Lot
West	Location Area #5: CR (Commercial Retail)	Restaurant
Southwest	Location Area #6: S (Exempt)	University
Southeast	Location Area #7: S (Exempt)	University
South	Location Area #8: S (Exempt)	University

SUBJECT SITE

The subject site is a collection of primarily vacant buildings on a combined 3.07 acre site, on Georgia Avenue. The property has historically been a shopping center. The location is currently mostly vacated, and is adjacent to Georgia Southern University. Active businesses on site consists of a small convenience store. A PUD for a similar student housing project was approved under RZ 18-09-06 in 2018, with no further action taking place on the project.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “University District” area, which is anchored by Georgia Southern University, and states that development of this area should focus heavily on pedestrian and bike accessibility, as well as transit.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by City water and Sewer.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

1. Existing uses and zoning or [of] property nearby.

- The proposed use is of a similar density to the adjacent property. The surrounding lots are zoned S (Exempt), R3 (Medium Density Multiple-Family Residential), and CR (Commercial Retail), and are currently occupied by a mix of single-family and duplex homes, a commercial strip, 4-story university dormitories, and a restaurant.

2. The extent to which property values are diminished by the particular zoning restrictions.

- Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will likely increase the overall value of property in the area.

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.

- The property would serve as a higher use than the currently serving use.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

- The development would serve the public and the university by increasing the stock of housing within the City limits, as well as offering additional student housing.

5. The suitability of the subject property for the zoned purposes.

- This property would be developed adjacent to Georgia Southern, and the walkability of the project and general use is suitable.

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.

- The property has historically served as a shopping center, but over the last 5 years has slowly lost individual businesses within the strip. At this time, there is only two active businesses at this location.

7. The extent the proposed change would impact the following:

- Population density in the area.
 - The population density would increase as a result of a new residential development in the area.
- Community facilities.
 - There will be an impact in the use of City Sewer and Water.
- Living conditions in the area.
 - Additional development could benefit the area by removing a significant area of blight.
- Traffic patterns and congestion.
 - Congestion on Georgia Avenue would increase with the development. Current proposals for parking within the project would seek to mitigate vehicle traffic but increase foot traffic significantly.
- Environmental aspects.
 - There are no wetlands on the property.
- Existing and future land use patterns.
 - Generally the area is surrounded by a mix of University dorms, commercial developments, and residential developments.
- Property values in the adjacent areas.
 - Additional development would drive the cost of surrounding property higher.

8. Consistency with other governmental land use, transportation, and development plans for the community.

- The proposed residential use of the property is consistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “University District”.

Subject Property



Subject Property



Subject Property



Adjacent Property



Exhibit One

AVILA GROUP | GEORGIA AVENUE, CP OPT 3
DATE: 1/10/22

UNIT MIX	BUILDING 1000										BUILDING 2000							TOTAL	
	1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7		8
UNIT TYPE																			
AREA																			
RENTAL																			
TOTAL																			
CONCRETE																			
STEEL																			
GLASS																			
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BLDG	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1 DENSITY PLAN LEVEL 1
(LEVEL 2 SIM)

1" = 60'-0"

0' 30' 60' 120'



GEORGIA AVENUE CONCEPTUAL PLAN | STATESBORO, GA
01/07/22 | CP OPT 03

Exhibit Two



Exhibit Three

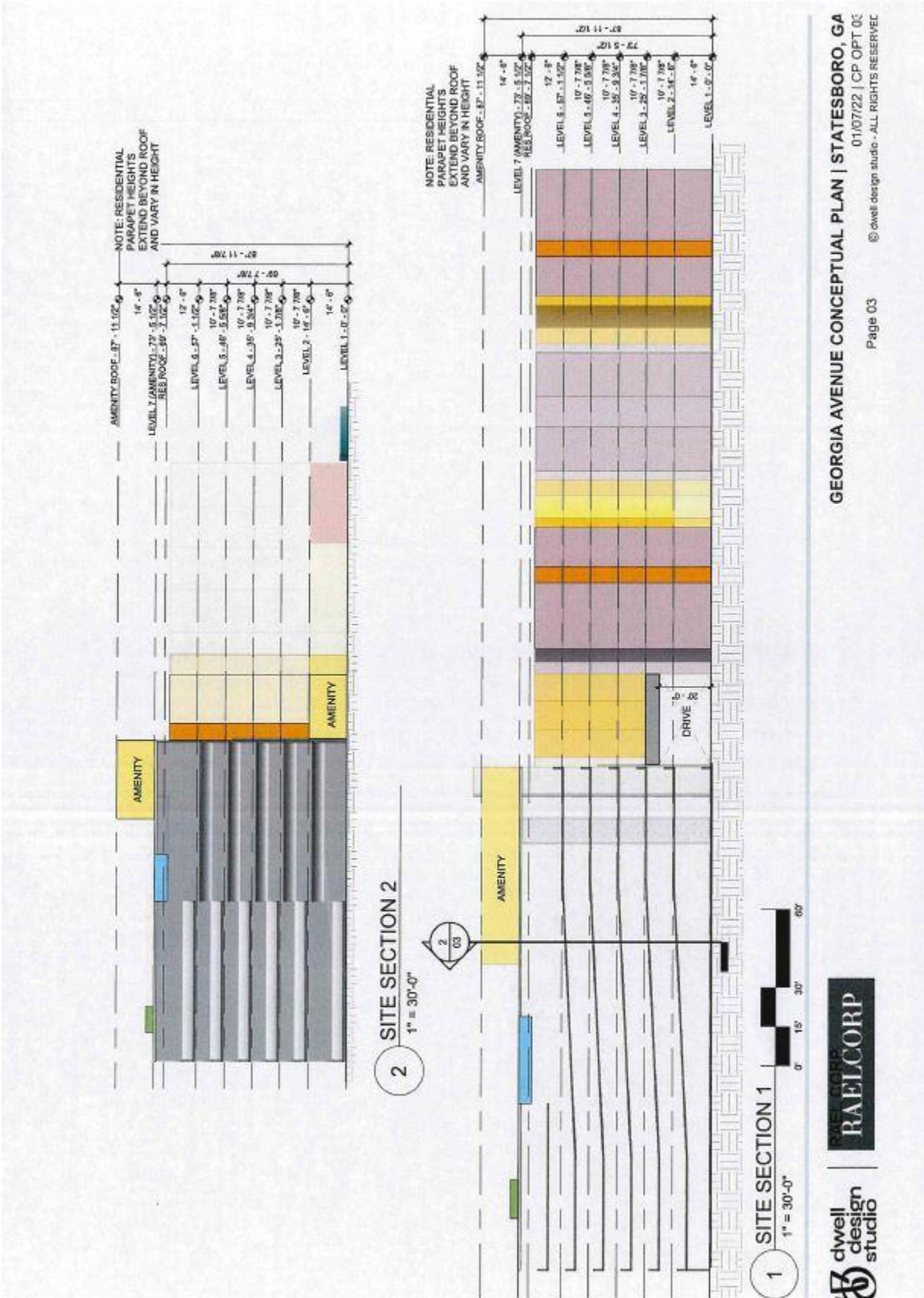


Exhibit Four



View 1 - Chandler Road and Georgia Ave



Concept Design

Georgia Avenue | Statesboro, GA

January 07, 2022

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Exhibit Five



View 2 - Georgia Ave



Concept Design

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January 07, 2022
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STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 22-01-03 & RZ 22-01-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Granting of this Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City & State Fire Marshall.
2. Any additional off-site parking granted to the development must be provided in writing to the City.
3. Final building elevations must maintain consistency with the concept design as submitted with this PUD.
4. A combination PLAT must be submitted for this group of parcels prior to the approval of any building or site permit.