



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

June 5, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. April 3, 2018 Meeting Minutes

IV. New Business

1. **APPLICATION V 18-05-01**: HFA, LLC requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of signage in Sign District 2. (Tax Parcel MS842 000100E 000).
2. **APPLICATION V 18-05-02**: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).
3. **APPLICATION V 18-05-03**: Fendig Signs, Inc. requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 2 (Tax Parcel S72 000014 000).
4. **APPLICATION V 18-05-04**: McKeithen True Value Hardware requests a variance from Article XV Section 1509(C) Table 5 of the Statesboro Zoning Ordinance regarding the maximum number of building signs allowed in Sign District 3 (Tax Parcel MS88 000026 005).
5. **APPLICATION RZ 18-05-05**: John Fortino requests a zoning map amendment of 0.49 acres of currently undeveloped property addressed as Fair Road from the R-3 (Medium Density Multi-Family Residential) zoning district to the CR (Commercial Retail) zoning district to permit additional possible uses on the property (Tax Parcel MS61 000018 000).

V. Announcements

VI. Adjourn

STATESBORO PLANNING COMMISSION

May 1, 2017

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

The May 1, 2017 Planning Commission meeting was cancelled due to a lack of agenda items.

Chair – James W. Byrd, Sr.

Secretary – Frank Neal, AICP
Director of Planning and Development



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

P.O. Box 348
 Statesboro, Georgia 30458

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

V 18-05-01 VARIANCE REQUEST 147 NORTHSIDE DRIVE EAST	
LOCATION:	147 Northside Drive East
REQUEST:	Variance from Article XV Section 1509(C) Table 4 regarding the maximum allowed total square feet of building signs in Sign District 2.
APPLICANT:	HFA – Sara Baker
OWNER(S):	Walmart Real Estate
ACRES:	25.53 acres
PARCEL TAX MAP #:	MS84 000100E 000
COUNCIL DISTRICT:	District 5 (Vacant)

Case # V18-05-01 Parcel # MS84000100E000
 Location Map: 147 Northside Dr East

PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 4 of the *Statesboro Zoning Ordinance* regarding the maximum allowed total square feet of signage in Sign District 2. (See **Exhibit A – Location Map**.)

Specifically, the applicant’s goal is to install one(1) additional building sign on the front elevation, at a size of 66.59 sq ft; existing signage on the front elevation currently totals 120.63 sq ft. The total allowed square footage for building signs is 125 sq ft; the proposed sign would bring the total to 187.22 sq ft (150% of the allowed amount).

BACKGROUND:

The applicant recently undertook renovations to accommodate an online grocery ordering pick-up service at this location. The proposed sign relates to that service.

SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
NORTH:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
SOUTH:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
EAST:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
WEST	CR (Commercial Retail)	Food Service Facilities and Retail Establishments

The subject property is located within the CR (Commercial Retail) is located adjacent to Statesboro Mall. Surrounding parcels include mixed uses, such as restaurants and retail shops (See **Exhibit A – Location Map**, **Exhibit B—Future Development Map** and **Exhibit C—Photos of Subject Site**).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sec. 1509(C) Table 4), **Exhibit E** (Proposed Signage Plans)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Activity Centers/Regional Centers”</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
The “Activity Centers/Regional Centers” character areas are currently dominated by auto-oriented design and large surface parking lots. The Activity Centers will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.	<ul style="list-style-type: none">• Encourage infill, new, and redevelopment to build close to the street.• New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations <p><i>Statesboro Comprehensive Master Plan, Community Agenda page 23.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 4: Sign District 2 Dimension standards to allow for installation of one(1) additional building sign on the front elevation.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed square footage for building signs. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the CR (Commercial Retail) zoning district and is regulated by the dimensional standards of Sign District 2

The ordinance states that the maximum square footage for building signs for an individual establishment on an individual lot is 125 sq ft. (See **Exhibit D**—Section 1509(C) Table 4). The applicant has installed 120.63 sq ft of signage on the front elevation as of this application, and is proposing 66.59 of additional square footage, bringing the total proposed to 187.22 sq ft (See **Exhibit E**—Proposed Signage Plans).

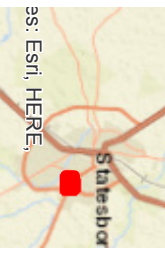
ANALYSIS (Cont'd)

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that "Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article." However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which 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" and **Section 1801 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;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends approval of this variance.



STATSBORO
CITY OF STATESBORO, GA

EXHIBIT A

City of Statesboro Department of
Planning and Development

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



PUD/CR

1:3,600

EXHIBIT B: FUTURE DEVELOPMENT MAP

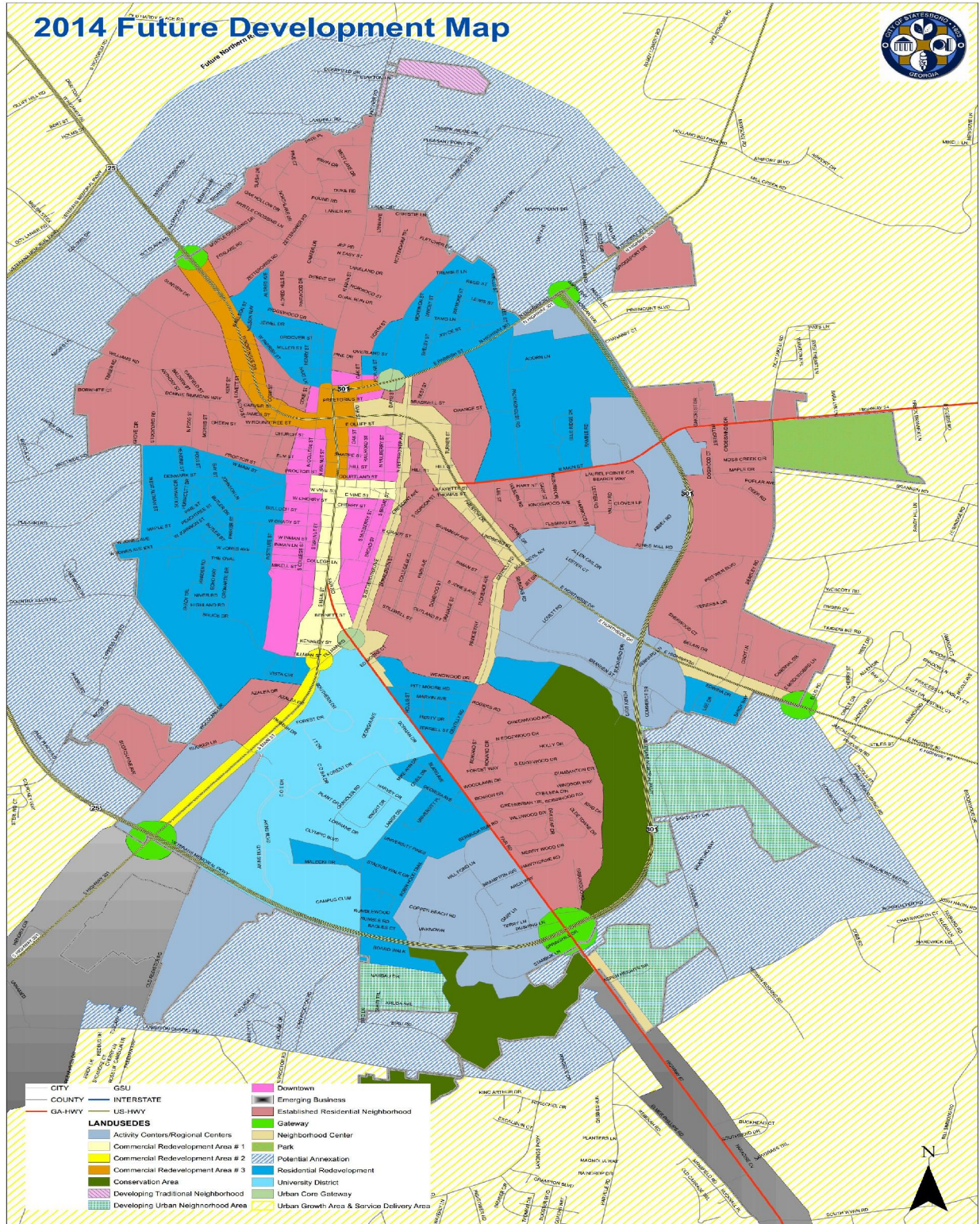


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site depicting front elevation and existing building signage, looking southeast.



Picture2: Subject Site depicting proposed location for additional signage (orange section), right side of front elevation.



Picture 3: Subject Site looking south from the adjacent parcel, abutting Fair Road.



EXHIBIT D: SECTION 1509 TABLE 5

Table 4. Sign District 2 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 2 (As defined in subsection 1509[A.2])	SIGN FOR AN INDIVIDUAL ESTABLISHMENTS ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	INDIVIDUAL ESTABLISHMENTS, SHOPS, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)*	250 square feet including freestanding and building sign	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 200 sf > 50,000 sf = 350 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	150 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	20' on St. or Fed. Frontage 8' on Local Frontage	25' on St. or Fed. Frontage 15' on Local Frontage	Not applicable
4. Setback Requirements	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed*	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	125 square feet	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building Elevation	Building Elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required. Where a billboard is to be located on a lot in accordance with the provisions of section 1511 herein, the aggregate sign area shall not exceed the combined maximum number of total square feet permitted for the billboard, as established in subsection 1511(B), and the building sign.</p> <p>**Excludes billboards. Billboards shall be subject to the provisions of section 1511 of this article.</p> <p>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</p>			

EXHIBIT E



WALMART STORE NO. 0154-226
 2500 N. W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33309
 754-561-1000

3. SIGNAGE CONTRACTOR RESPONSIBILITY:
 A. PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
 B. VERIFY ALL DIMENSIONS AND LOCATIONS OF SIGNAGE.
 C. VERIFY ALL MATERIALS AND FINISHES.
 D. VERIFY ALL ELECTRICAL WORK.
 E. VERIFY ALL STRUCTURAL WORK.
 F. VERIFY ALL CONSTRUCTION WORK.
 G. VERIFY ALL FINISHES.
 H. VERIFY ALL INSTALLATION WORK.
 I. VERIFY ALL SIGNAGE.
 J. VERIFY ALL DOCUMENTATION.

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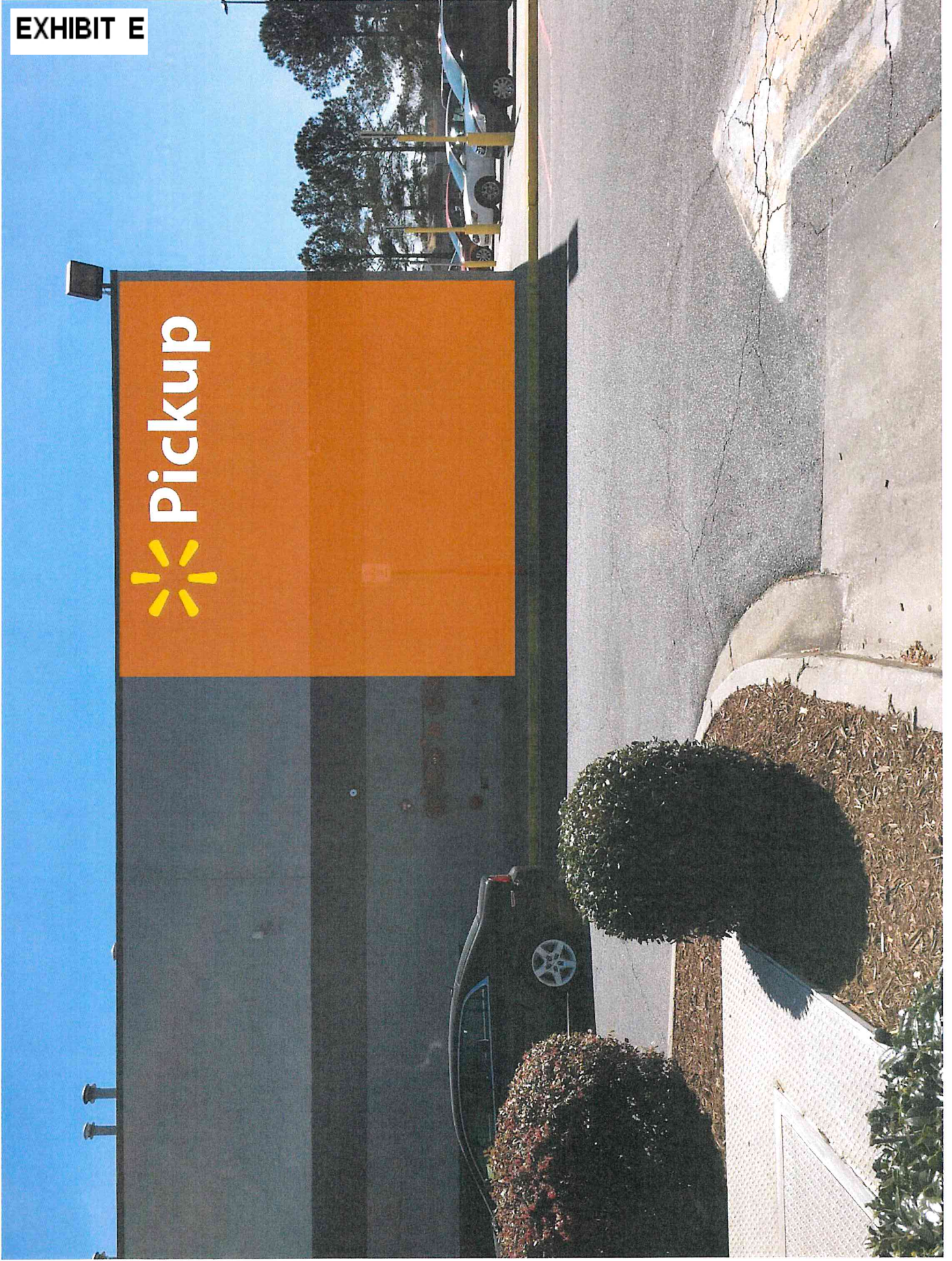
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EXHIBIT E

EXHIBIT E





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

P.O. Box 348
 Statesboro, Georgia 30458

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

V 18-05-02 VARIANCE REQUEST 103 HERTY DRIVE	
LOCATION:	103 Herty Drive
REQUEST:	Variance from Article XV Section 1509(C) Table 3, regarding the maximum allowed square footage for building signs.
APPLICANT:	Whitfield Signs
OWNER(S):	Wesley Foundation
ACRES:	1
PARCEL TAX MAP #:	S44 000065 000
COUNCIL DISTRICT:	4 (Riggs)

PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the maximum allowed total square feet of building signs in Sign District 1. (See **Exhibit A** – Location Map.)

Specifically, the applicant’s goal is to install one (1) building signs on the side elevation at a size of 142.5 sq ft; the total allowed square footage for building signs is 40 sq ft; at a total of 142.5, this exceeds the maximum by 102.5 sq ft (256%).

BACKGROUND:

Currently, the site is zoned R-15 (Single Family Residential) and home the GSU’s Wesley Foundation ministry. The applicant is proposing to install a building sign on the side elevation of the structure facing Fair Road (See **Exhibit E**- Proposed Signage Plans). The amount allowed by ordinance is 40 square feet in total; the proposed sign is 142.5 sq ft.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-15 (Single Family Residential)	Single family detached dwelling units
SOUTH:	R-15 (Single Family Residential)	Single family detached dwelling units
EAST:	R-15 (Single Family Residential)	Single family detached dwelling units
WEST	EXPT (Exempt)	Educational services/university

The subject property is located within the R-15 (Single Family Residential) district. Surrounding parcels include residential uses as well as the Georgia Southern Univeristy campus (See **Exhibit A** – Location Map, **Exhibit B**—Future Development Map and **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sec. 1509(C) Table 4), **Exhibit E** (Proposed Signage Plans)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Residential Redevelopment”</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>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</p>	<ul style="list-style-type: none">• 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.• The redevelopment strategy for the area should focus on preserving what remains of the original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.• Strengthen code enforcement, property maintenance, and the demolition of dilapidated structures in area. <p><i>Statesboro Comprehensive Master Plan, Community Agenda page 23.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 3: Sign District 1 Dimension standards to allow for installation of a building sign on side elevation.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed square footage for building signs. Article XV (Signs). Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the R-15 (Single Family Residential) zoning district and is regulated by the dimensional standards of Sign District 1. The ordinance states that the maximum square footage for building signs shall be 40 sq ft. (See **Exhibit D**—Section 1509(C) Table 3).

The proposed sign, at 142.5 sq ft, exceeds the allowed square footage by 102.5 sq ft, or 256%. (See **Exhibit E**—Proposed Signage Plans).

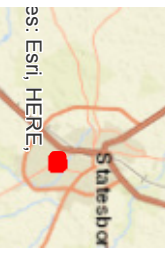
ANALYSIS (Cont'd)

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that "Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article." However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which 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" and **Section 1801 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;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends approval of this variance



STATSBORO
CITY OF STATESBORO, GA

EXHIBIT A

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: FUTURE DEVELOPMENT MAP

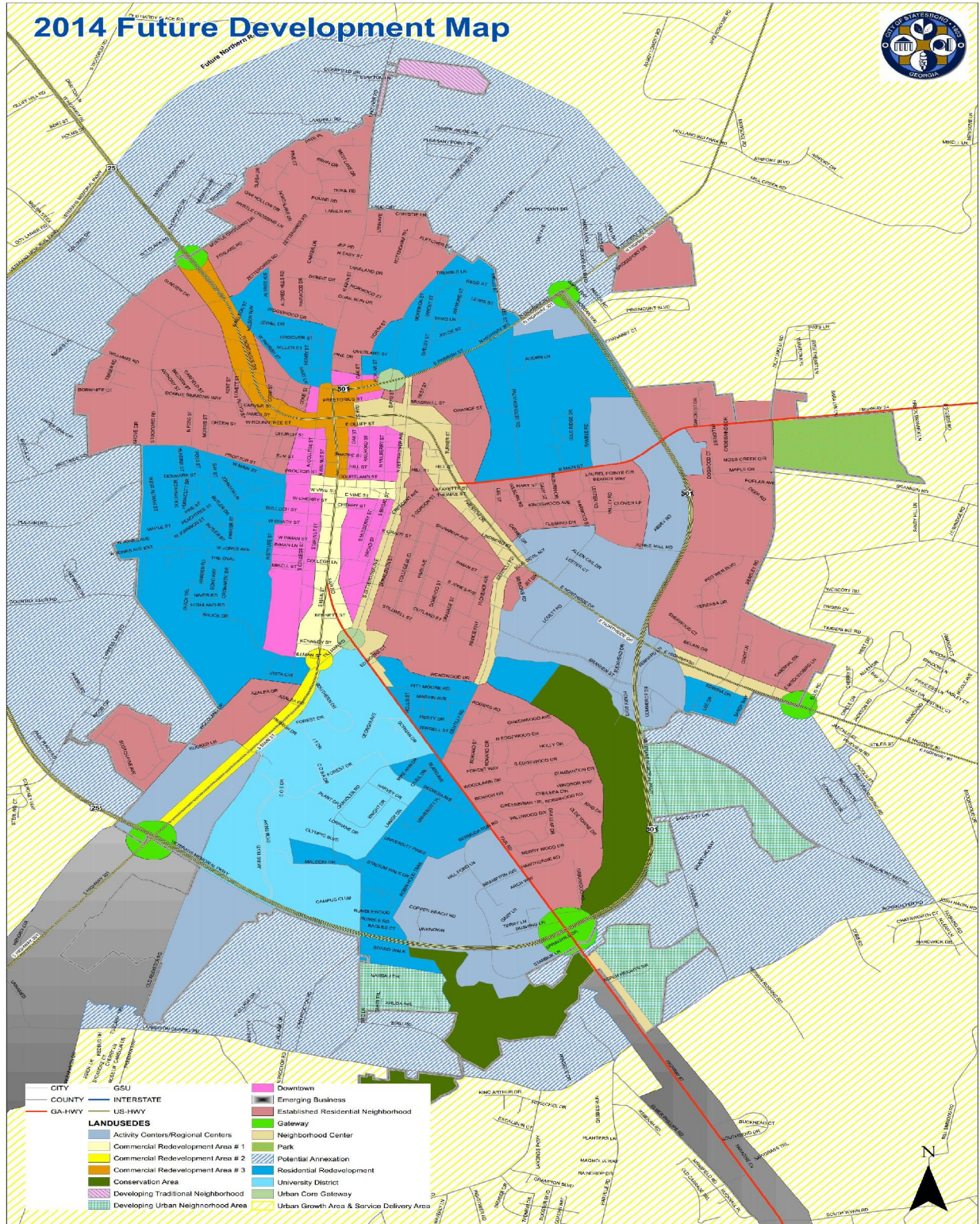


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site from Fair Road facing east, showing the proposed signage location



Picture 2: Subject Site depicting installed freestanding sign facing north



Picture 3: View looking north-west from Subject Site across Fair Road.



Picture 4: Property to the north of Subject Site, across Herty Drive.



Picture 5: Property to the north of Subject Site, across Herty Drive.



Picture 6: Subject Site, looking south from Herty Drive



EXHIBIT D: SECTION 1509 TABLE 3

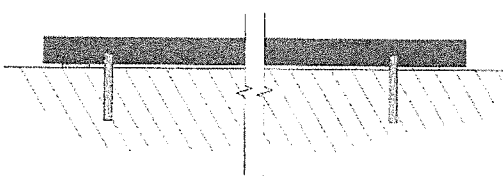
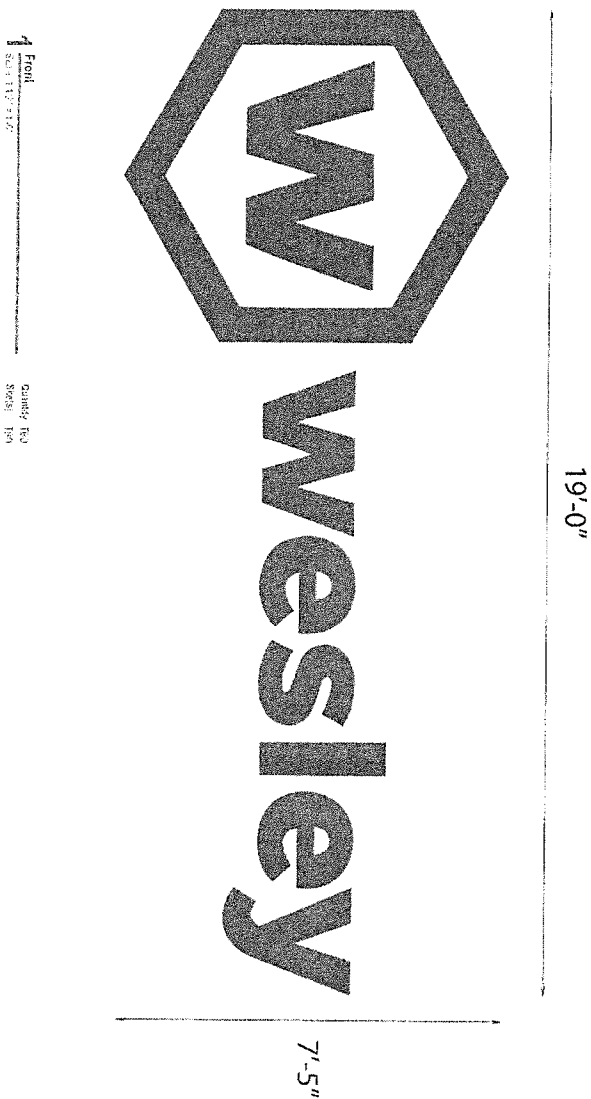
Table 5. Sign District 3 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 3 (As defined in subsection 1509[A.3])	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 100 sf > 50,000 sf = 150 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	8 feet	15 feet	Not applicable
4. Setback Requirement	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less: 50 square feet. Wall length of greater than 100 feet: 100 square feet.	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</p> <p>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</p> <p>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</p>			

EXHIBIT E: PROPOSED SIGNAGE PLANS

103 Hurty Dr
 Statesboro, GA 30458



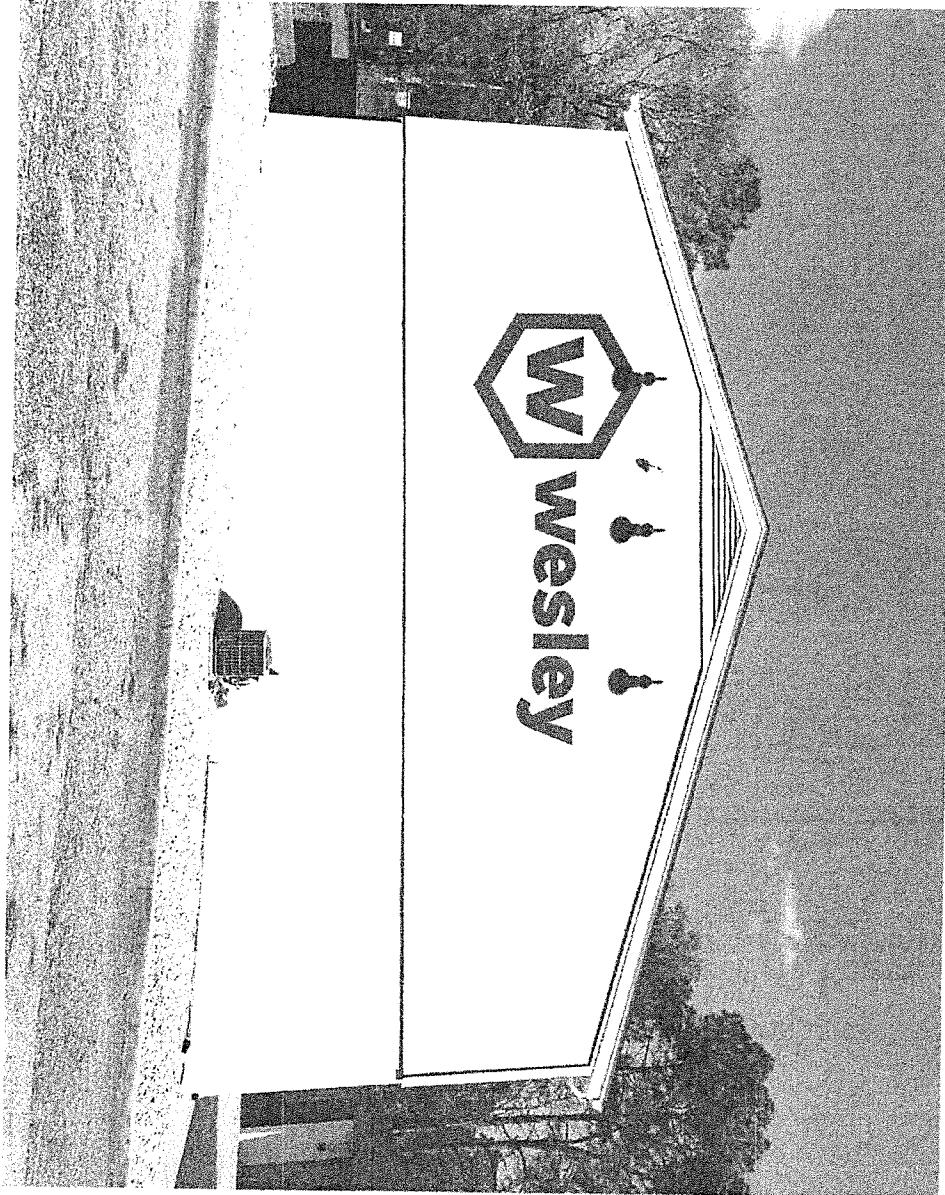
- Colors & Finishes**
- G1 [Color swatch] Sign
- Construction Specifications**
- Fabricated/Assembled on-site per AIAI Trade Bid
 - Factory Produced



<p>1. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>2. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>3. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p>	<p>4. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>5. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>6. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p>	<p>7. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>8. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>9. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p>	<p>10. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>11. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p> <p>12. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE PER AIAI TRADE BID.</p>
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Wall Sign- 144 sqft

EXHIBIT E (CONT'D): PROPOSED SIGNAGE PLANS



Colors & Finishes

- 01 Dark Gray
- 02 Light Gray
- 03 White
- 04 Dark Blue
- 05 Red
- 06 Yellow
- 07 Green
- 08 Orange
- 09 Purple
- 10 Silver
- 11 Gold
- 12 Bronze
- 13 Black
- 14 Clear
- 15 Matte
- 16 Gloss
- 17 Textured
- 18 Smooth
- 19 Rustic
- 20 Modern

Construction Specifications

- A Fabricator: [Blank]
- B Signage: [Blank]
- C Color: [Blank]
- D Finish: [Blank]
- E Mounting: [Blank]
- F Location: [Blank]
- G Orientation: [Blank]
- H Dimensions: [Blank]
- I Weight: [Blank]
- J Material: [Blank]
- K Durability: [Blank]
- L Maintenance: [Blank]
- M Safety: [Blank]
- N Compliance: [Blank]
- O Notes: [Blank]

Wall Sign- 144 sqft

Item	Description	Quantity	Unit	Notes
1	Wall Sign	1	sqft	144 sqft
2	Foundation	1	sqft	144 sqft
3	Lighting	1	sqft	144 sqft
4	Signage	1	sqft	144 sqft
5	Color	1	sqft	144 sqft
6	Finish	1	sqft	144 sqft
7	Mounting	1	sqft	144 sqft
8	Location	1	sqft	144 sqft
9	Orientation	1	sqft	144 sqft
10	Dimensions	1	sqft	144 sqft
11	Weight	1	sqft	144 sqft
12	Material	1	sqft	144 sqft
13	Durability	1	sqft	144 sqft
14	Maintenance	1	sqft	144 sqft
15	Safety	1	sqft	144 sqft
16	Compliance	1	sqft	144 sqft
17	Notes	1	sqft	144 sqft





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

*P.O. Box 348
 Statesboro, Georgia 30458*

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

V 18-05-03 VARIANCE REQUEST 416 NORTHSIDE DRIVE EAST	
LOCATION:	416 Northside Drive East
REQUEST:	Variance from Article XV Section 1509(C) Table 4 regarding the maximum allowed total square feet of building signs in Sign District 2.
APPLICANT:	Fendig Signs, Inc.
OWNER(S):	Southern Square, LLC
ACRES:	1.15 acres
PARCEL TAX MAP #:	MS72 000014 000
COUNCIL DISTRICT:	District 5 (Vacant)
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="font-size: 8px;"> Case # V18-05-03 Parcel # MS72000014 000 Location Map: </div> <div style="text-align: right; font-size: 8px;"> 416 Northside Dr East </div> </div>	

PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 4 of the *Statesboro Zoning Ordinance* regarding the maximum allowed total square feet of building signs in Sign District 2. (See **Exhibit A** – Location Map).

Specifically, the applicant’s goal is to install two (2) additional building signs on the side and rear elevations, each at a size of 45.4 sq ft; one sign of this size was approved and installed on the front elevation facing Northside Drive. The total allowed square footage for building signs is 69.75 sq ft; this would bring the total to 136.2 sq ft.

BACKGROUND:

Currently, the site is undergoing construction of an Aspen Dental personal services facility and an AT&T retail store. The AT&T tenant was approved for one 45.41 sq. ft. building sign on the elevation facing Northside Drive on April 27, 2018 (See **Exhibit E**—Permit 3143). The applicant is proposing to install the same sign on the side and rear elevations of the structure, bringing the total proposed square for that establishment to 136.2. The amount allowed by ordinance is 69.75 square feet in total.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
SOUTH:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
EAST:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments
WEST:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments

The subject property is located within the CR (Commercial Retail) district and lies across Northside Drive East from Statesboro Mall. Surrounding parcels include mixed uses, e.g. restaurants and retail shops (See **Exhibit A** – Location Map, **Exhibit B**—Future Development Map and **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sec. 1509(C) Table 4), **Exhibit E** (Permit 3143), **Exhibit F** (Proposed Signage Plans)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

“Activity Centers/Regional Centers”	
Vision	Suggested Development & Implementation Strategies
The “Activity Centers/Regional Centers” character areas are currently dominated by auto-oriented design and large surface parking lots. The Activity Centers will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.	<ul style="list-style-type: none">• Encourage infill, new, and redevelopment to build close to the street.• New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations <p><i>Statesboro Comprehensive Master Plan, Community Agenda</i> page 23.</p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 4: Sign District 2 Dimension standards to allow for installation of two additional building signs on side and rear elevations.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed square footage for building signs. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the CR (Commercial Retail) zoning district and is regulated by the dimensional standards of Sign District 2. The ordinance states that the maximum square footage for building signs shall be the greater of 60 sq ft or **5% of the wall area allotted to that tenant**; in this case, the latter applies, allowing for **69.75 sq ft** (See **Exhibit D**—Section 1509(C) Table 4).

The applicant has installed one (1) building sign on the front elevation, at a size of 45.4 sq ft, and the intention of this request is to allow for the installation of the same sign on the side and rear of the structure as well. This would bring the **total square footage** to **136.2**, which is an **additional 66.5 sq ft** over the maximum allowed (See **Exhibit F**—Proposed Signage Plans).

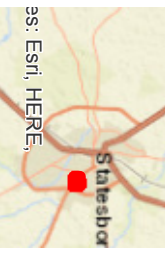
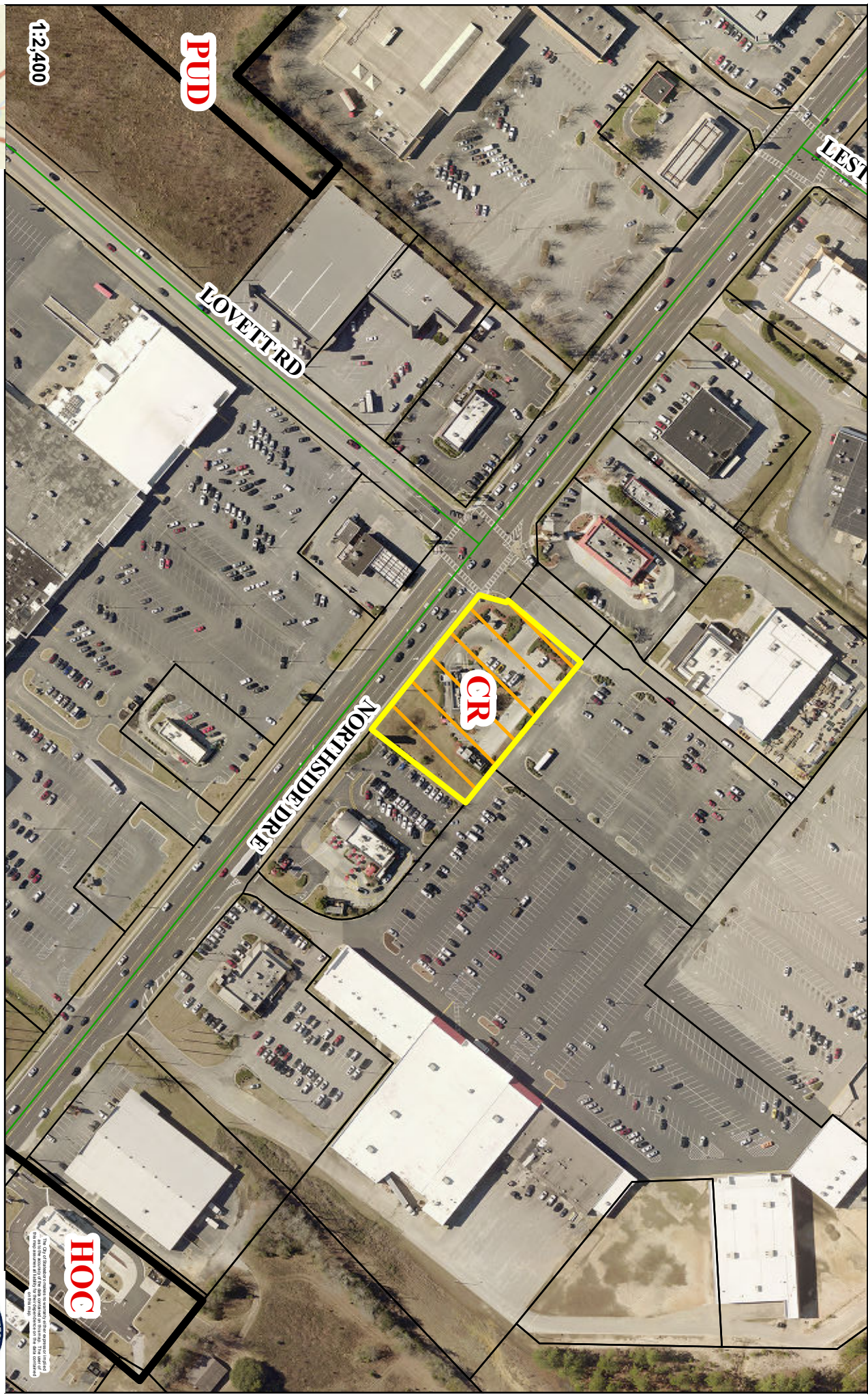
ANALYSIS (Cont'd)		
Sign District 2 Regulations	Applicant's Request	Permitted
Building Signs: The greater of 60 square feet or five percent of wall areas, allotted to the individual establishment	One (1) 45.4 square feet building sign installed	Permitted April 2018 by Fendig signs.

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that "Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article." However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which 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" and **Section 1801 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;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends approval of this variance.



STATSBORO
CITY OF STATESBORO, GA

EXHIBIT A

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: FUTURE DEVELOPMENT MAP

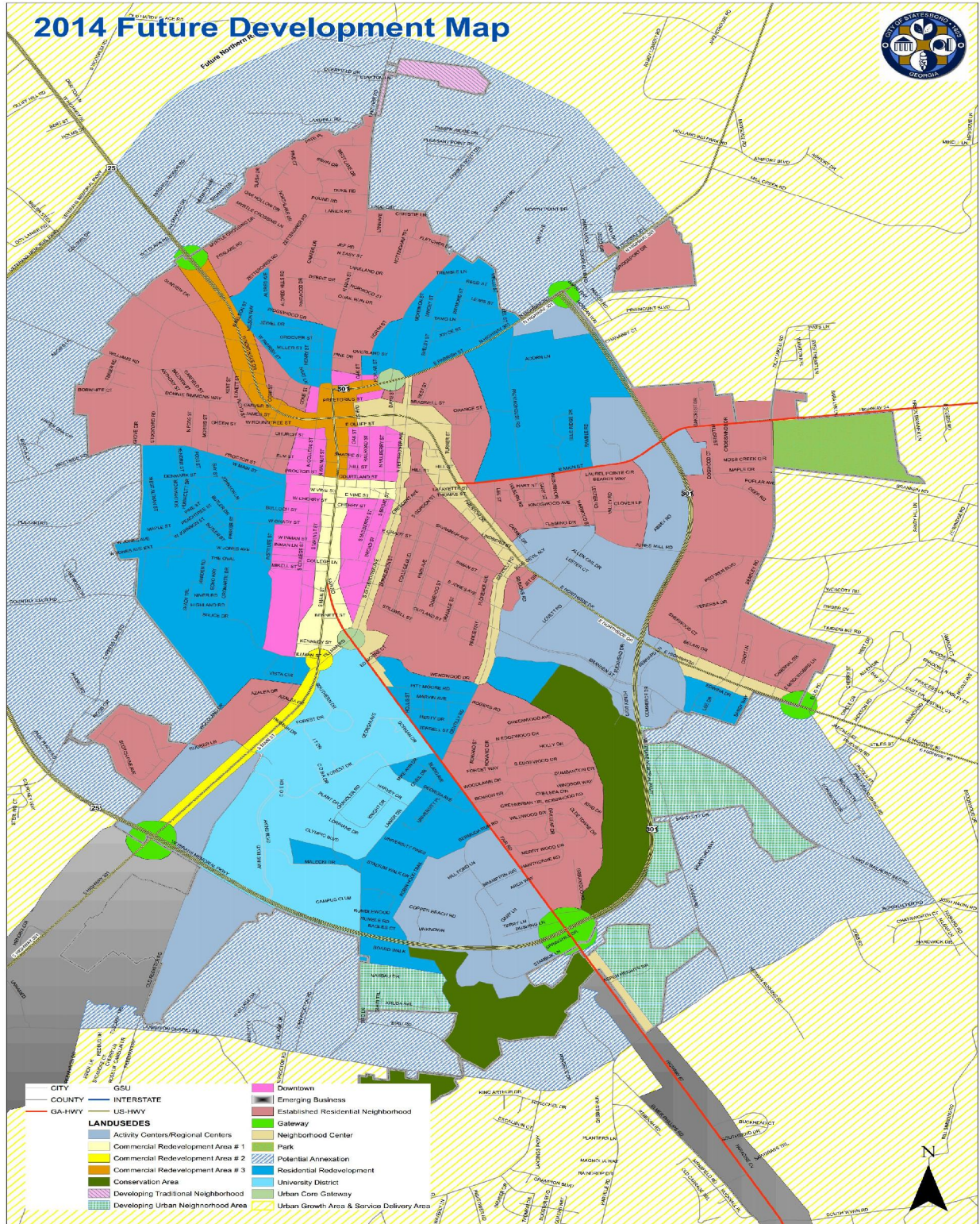


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site depicting installed 45.4 sq ft sign on front elevation, view looking north across Northside Dr E. This sign is proposed for side and rear elevations as well.



Picture 2: Subject Site side elevation, showing proposed sign location.



Picture 3: Subject Site rear elevation, showing proposed sign location; this sign would face the parking lot of Southern Square Shopping Center.



Picture 4: Installed signed for businesses in close proximity to the applicant, looking north from the rear elevation.



Picture 5: Installed signed for businesses in close proximity to the applicant, looking east from the rear elevation.



EXHIBIT D: SECTION 1509 TABLE 4

Table 4. Sign District 2 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 2 (As defined in subsection 1509(A.2))	SIGN FOR AN INDIVIDUAL ESTABLISHMENTS ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	INDIVIDUAL ESTABLISHMENTS, SHOPS, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)*	250 square feet including freestanding and building sign	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 200 sf > 50,000 sf = 350 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	150 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	20' on St. or Fed. Frontage 8' on Local Frontage	25' on St. or Fed. Frontage 15' on Local Frontage	Not applicable
4. Setback Requirements	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed*	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	125 square feet	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building Elevation	Building Elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required. Where a billboard is to be located on a lot in accordance with the provisions of section 1511 herein, the aggregate sign area shall not exceed the combined maximum number of total square feet permitted for the billboard, as established in subsection 1511(B), and the building sign.</p> <p>**Excludes billboards. Billboards shall be subject to the provisions of section 1511 of this article.</p> <p>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</p>			



CITY OF STATESBORO
Planning and Development
50 East Main Street
P.O. Box 348
Statesboro, GA 30459
912-764-0630

SIGN PERMIT

No. **3143**

Business / Owner's Name: AT+T

Sign Location / Property Address: 416 Northside Drive East

Applicant:	<u>Everette Love</u>	<u>41 Arnold Rd.</u>	<u>912-638-3668</u>
	<u>Bending Signs</u>	<u>St. Simons Island, Ga.</u>	<u>31522</u>
	Name	Address	Phone

Contractor:	<u>Same as above</u>		
	Name	Address	Phone

Total Sign Area Approved:	<u>54.16 ft.²</u>	Permit Fee:	<u>\$104.16</u>
Permit Expiration (If applicable):	_____	Required Setback from property line:	_____

Owner/Contractor is hereby authorized to construct, erect, replace, modify, change panels, or leave unchanged the sign(s) as specified below:

Description of Approved Work:

Installation of one (1) new well and one (1) new free-standing monument sign. Note Signs must be installed in location and at dimensions depicted on plans. Signs must adhere to regulations set forth for Sign District 2, in Article XV of the Statesboro zoning Ordinance. Additional signage will require clearance of 90.8' or feet.

Approved by: Justin Eugene Williams Date: 27-April 2018

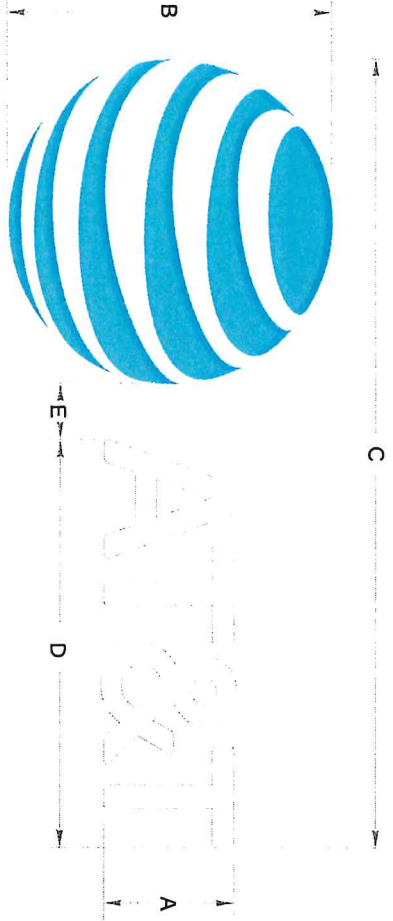
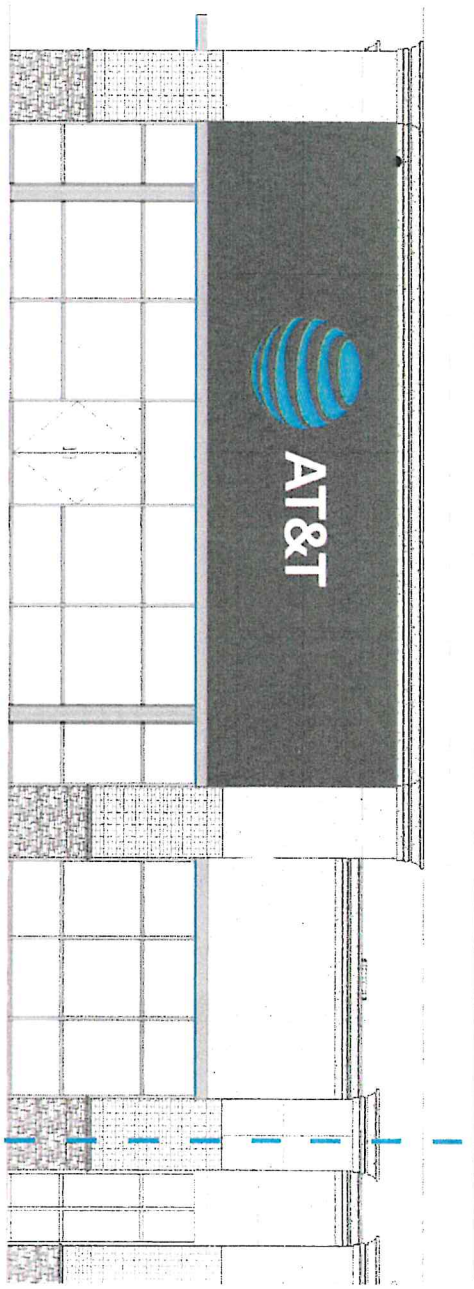
Note: The application submitted has been reviewed and approved in accordance with the submitted application (and any supporting documentation) and article XV of the Statesboro Zoning Ordinance. The approved sign(s) must be constructed and installed in accordance with Article XV of the Statesboro Zoning Ordinance and construction must be substantially complete within six (6) months of permit issuance for this approval to remain valid. Electronic changeable copy signs must remain static for a minimum of eight (8) seconds and incorporate no transitional sequence between messages such as dissolves, fading, scrolling or animation.

S1

Remote Wired Illuminated Letterset

Installation Guidelines

- Install new remote wired illuminated letterset as shown
- Note: aluminum composite panels provided by others



IL-Rmt-28-W_40

A 2'-4" B 5'-10" C 14'-2 5/16" D 7'-4 5/16" E 1'-0" 51.2 sq. ft.



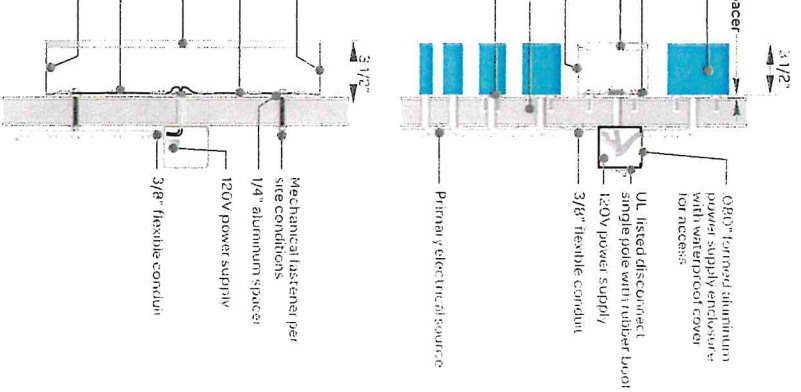
Globe Specifications

- 3" .040" aluminum returns painted MP77101 Blue, Satin Finish; high reflective white interior surfaces
- 1/4" mounting spacer
- 1/2" clear acrylic with 3M #43630-7775 Blue film applied first surface (to match PMS 299C); 3M #3635-7336 LT Blue film on second surface
- 1/4" dia. weep hole with light cover (min. 2 holes per letter)
- Mechanical fastener per site conditions
- .063" pre-coated white aluminum back



Letter Specifications

- .040" aluminum returns painted Matthews MP65457 White, satin finish. Paint interior surfaces 74200 SP ZAP White Light Enhancement
- .063" aluminum back
- Paint interior surfaces 74200 SP ZAP White Light Enhancement
- 3M #43630-20 White translucent film applied to 1st surface and 3M #3635-70 White diffuser film applied 2nd surface
- 1/2" clear acrylic with 1/4" dia. weep hole with light cover (min. 2 holes per letter)
- White LED module (GELcore White 7100k)



priority sign

Revisions:	X	X	X	X	X
	X	X	X	X	X
	X	X	X	X	X
	X	X	X	X	X

File Location:	STND	X
Dive/Clients/MAT	CSTM	X
AS	CR	
	EN	

Date:	8-11-2017
Designer:	TD
PM:	TK

City/State:	Statesboro GA
Address:	715 Northside Dive East

Drawing #	C54127
Site Name	

Exhibit F

AT&T

S2

Remote Wired Illuminated Letterset

Installation Guidelines

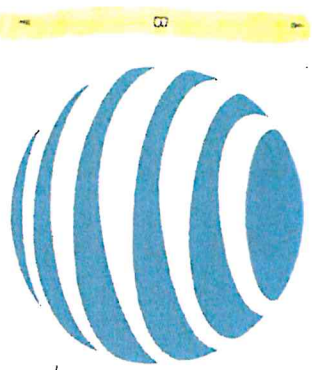
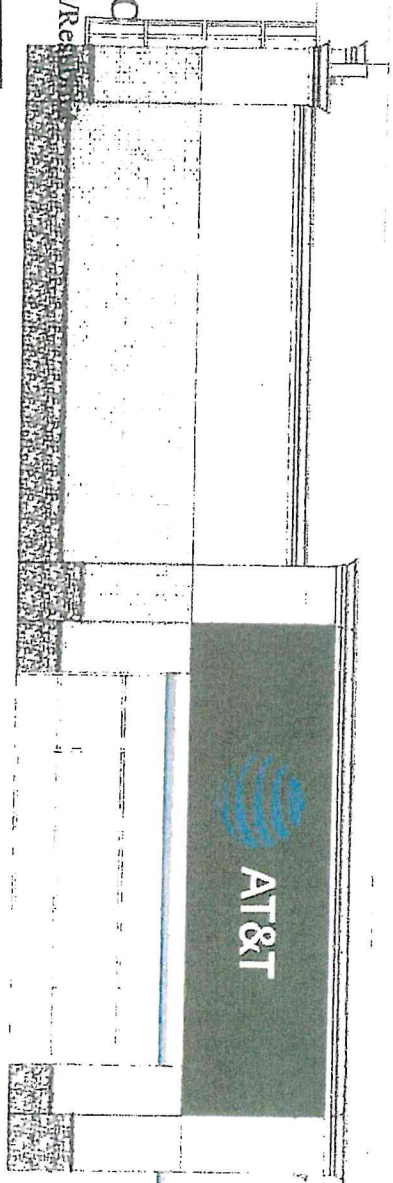
- Install new remote wired illuminated letterset as shown
- Note: aluminum composite panels provided by others

Hill Property Group, LLC

Approved () Approved as noted () Rejected/Re

Date: 2-13-18

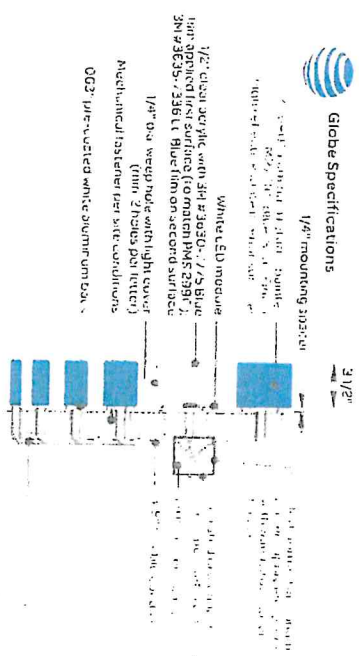
By: *John H. ...*



A	B	C	D	E	sq. ft.
2'-4"	5'-10"	14'-2 5/16"	7'-4 5/16"	1'-0"	51.2

IL-Rmt-28-W_40

AT&T Letter Specifications



Globe Specifications
 1/8" mounting 30304
 3 1/2"

P Prioritysign

Revisions:

X			
X			
X			

File Location: 3140 US 90, A11
 AS
 CR
 EN

Date: 8/12/07
 Designer: TO
 Pht: TK

City/State: Starkton, GA
 Address: 715 Northside Drive East

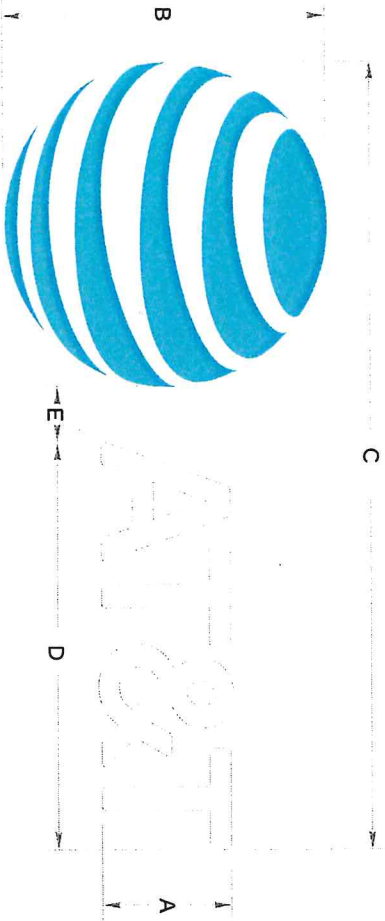
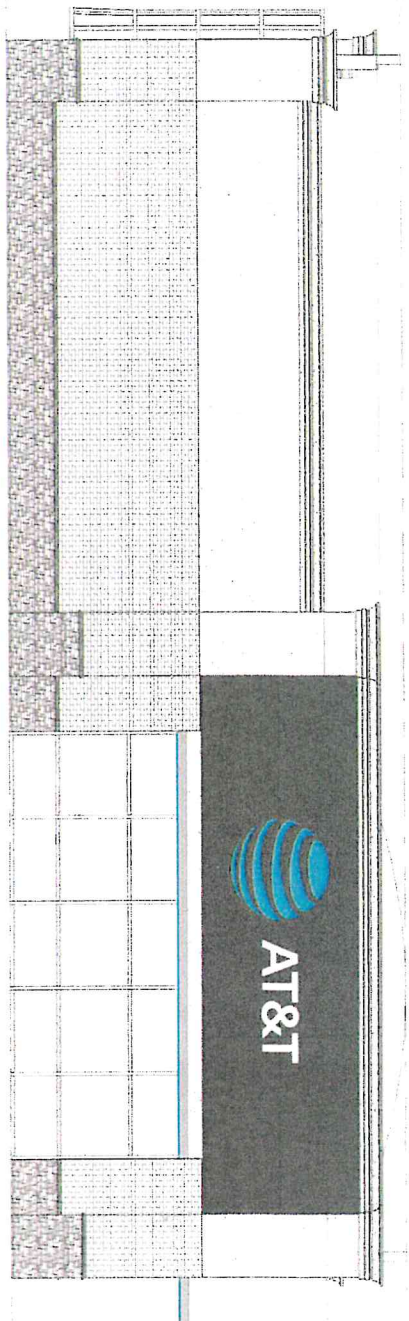
Drawing #: **CS4127**
 Site Name:

[Handwritten signature]

Remote Wired Illuminated Letterset

Installation Guidelines

- Install new remote wired illuminated letterset as shown
- Note: aluminum composite panels provided by others



IL-Rmt-28-W_40

A	B	C	D	E	sq. ft.
2'-4"	5'-10"	14'-2 5/16"	7'-4 5/16"	1'-0"	51.2



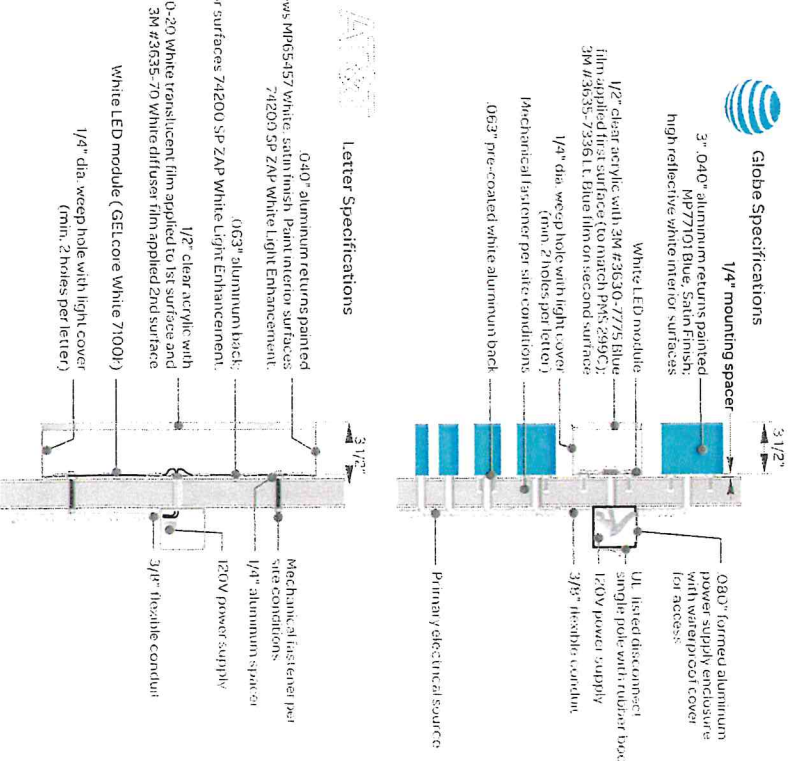
Globe Specifications

- 3" .040" aluminum returns painted MP77101 Blue, Satin Finish; high reflective white interior surfaces
- 1/2" clear acrylic with 3M #3630-7775 Blue film applied first surface (to match PMS 299C); 3M #3635-73361 L Blue film on second surface
- 1/4" dia. weep hole with light cover (min. 2 holes per letter)
- Mechanical fastener per site conditions
- 063" pre-coated white aluminum back



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- White LED module (GELCOE White 7100H)
- 1/4" dia. weep hole with light cover (min. 2 holes per letter)



priority sign

Revisions:

Revised to	By	Date
Revised to larger sign / AS / 08/14/17	X	
	X	
	X	
	X	

File Location:

Draw/Clients/AT	STND	X
AS	CSTM	
CR		
EN		

Date: 8-11-2017

Designer: TD

PK: TK

CIV/State: Statesboro GA

Address: 715 Northside Drive East

Drawing # C54127

Site Name



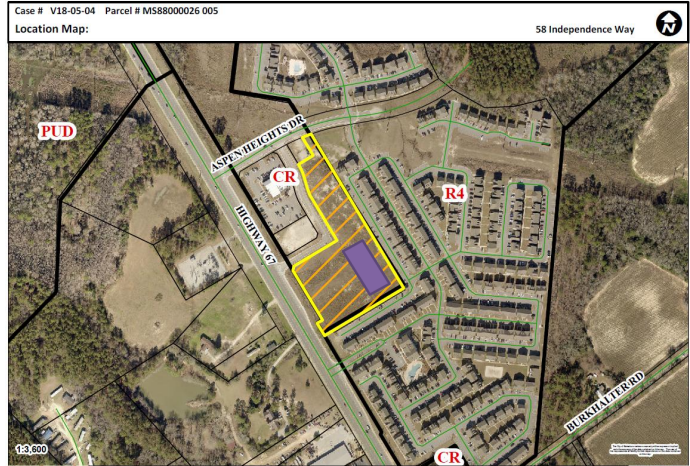
City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

V-18-05-04
VARIANCE REQUEST
58 INDEPENDENCE WAY

LOCATION:	58 Independence Way
REQUEST:	Variance from Article XV Section 1509(C) Table regarding the maximum number of building signs allowed in Sign District 3.
APPLICANT:	McKeithen True Value Hardware
OWNER(S):	Thomas McKeithen
ACRES:	0.35 AC, Lot C3 of 4.71 AC Parcel
PARCEL TAX MAP #:	MS88 000026 005
COUNCIL DISTRICT:	District 5 (Vacant)



PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 5 of the *Statesboro Zoning Ordinance* regarding the maximum number of building signs allowed in Sign District 3. (See **Exhibit A** – Location Map. Specifically, the applicant’s goal is to install eight (8) additional building signs on the front elevations.

BACKGROUND:

Currently, the site is undergoing construction of a new True Value hardware store. The applicant was approved for one 69.48 sq. ft. building sign on the front elevation on April 27, 2018 (See **Exhibit E**—Permit 3138). The applicant is proposing to install eight (8) additional department signs (e.g. “Paint,” “Tools,” etc.) to the front elevation as well. The size would not exceed the allowed square footage, but per Table 5, only one building sign per elevation is permitted.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-4 (High Density Residential) & CR (Commercial Retail)	Apartment house/group of apartment houses; Food Service Facilities and Retail Establishments
SOUTH:	R-4 (High Density Residential)	Apartment house/group of apartment houses
EAST:	R-4 (High Density Residential)	Apartment house/group of apartment houses
WEST:	CR (Commercial Retail)	Food Service Facilities and Retail Establishments

The subject property is located within the CR (Commercial Retail) district and is part of the Freedom Place Development. Surrounding parcels include mixed uses, such as restaurants and high density residential (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sec. 1509(C) Table 5), **Exhibit E** (Permit 3138), **Exhibit F**(Proposed Signage Plans)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>"Neighborhood Center"</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
This character area is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single family residential areas and more intense commercial areas. These areas are likely to experience uncontrolled strip development if growth is not properly managed. This character area strives to balance the provision of neighborhood services with the protection of nearby residential areas.	<ul style="list-style-type: none">• A mix of approximately scaled retail, services, and offices to serve neighborhood residents day to day need.• Encourage compatible architecture styles that maintain local character.• Particular attention should be paid to signage to prevent visual clutter.• Encourage way finding, on site and monument style signage. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda</i> page 23.</p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for installation of eight additional building signs the front elevations.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum number of building signs allowed in Sign District 3. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the CR (Commercial Retail) zoning district and is regulated by the dimensional standards of Sign District 3. The ordinance states that one building signs is permitted per elevation (See **Exhibit D**—Section 1509(C) Table 5).

The applicant has installed one (1) building sign on the front elevation, at a size of 69.48 sq ft, and the intention of this request is to allow for the installation of eight smaller signs with details about various departments located within the facility. This does not exceed the maximum square footage allowed for this establishment, but would bring the **total number of building signs to 9**, which is an **additional 8 signs** over the maximum allowed (See **Exhibit F**—Proposed Signage Plans).

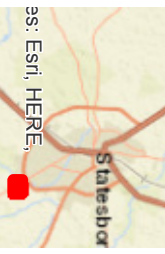
ANALYSIS (Cont'd)

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that “Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article.” However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which 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” and **Section 1801 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;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends approval of this variance.



STATSBORO
CITY OF STATESBORO, GA

EXHIBIT A

City of Statesboro Department of
Planning and Development

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



This map was prepared by the City of Statesboro Department of Planning and Development. The information contained herein is for informational purposes only and should not be used for legal or financial purposes. The City of Statesboro is not responsible for any errors or omissions in this map.

EXHIBIT B: FUTURE DEVELOPMENT MAP

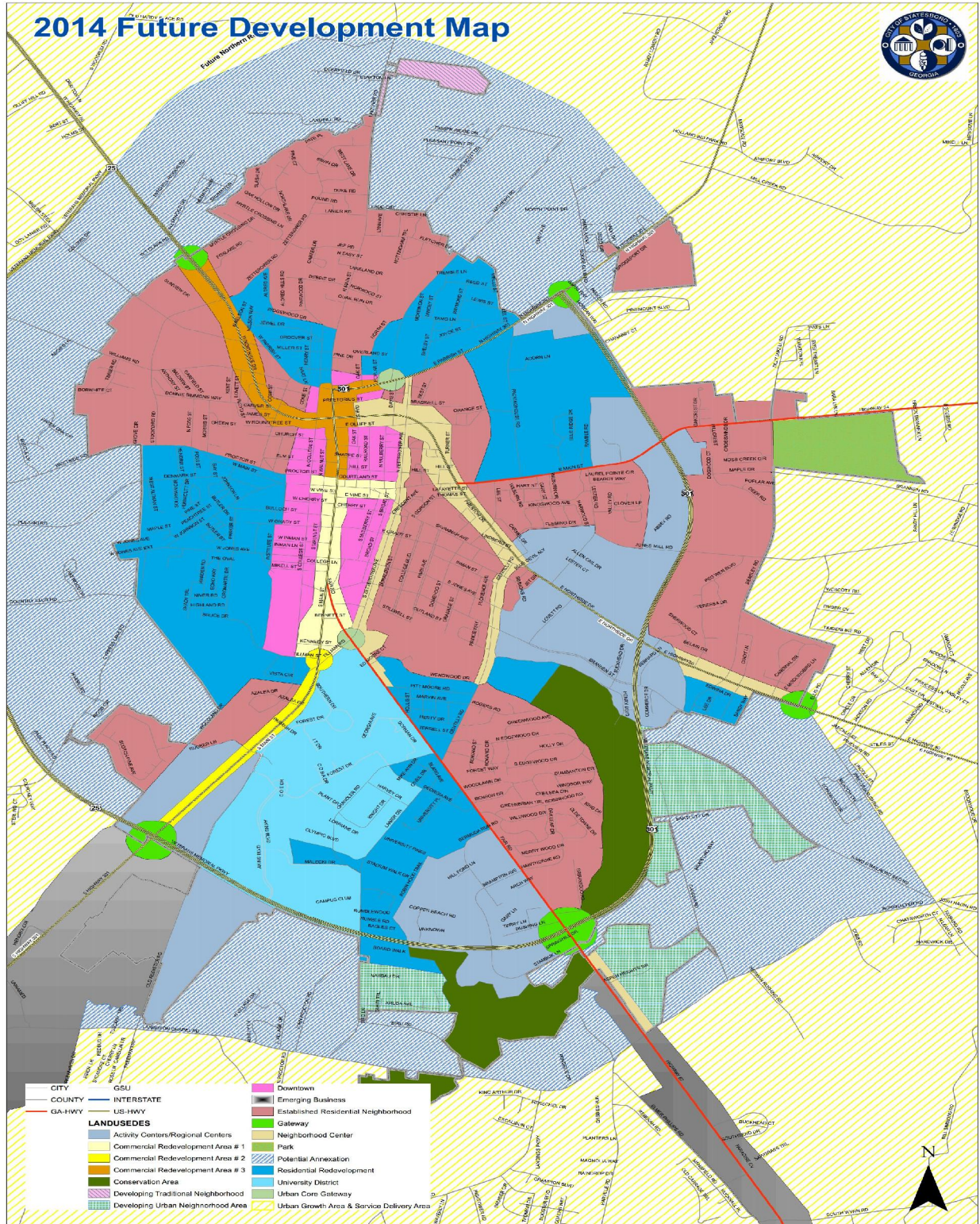


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site, currently under construction, looking east and what will be the front elevation of the building.



Picture 2: Adjacent development, looking south-east and showing the in-progress Shucking Shack restaurant.



EXHIBIT D: SECTION 1509 TABLE 5

Table 5. Sign District 3 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 3 (As defined in subsection 1509[A.3])	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (SF)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 100 sf > 50,000 sf = 150 sf	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	8 feet	15 feet	Not applicable
4. Setback Requirement	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less: 50 square feet. Wall length of greater than 100 feet: 100 square feet.	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p><i>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</i></p> <p><i>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</i></p> <p><i>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</i></p>			



CITY OF STATESBORO
Planning and Development
50 East Main Street
P.O. Box 348
Statesboro, GA 30459
912-764-0630

SIGN PERMIT

No. **3138**

Business / Owner's Name: McKeithan True Value

Sign Location / Property Address: 58 Independence Way

Applicant: J.W. Self
Action Signs 206 Stockyard Rd. 912-489-7446
Name Address Phone

Contractor: Same as above
Name Address Phone

Total Sign Area Approved: <u>69.48 sq. ft.</u>	Permit Fee: <u>\$119.48</u>
Permit Expiration (If applicable): _____	Required Setback from property line: _____

Owner/Contractor is hereby authorized to construct, erect, replace, modify, change panels, or leave unchanged the sign(s) as specified below:

Description of Approved Work:

Installation of one (1) wall sign. Note: Signs must adhere to regulations set forth for Sign District 3, in Article XV of the Statesboro Zoning Ordinance. Please ensure calculations submitted are correct, as plans for primary sign calculates square footage + dimensions differently.

Approved by: Justin Eugene Williams Date: 2018-April 19

Note: The application submitted has been reviewed and approved in accordance with the submitted application (and any supporting documentation) and article XV of the Statesboro Zoning Ordinance. The approved sign(s) must be constructed and installed in accordance with Article XV of the Statesboro Zoning Ordinance and construction must be substantially complete within six (6) months of permit issuance for this approval to remain valid. Electronic changeable copy signs must remain static for a minimum of eight (8) seconds and incorporate no transitional sequence between messages such as dissolves, fading, scrolling or animation.



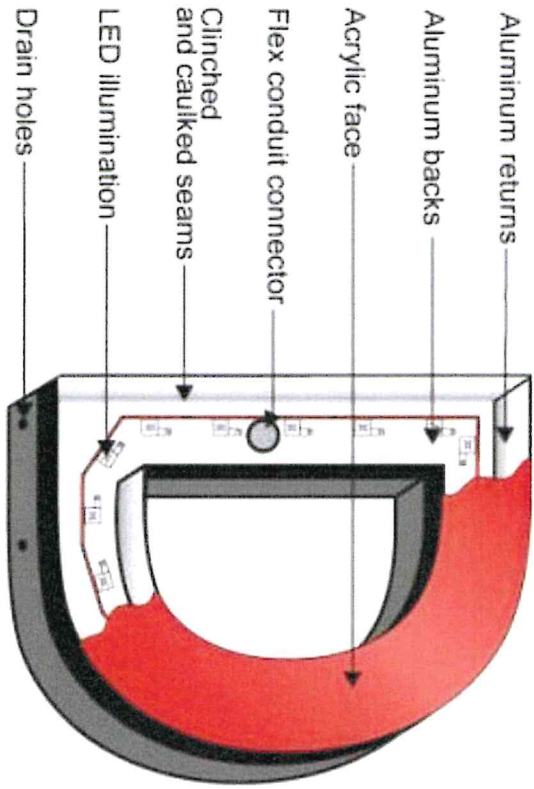
NOTE: PRINTS ARE THE PROPERTY OF ACTION SIGNS. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY

Action Signs

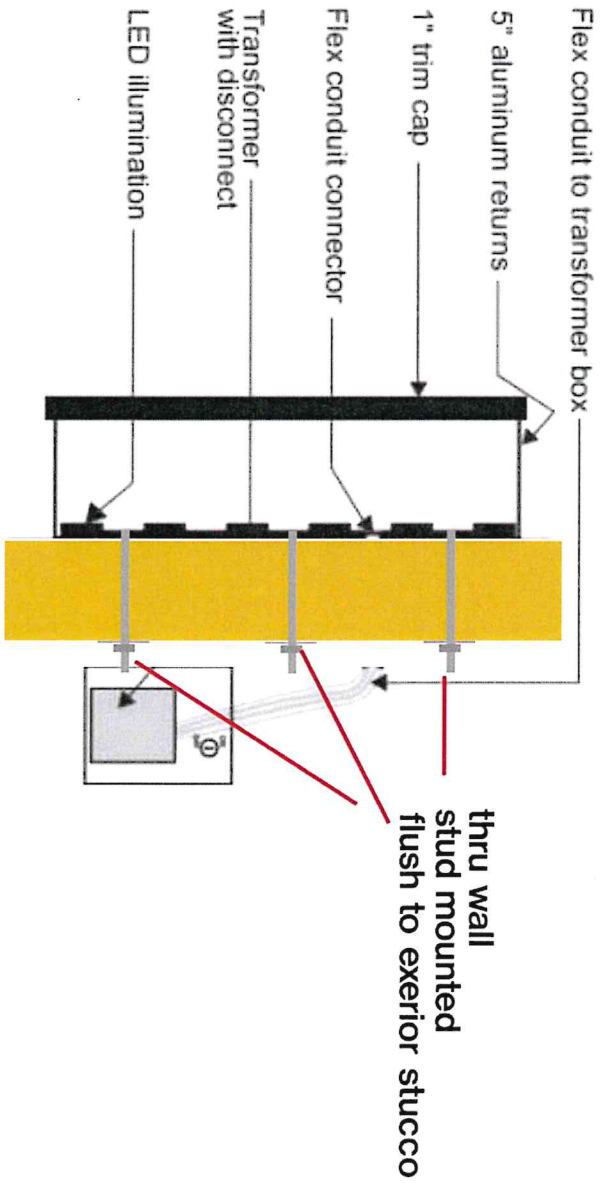
206 Stockyard Road
Statesboro, GA 30458

Phone: 912-489-7446 Fax: 912-489-6369
www.actionsignsboro.com

Customer Name:	Contact Person:	Date:	Date:	Revisions:
Address:	Electronic File Name:	Designer:		



FRONT VIEW



SIDE VIEW FLUSH MOUNT



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-18-05-05 ZONING MAP AMENDMENT REQUEST FAIR ROAD		
LOCATION:	Fair Road	
REQUEST:	Zoning map amendment of 0.49 acres of currently vacant property addressed as Fair Road from the R3 (Medium Density Residential) zoning district to the CR (Commercial Retail) zoning district to permit additional possible uses on the property.	
APPLICANT:	Sam DiPolito	
OWNER(S):	John Fortino	
ACRES:	0.49 AC	
PARCEL TAX MAP #:	MS 61 000018 000	
COUNCIL DISTRICT:	District 4 (Riggs)	

PROPOSAL:

The applicant seeks a zoning map amendment of 0.49 acres of currently undeveloped property addressed as Fair Road from the R-3 (Medium Density Multi-Family Residential) zoning district to the CR (Commercial Retail) zoning district to permit additional potential uses on the property.

The applicant has submitted a proposed sketch plan, dated April 20, 2018, though this site layout is subject to change. (See **Exhibit A**—Location Map, **Exhibit D**—January 5, 2018 Sketch Plan).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	EXPT (Exempt)	University/educational
SOUTH:	R-3 (Medium Density Multi-Family Residential), EXPT	Residence; University/educational
EAST:	R-20 (Single Family Residential)	Detached single family residences
WEST	R-3 (Medium Density Multi-Family Residential)	Detached single family residences

The subject property is located within the R-3 (Medium Density Multi-Family Residential) district. The adjacent parcels to the immediate north and southwest are owned by the Georgia Southern Botanical Gardens. Immediately to the west, as well as to the south, are parcels containing owner occupied and rental residential structures, respectively. (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sketch Plan)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Residential Redevelopment”</u>	
<p>Vision</p> <p>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</p>	
<i>Appropriate Land Uses</i>	<i>Suggested Development & Implementation Strategies</i>
<ul style="list-style-type: none"> • Single Family detached housing • Lower density, Single Family attached housing 	<ul style="list-style-type: none"> • 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. • Public investment in sidewalks, right of way improvements, and redevelopment incentives should be focused where needed to ensure that the neighborhood becomes more stable, mixed income community with a larger percentage of owner occupied housing. • The neighborhood should include a well-designed new neighborhood activity center at the appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately scaled retail establishments serving neighborhood residents.
<p><i>Statesboro Comprehensive Master Plan, Community Agenda.</i></p>	

The subject site is also adjacent to the following character areas:

<u>“Established Residential Neighborhood”</u>	
<p>Vision</p> <p>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.</p>	
<i>Appropriate Land Uses</i>	<i>Suggested Development & Implementation Strategies</i>
<ul style="list-style-type: none"> • Neighborhood-scale retail and commercial • Small-lot single family residential • Small-scale office • Garage apartments • Neighborhood services 	<ul style="list-style-type: none"> • 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.
<p><i>Statesboro Comprehensive Master Plan, Community Agenda page 17.</i></p>	

“University District”

Vision

The University District is anchored by Georgia Southern University, a traditional four-year college campus. Academic and administrative buildings, residence halls and dorms, student activity centers, cafeterias, performing arts venues, and ancillary buildings are found in the campus core, which is organized around an internal pedestrian circulation system. Pedestrian and bicycle connectivity within the campus is excellent. Parking lots are found along the periphery, allowing students, faculty and staff to park and walk to buildings and facilities in the core, but this has caused the City exterior circulation issues.

Appropriate Land Uses	Suggested Development & Implementation Strategies
<ul style="list-style-type: none"> • Neighborhood-scaled retail • Higher education facilities • Services • Multi-Family • Single-family • Mixed-use retail/office/residential buildings 	<ul style="list-style-type: none"> • Encourage future growth within the academic core • Continue to preserve open spaces such as Sweetheart Circle and areas of natural beauty, including Herty Pines. • Collaboratively address parking needs on campus that affects public and private property in surrounding areas.

Statesboro Comprehensive Master Plan, Community Agenda page 30.

ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently vacant. Thus, while any development at this site would be serviced by City utilities and sanitation, there is no established utility and sanitation service at this site. The site falls under the jurisdiction of public safety services. 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.

ZONING CONSIDERATIONS:

Whether or not to grant a zoning map amendment from the R3 (Medium Density Multi-Family Residential) zoning district to the CR (Commercial Retail) zoning district

The request 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 *Statesboro Comprehensive Plan*
- the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed R4 (High Density Residential District) zoning district as set forth in the *Statesboro Zoning Ordinance*.

Current Zoning	Requested Zoning
R-3: The R3 zoning district is a residential district accommodating single family residences as well as twin homes/duplexes.	CR: The commercial retail district can accommodate a wide variety of uses, including retail stores, professional offices, restaurants, churches, as well as residential uses.
The applicant has provided a sketch plan showing a 4000 sq ft building, with two suites of equal size. The intended tenant(s) are not stated.	
Given the lack of detail regarding the proposed use, staff is unable to recommend this zoning map amendment. The commercial retail allows for a wide variety of uses, some of which are incompatible with the character of the area, as per the <i>Statesboro Comprehensive Master Plan</i>.	

STANDARDS: ZONING MAP AMENDMENT

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. Existing uses and zoning of property nearby varies. **Property to the north is currently zoned EXPT (Exempt) and is home to the Georgia Southern University Botanical Gardens. Property to the south is zoned R3 (Medium Density Multiple Family Residential) and is occupied by a residential structure. Property to the west is also zoned R3 and consists of another residential structure on one lot as well as two other lots owned by the Botanical Gardens. To the east, the property fronts Fair Road, and the properties on the other side of Fair Road are zoned R20 (Single Family Residential) and are occupied by detached single family dwellings.**

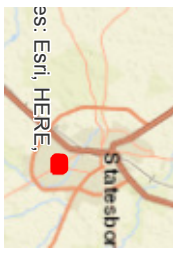
- (2) The extent to which property values are diminished by the particular zoning restrictions.
 - a. The subject site is currently zoned R3 (Medium Density Multiple Family Residential). Per Article VI, Sections 603(A), 603(B), and 603(C), this parcel can current be developed for a single family structure or one duplex or twin dwelling. Home occupations can operate from such dwellings pursuant to Section 601(F). Under the proposed CR (Commercial Retail) zoning, multiple business types are permitted. **There is no other property zoned CR in the surrounding parcels**

Note: Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on the property value. Therefore, any discussion pertaining to specific property values should be considered speculative.

- (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.
- (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. Staff is unaware of previous uses or development on this property. The current zoning is consistent with the zoning and uses of surrounding parcels. There is existing property with Commercial Retail zoning on the west side of the neighborhood that lies immediately west of the subject site.
- (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 disapproval of the application. The proposed uses cannot be determined to be compatible with the surrounding zoning and uses, which consists of primarily of residential properties.



STAGIS
CITY OF STATESBORO, GA

EXHIBIT A

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

Picture 1: Subject Site Aerial View



Picture 2: Subject Site from Fair Road, facing south.



EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT.)

Picture 3: Adjacent Property to the north of the subject site, the Georgia Southern University Botanical Gardens building.



Picture 4: Adjacent Properties on North Bridgeport Drive Facing North East



EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT.)

Picture 5: Adjacent Properties to the south of the subject site, depicting a residential structure.



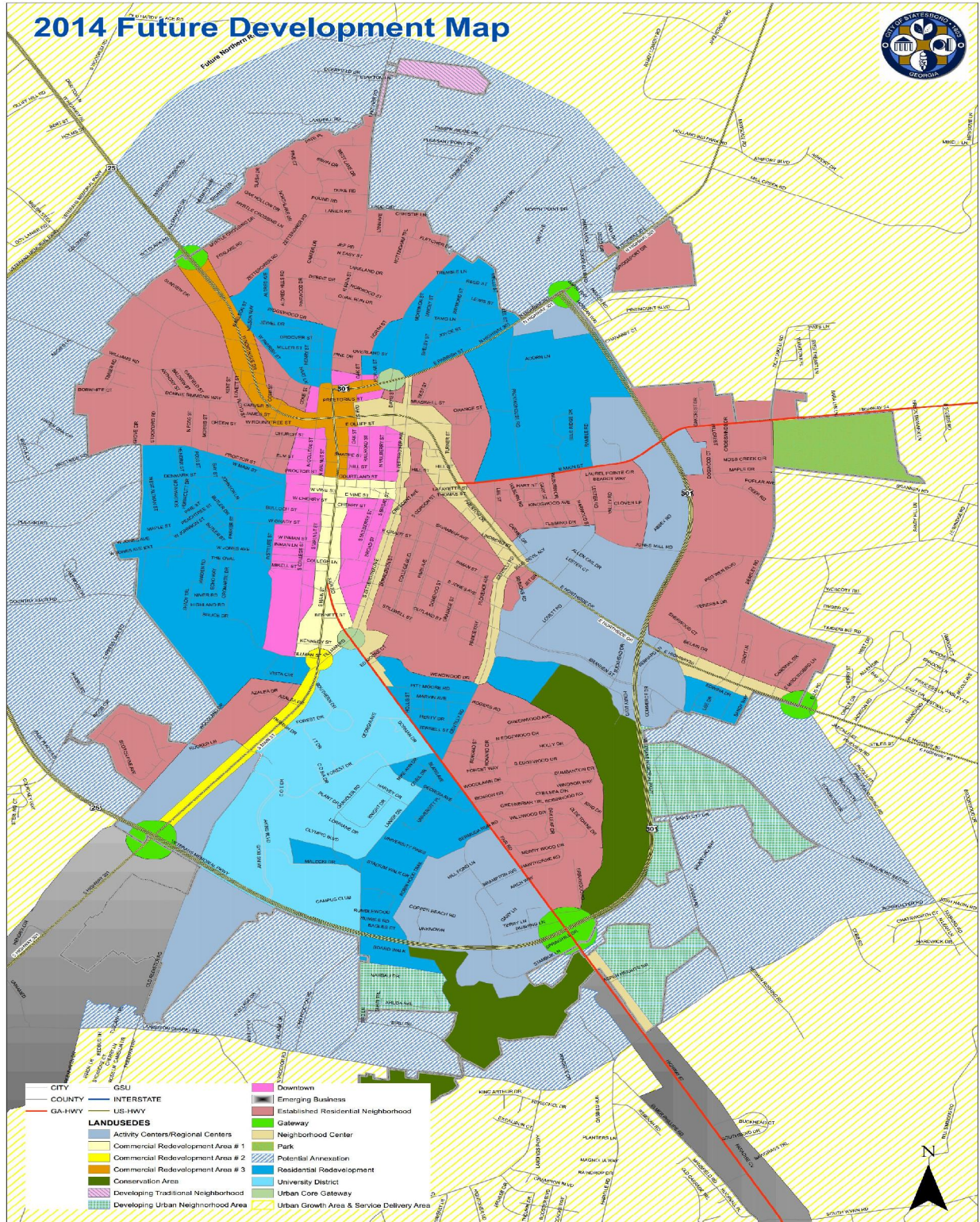
Picture 6: View of the intersection of Fair Rd and Gentilly Rd, facing north from the subject site.



Picture 7: Looking east across Fair Road from the subject site.



EXHIBIT C: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

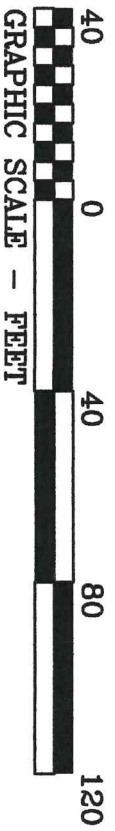


NOTE:
 1) SITE AREA=0.49 AC.
 2) EXISTING ZONING-R-3
 PROPOSED ZONING-COMMERCIAL RETAIL

SKETCH
 PREPARED FOR
JOHN FORTINO

DONALD W. MARSH AND ASSOCIATES
 9 SOUTH MULBERRY STREET
 STATESBORO, GEORGIA 30458
 764-2397

DATE: APRIL 20, 2018
 SCALE: 1" = 40'



FILE NO. 1804010

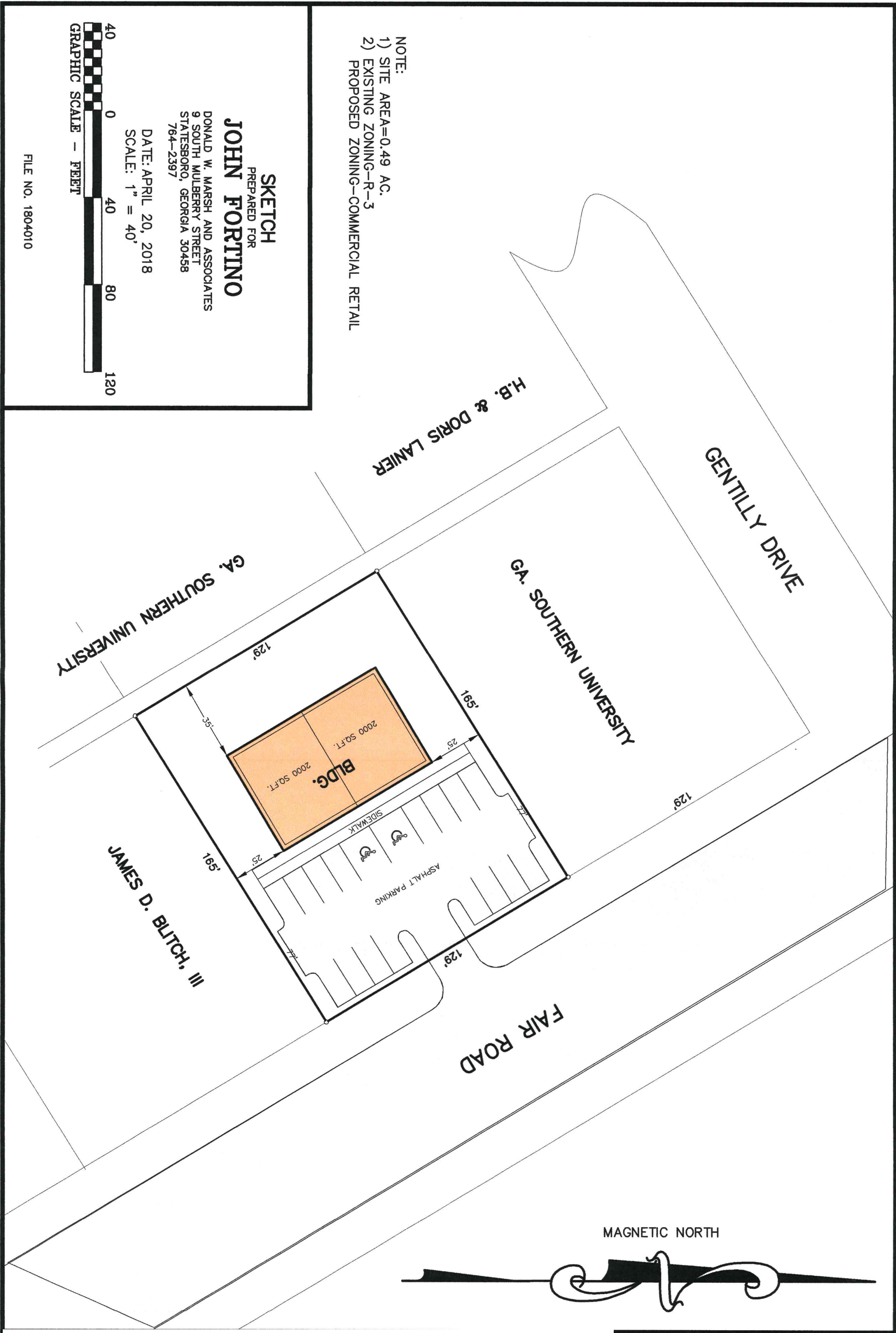


EXHIBIT D: SKETCH PLAN DATED April 20, 2018

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit D) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).