



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

October 3, 2017

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Motion to Approve Order of the Meeting Agenda

IV. Approval of Minutes

1.) September 5, 2017 Meeting Minutes

V. New Business

1. **APPLICATION # RZ 17-10-01**: Paul D. Walsh requests a zoning map amendment for .7 acres of property located at Lanier Drive from R4 (High Density Residential District) to CR (Commercial Retail) zoning district to construct a mixed-use retail center (Tax Parcel # MS63 000010 000).
2. **APPLICATION # RZ 17-09-02**: Robert Byrd requests a zoning map amendment for .14 acres of property located at 204 Roundtree Street from R6 (Single-Family Residential) to CR (Commercial Retail) zoning district to construct a parking lot, farmer's market and community area (Tax Parcel # S09 000068 000).
3. **APPLICATION # V 17-10-02**: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance for 8.24 acres of property located at 409 Clairborne Avenue regarding the maximum allowed for freestanding and building signs in Sign District 1 (Tax Parcel # S53 000001 000).

VI. Announcements

VII. Adjourn



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Statesboro Planning Commission
September 5, 2017
5:00 P.M.
City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: Ben McKay; Russell Rosengart; David McLendon; Carlos C. Brown, Jr.; Jamey Cartee; James W. Byrd, Sr. and Mary Foreman **City of Statesboro Staff:** Director of Planning and Development Frank Neal, Planning and Development Specialist Candra Teshome, and Code Compliance Officer Mike Chappel.

I. Call to Order

Commissioner Byrd called the meeting to order at 5:02 PM.

II. Motion to Approve Order of the Meeting Agenda

Commissioner Cartee made a motion to approve the order of the meeting agenda, seconded by Commissioner McKay and the motion carried 5 to 0.

III. Invocation & Pledge of Allegiance

The Invocation and Pledge of Allegiance were given by Commissioner Byrd.

IV. Approval of Minutes

Commissioner Rosengart made a motion to approve the minutes of the June 6, 2017; July 3, 2017; and August 1, 2017 Planning Commission meetings, seconded by Commissioner Cartee and the motion carried 6 to 0.

V. New Business

1. **APPLICATION # V 17-07-02:** Adam Tsang requests a variance from Article XV of the Statesboro Zoning Ordinance for 1.2 acres of property located at 727 Buckhead Drive regarding the maximum height and maximum square footage allowed for a freestanding sign in sign district 3 (Tax Parcel # MS84 000102 07A).

Frank Neal presented the case to the commissioners and took any questions. No one spoke against the request. Commissioner McLendon made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 6 to 0.

2. **APPLICATION # CUV 17-01-01:** Carol Lind Mooney requests a conditional use variance from Article II of the Statesboro Zoning Ordinance for 1.46 acres of property located at 207 Lee Street to utilize the property as a drug rehabilitation center (Tax Parcel S51 000009 000).

Frank Neal reminded the commissioners the case was heard in March 2017 and that no action was necessary at this meeting.

3. **APPLICATION # RZ 17-07-04**: Steve Herndon requests a zoning map amendment from HOC (Highway Oriented Commercial) to CR (Commercial Retail) for .9 acres of property located at 6381 Burkhalter Road to construct a hotel (Tax Parcel MS88 000025 000).

Frank Neal presented the case to the commissioners, requested that action be taken individually on each request and took any questions. John Dotson of Maxwell-Reddick & Associates, Inc. spoke on behalf of the applicant. No one spoke against the request.

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

3. **APPLICATION # V 17-07-03**: Steve Herndon requests a variance from Article XXIII Section 2301 of the Statesboro Zoning Ordinance regarding the buffer requirements for a 1.9 acre (combined) parcel located at Highway 67 and 6381 Burkhalter Road in the CR (Commercial Retail) zoning district to construct a hotel (Tax Parcels MS88 000026 007 and MS88 000025 000).

Frank Neal presented the case to the commissioners, requested that action be taken individually on each request and took any questions. John Dotson of Maxwell-Reddick & Associates, Inc. spoke on behalf of the applicant. No one spoke against the request.

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

4. **APPLICATION # RZ 17-07-08**: Five Points Stores requests a zoning map amendment from R6 (Single-Family Residential) to HOC (Highway Oriented Commercial) for a roughly .344 acre section of a parcel located at 2855 Northside Drive West to permit the construction of a convenience store (Tax Parcel S08 000057 000).

Frank Neal presented the case to the commissioners and took any questions. John Dotson of Maxwell-Reddick & Associates, Inc. spoke on behalf of the applicant. Six (6) members of the public spoke against the request.

After much discussion, Commissioner McLendon made a motion to deny the application; seconded by Commissioner Brown, and the motion carried 5 to 2; with Commissioner Foreman and Commissioner McKay voting in favor of the application and Commissioner Byrd, Commissioner McLendon, Commissioner Brown, Commissioner Rosengart and Commissioner Cartee voting against the application.

6. **APPLICATION # V 17-07-07**: Five Points Stores requests a variance from Article XI Section 1102 (D) of the Statesboro Zoning Ordinance regarding the minimum required setback for a .88 acre parcel zoned HOC (Highway Oriented Commercial) located at 2855 Northside Drive West (Tax Parcel S08 000057 000).

Frank Neal presented the case to the commissioners and took any questions. John Dotson of Maxwell-Reddick & Associates, Inc. spoke on behalf of the applicant. Six (6) members of the public spoke against the request.

After much discussion, Commissioner McLendon made a motion to deny the application, seconded by Commissioner Brown, and the motion carried 7 to 0.

7. **APPLICATION # V 17-07-06:** Five Points Stores requests a variance from Article X Section 1003 (F) of the Statesboro Zoning Ordinance regarding commercial street access to a primarily residential road for a .88 acre parcel located at 2855 Northside Drive West (Tax Parcel S08 000057 000).

Frank Neal presented the case to the commissioners and took any questions. John Dotson of Maxwell-Reddick & Associates, Inc. spoke on behalf of the applicant. Six (6) members of the public spoke against the request.

After much discussion, Commissioner McLendon made a motion to deny the application, seconded by Commissioner Brown, and the motion carried 7 to 0.

8. **APPLICATION # T 17-07-05:** The City of Statesboro recommends a text amendment to Article XV of the Statesboro Zoning Ordinance regarding the permitted districts in which projecting signs can be installed.

Frank Neal presented the case to the commissioners and took any questions. No one spoke against the request. After some discussion, Commissioner McKay made a motion to approve the application, seconded by Commissioner Rosengart, and the motion carried 7 to 0.

VI. Announcements

Frank Neal made an announcement that moving forward, all Planning Commission meetings would be recorded.

VII. Adjourn

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 7 to 0.

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

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RZ 17-10-01
ZONING MAP AMENDMENT REQUEST
LANIER DRIVE

LOCATION: Lanier Drive

REQUEST: Rezone from R4 (High Density Residential) to CR (Commercial Retail)

APPLICANT: Paul D. Walsh

OWNER(S): Jacquelyn A. Pearson

LAND AREA: .7 acres

PARCEL TAX MAP #s: MS63 000010 000

COUNCIL DISTRICT: 3 (Yawn)



PROPOSAL:

The applicant is requesting a zoning map amendment of .7 acres of property that fronts Lanier Drive and is immediately South of Rumblewood from R4 (High-Density Residential) to CR (Commercial Retail) District in order to construct a small strip center with apartments on the upper floors (See Exhibit A—Location Map, Exhibit B— Sketch Plan dated September 6, 2017).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R4 (High Density Residential)	Multi-family dwelling units (Ellis Apartments)
SOUTH:	CR (Commercial Retail)	Food service facilities (Subway); personal service facilities (Southern Celebrities)
EAST:	R4 (High Density Residential)	Multi-family dwelling units (Eagle Creek)
WEST:	CR (Commercial Retail)	Multi-family dwelling units (Stadium Place)

Properties to the immediate north and east are zoned R4 (High Density Residential District) and are utilized as multi-family housing. Property to the south and west is zoned CR (Commercial Retail) and contains food service facilities, personal service facilities and multi-family housing units (See Exhibit C—Photos of Subject Site and Surrounding Properties and Exhibit D—2014 Future Development Map).

COMPREHENSIVE PLAN:

The subject site lies within the "Residential Redevelopment" character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Plan*. 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



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sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures. Some suggested development and implementation strategies for the area include the following:

- 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 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.
- 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.
- Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.
- New streets should be connected (i.e., minimize or prohibit cul-de-sacs_, to disperse traffic, shorten walking/biking trips.
- Design features that encourage safe, accessible streets should be employed- such as, narrower streets, on street parking, sidewalks, street trees, and landscaped raised median for minor collectors and wider streets.

2014 Statesboro Comprehensive Plan Update, pages 21.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

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. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

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 and “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;
- (2) The extent to which property values are diminished by the particular zoning restrictions.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.
- (5) The suitability of the subject property for the zoned purposes.
- (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.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and
- (8) Consistency with other governmental land use, transportation, and development plans for the community.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by RZ 17-10-01 with the following condition:

1. Staff disapproves the submitted sketch plan (**See Exhibit B**—Sketch Plan dated September 6, 2017) and requires the submission of all appropriate plans that meet the minimum development regulations. All plans must be approved prior to the issuance of a building permit.

EXHIBIT A: LOCATION MAP



STAGIS City of Statesboro Department of Planning and Development
CITY OF STATESBORO GIS



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

EXHIBIT B: SKETCH PLAN

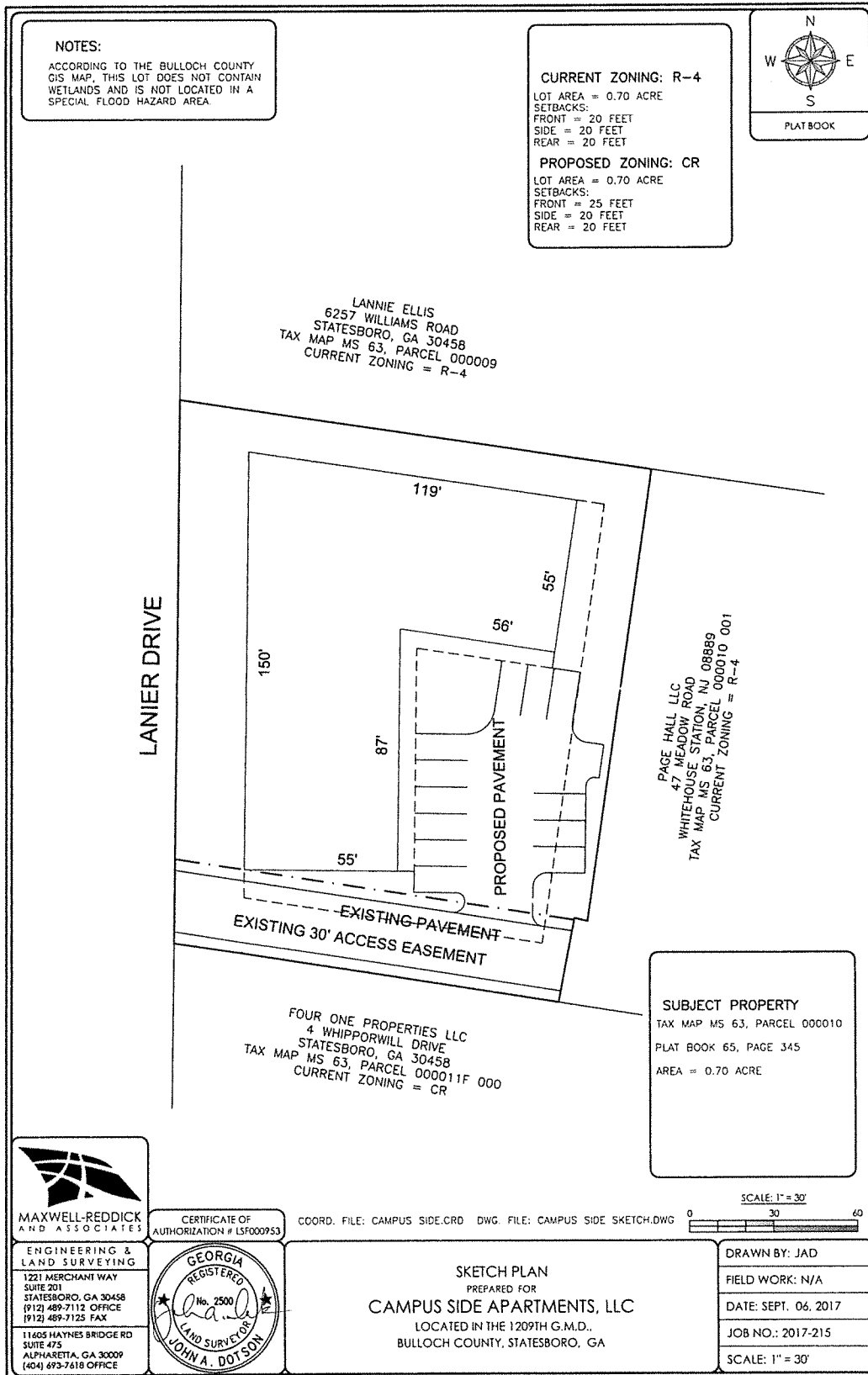


EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY

Figure 1: Subject Site Facing Northwest toward Lanier Drive



Figure 2: Undeveloped Subject site from Existing Pavement



EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.

Figure 3: Existing 30' Access Easement



Figure 4: Adjacent property to the South of the Subject Site



EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.

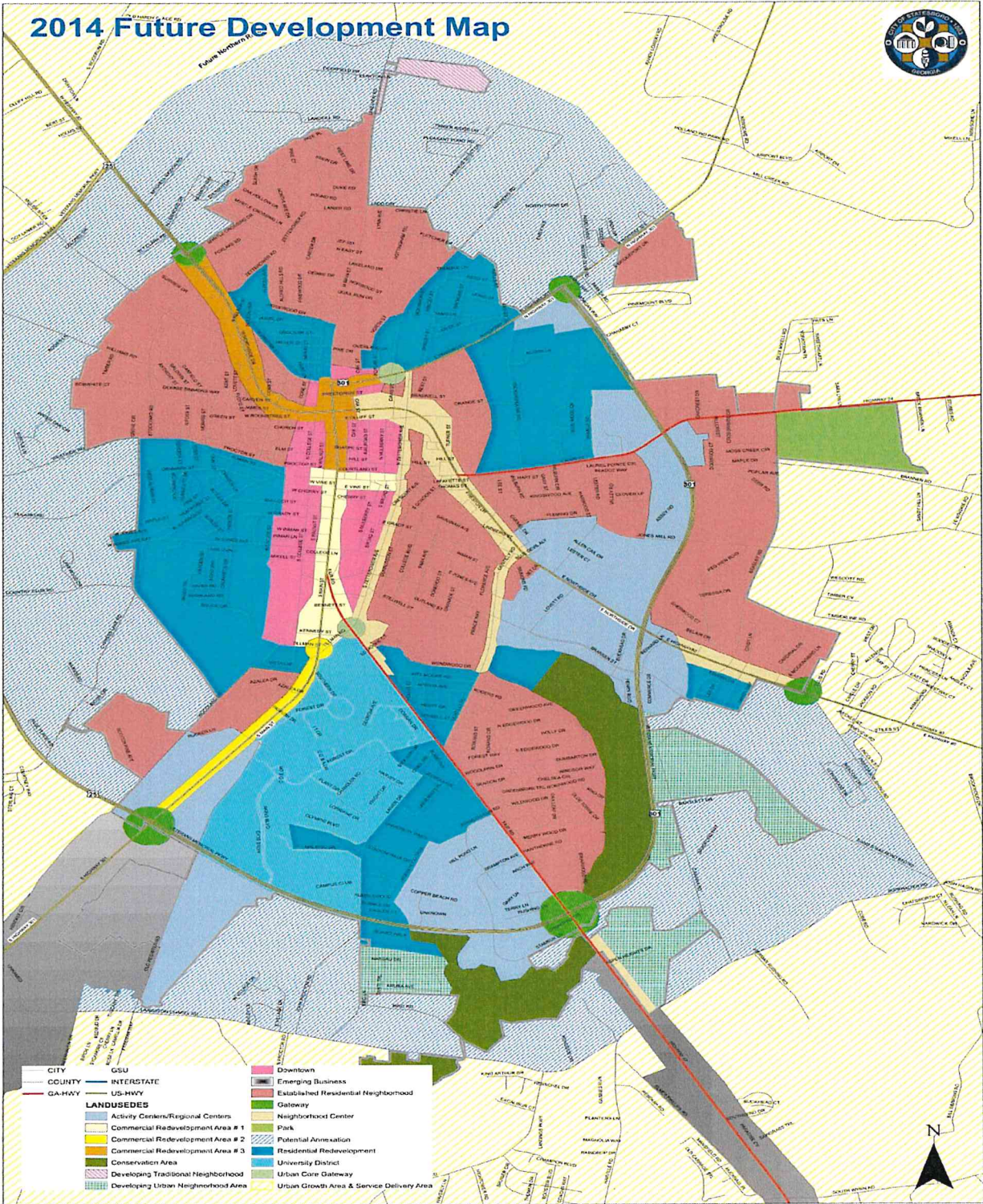
Figure 5: 30' Access Easement and Adjacent Property line to the South of the Subject Site



Figure 6: Subject Site Facing North Depicting Lanier Drive



EXHIBIT D: 2014 FUTURE DEVELOPMENT MAP





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RZ 17-09-02
ZONING MAP AMENDMENT REQUEST
204 ROUNDTREE STREET

LOCATION: 204 Roundtree Street

REQUEST: Rezone from R6 (Single-Family Residential) to CR (Commercial Retail) zoning district to permit construction of a parking lot and use of the parcel for a farmer's market and community area.

APPLICANT: Robert L. Byrd

OWNER(S): Robert L. Byrd

ACRES: .14 acres

PARCEL TAX MAP #: S09 000068 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The applicant is requesting a zoning map amendment from R6 (Single-Family Residential) to the CR (Commercial Retail) zoning district for .14 acres of property located at 204 Roundtree Street (Tax Parcel S09 000068 000) to permit the construction of a parking lot and use of the property for a farmer's market and community area (See **Exhibit A** – Location Map).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R6 (Single-family Residential)	Single-family dwelling units
SOUTH:	R6 (Single-family Residential)	Single-family dwelling units and personal service facilities
EAST:	R6 (Single-family Residential) and CR (Commercial Retail)	Food service facilities
WEST:	R6 (Single-family Residential)	Single-family dwelling units

Properties to the north, south and west are predominantly single-family dwelling units. The parcel to the east is owned by the applicant and is a food service facility (See **Exhibit C**—Photos of Subject Site).

COMPREHENSIVE PLAN:

The subject site lies within the "Commercial Redevelopment Area #3" character area as identified by the City of Statesboro 2014 Future Development Map (See **Exhibit D**—2014 Future Development Map) within the City of Statesboro Updated 2014 Comprehensive Plan.

Vision:

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

Appropriate land uses include:

- Major employers
- Commercial, including big box
- Medium/high density residential
- Single-family residential along arterials

Suggested Development & Implementation Strategies

- Upgrading the appearance of existing older commercial buildings with façade improvements, new architectural elements, or awnings.
- Building in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community.
- Redevelopment of older commercial centers in lieu of new construction further down the corridor.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 26.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

I. Application RZ 17-09-02: Whether or not to grant a request to rezone .14 acres from R6 (Single-family Residential) to CR (Commercial Retail)

The request to rezone the subject property should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the city's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*; and the potential for the property to develop in conformance with the requirements of the proposed HOC (Highway Oriented Commercial) zoning district for uses as set forth in the *Statesboro Zoning Ordinance*.

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 and "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are numbered below 1-8. Staff findings regarding some of the factors are given for Council's consideration of the application:

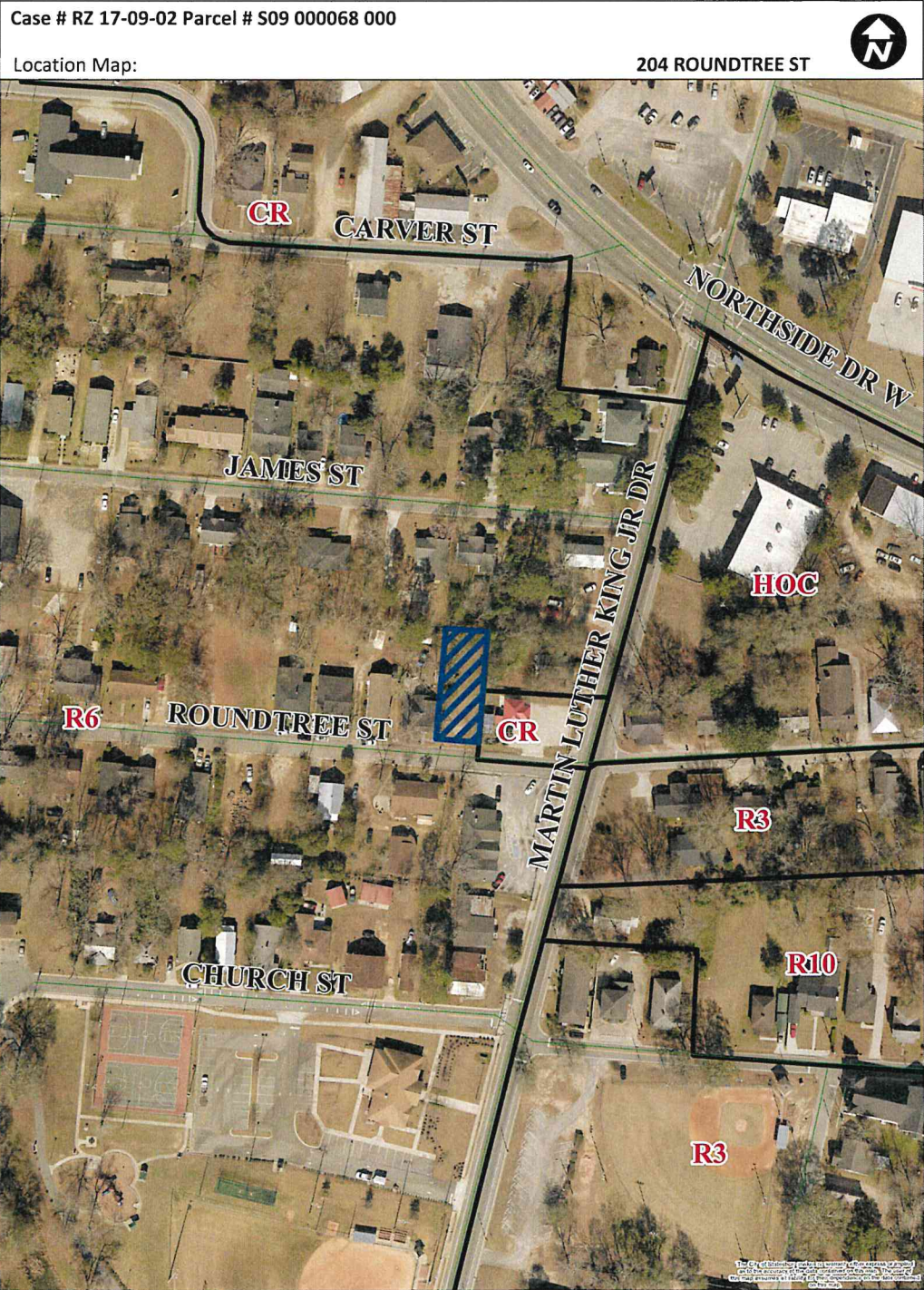
- (1) Existing uses and zoning or (of) property nearby;
- (2) The extent to which property values are diminished by the particular zoning restrictions.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.
- (5) The suitability of the subject property for the zoned purposes.
- (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.
- (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;

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

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by application RZ 17-09-02.

EXHIBIT A: LOCATION MAP



City of Statesboro Department of Planning and Development



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

EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA



Picture 1 Subject Property Facing Northeast Depicting Property Line with Commercial Retail Zoned Parcel



Picture 2 Subject Property Facing Northeast Depicting Property Line with Commercial Retail Zoned Parcel

EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA CONTINUED



Picture 3 Subject Property Facing Northwest Depicting Property Line with Single-family Zoned Parcel



Picture 3 Roundtree Street Facing Martin Luther King, Jr. Drive

EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA CONTINUED



Picture 4 Commercial Retail Strip Center across Roundtree Street from the Subject Property



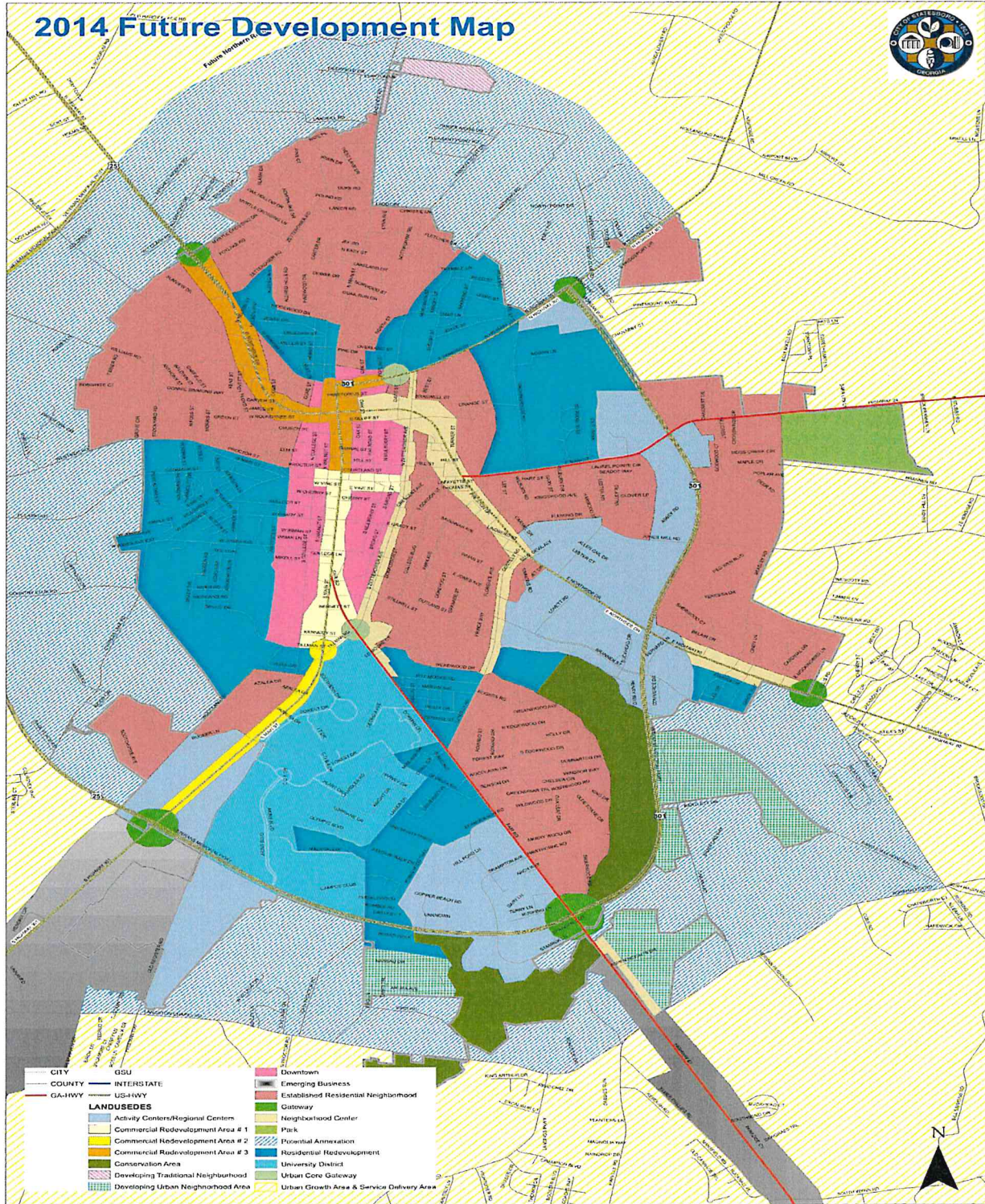
Picture 5 Single-family Residential Dwelling Unit across Roundtree Street from Subject Property

EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA CONTINUED



Picture 6 Roundtree Street facing West at Entrance to Subject Property

EXHIBIT D: 2014 FUTURE DEVELOPMENT MAP





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V 17-10-02
VARIANCE REQUEST
409 Clairborne Avenue

LOCATION: 409 Clairborne Avenue

REQUEST: Variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the maximum square footage allowed for one (1) freestanding sign and one (1) building sign in Sign District 1.

APPLICANT: Whitfield Signs

OWNER(S): South Main Ptp LLC & John E Lavender

ACRES: 8.24 acres

PARCEL TAX MAP #: S53 000001 000

COUNCIL DISTRICT: District 3 (Yawn)



PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the maximum square footage allowed for one (1) monument sign, one (1) building sign and the maximum aggregate square footage allowed in Sign District 3.

The subject site is located in the R15 (Single-Family Residential) zoning district and is regulated as a nonresidential use (See **Exhibit A**—Location Map, **Exhibit B** – Future Development Map and **Exhibit C**—Section 1509(C) Table 3). The customer proposes the installation of one 66.1 square feet freestanding sign and one (1) 109.2 square feet building sign (See **Exhibit E**—Proposed Signage Plans).

The maximum square footage allowed for both freestanding and building signs is 40 square feet. In addition, the maximum allowed aggregate square footage is 80 square feet and the applicant is proposing 206.3 aggregate square feet for the site.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R15 (Single-Family Residential)	Single-family dwelling units
SOUTH:	R15 (Single-Family Residential) and O (Office and Business Office)	Single-family dwelling units and personal service facilities
EAST:	R15 (Single-Family Residential), PUD (Planned Unit Development) and CR (Commercial Retail)	Single-family dwelling units, vacant parcel and personal service facilities
WEST:	R15 (Single-Family Residential)	Single-family dwelling units

The subject property is located in the R15 (Single-Family Residential) zoning district. Surrounding parcels include mixed uses, such as single-family dwelling units, retail shops, and personal service facilities (See **Exhibit A** – Location Map, **Exhibit B**—Future Development Map, **Exhibit D**—Site and Surrounding Property Photos and **Exhibit E**—Proposed Signage Plans).

COMPREHENSIVE PLAN:

The subject site lies within the “Established Residential Neighborhood” character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Master Plan*. 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. (See **Exhibit B** – Future Development Map).

Statesboro Comprehensive Master Plan, Community Agenda page 17.

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 Dimensional Standards to permit an increase in the maximum square footage for one (1) freestanding sign, one (1) building sign and an increase in the maximum aggregate square feet allowed for the site.**

The applicant requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum square footage allowed for one (1) monument sign, one (1) building sign and the maximum aggregate square footage allowed in Sign District 1.

Sign District 1 allows for a maximum 40 square feet for freestanding signs. The applicant’s intention is to increase the maximum height for a freestanding sign from 40 square feet to 66.1 square feet. In addition, the applicant would like to increase the maximum allowed square footage for a building sign from 40 square feet to 109.2 square feet. Finally, the applicant requests an increase in the maximum aggregate square feet allowed for the site from 80 square feet to 206.3 square feet.

Sign District 1 Regulations	Applicant’s Request	Permitted
Freestanding Signs: One sign structure per road frontage not to exceed 40 square feet and 8 feet in height	One (1) 66.1 square feet freestanding sign; 7.5’ tall	N/A
Building Signs: One per building elevation not to exceed 40 square feet	One (1) 109.2 square feet building sign and one (1) 31 square feet building sign	N/A
Aggregate Sign Area: 80 square feet including freestanding and building signs	Three (3) signs with a total aggregate sign area of 206.3 square feet	N/A

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.

STAFF RECOMMENDATION:

Staff recommends approval of the variances requested by application V 17-10-02.

EXHIBIT A: LOCATION MAP



City of Statesboro Department of Planning and Development



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

EXHIBIT B: FUTURE DEVELOPMENT MAP

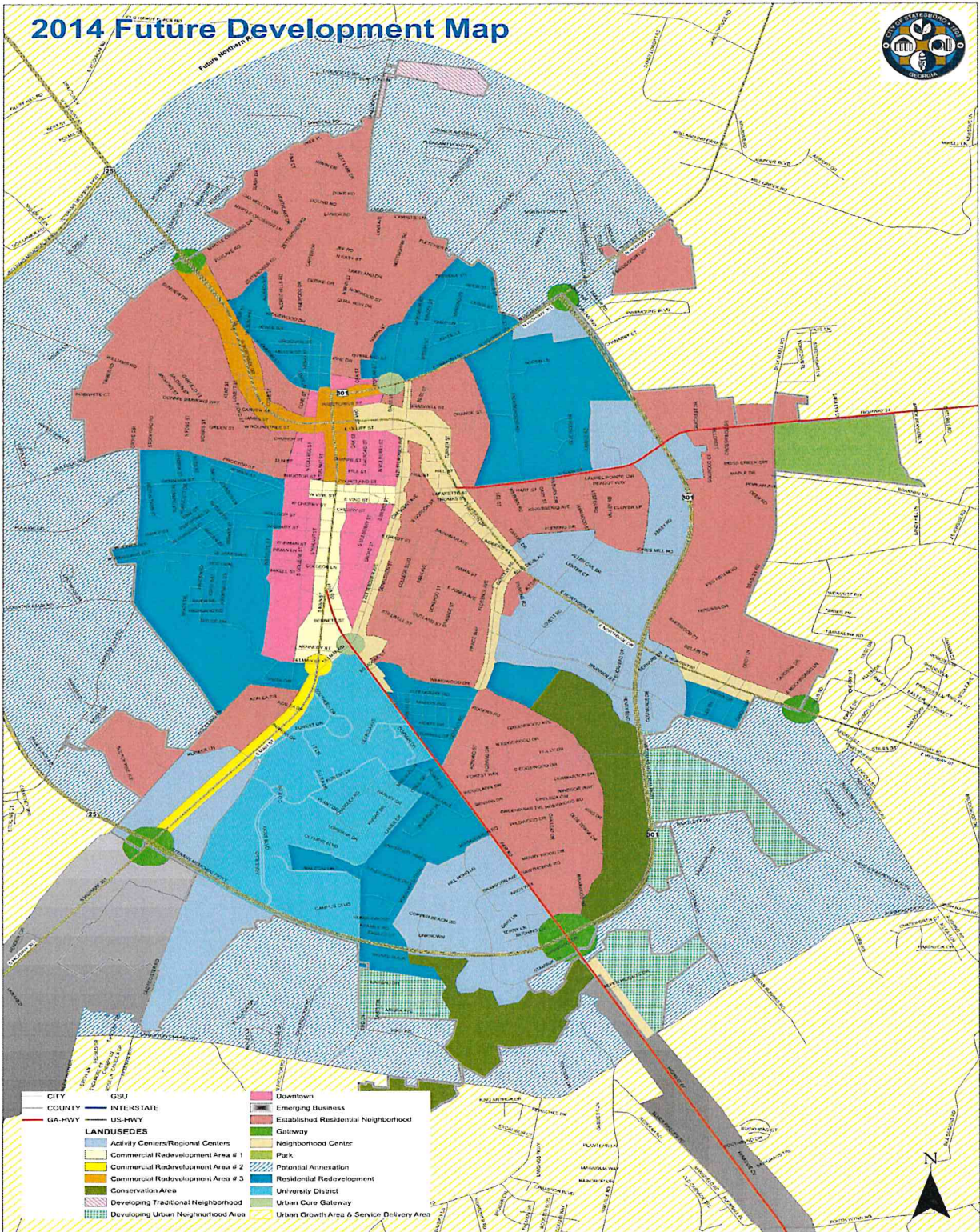


EXHIBIT C: ARTICLE XV SECTION 1509(C) Table 3

Table 3. Sign District 1 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 1 (As defined in subsection 1509(A.1))	RESIDENCE ON AN INDIVIDUAL LOT*	RESIDENTIAL DEVELOPMENT OR SUBDIVISION**	NONRESIDENTIAL USE
AGGREGATE SIGN AREA***:			
1. Maximum Number of Total Square Feet (SF)*	12 square feet	Varies (All signs within a residential development or subdivision must be constructed of brick, stone, masonry, wood, or equal architectural material)	80 square feet including freestanding and building signs.
FREESTANDING SIGNS****:			
2. Freestanding Sign Maximum Square Feet	4 ½ square feet	40 square feet (Per development entrance sign) 18 square feet (Per sign identifying a development common area or facility)	40 square feet
3. Maximum Height	3 feet	6 feet	8 feet
4. Setback Requirements	5 feet	5 feet*****	5 feet
5. Number of Signs Allowed	One	Two (2) sign structures per entrance to the development or subdivision.*****	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	N/A	18 square feet	40 square feet
2. Maximum Height	N/A (Window signs only)	Building Elevation	Building Elevation
3. Number of Building Signs Allowed	N/A	One per building serving as the principal structure in a common area or facility. \$\$\$	One per building elevation with street frontage. \$\$\$
<p>*Per the purposes of this article, "residences on an individual lot" refers to any individual lot principally serving as a single-family residential dwelling (attached, detached, townhouse, etc.) or a duplex.</p> <p>**Per the purposes of this article signage related to a "residential development or subdivision" includes all common entry signage into the development, and all signage related to common areas and facilities.</p> <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 where permitted by Table 2. Billboards and stanchion signs prohibited as provided in Table 2 herein.</p> <p>*****Unless incorporated into the street right-of-way as part of landscaped entryway feature – in which case only one (1) sign structure may be located at the entrance, and such sign placement, and maintenance agreements, shall have been approved as part of the major subdivision approval process established in Appendix B of the Statesboro Code of Ordinances (Statesboro Subdivision Regulations).</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> <p>(NOTE: Illumination of building or freestanding signs is prohibited on any individual lot principally serving as single-family residential dwelling [attached, detached, townhouse, etc.] or a duplex. Land uses within Sign District 1 which may otherwise utilize illumination, shall not incorporate internal illumination.)</p>			

EXHIBIT D: SITE AND SURROUNDING PROPERTY PHOTOS



Picture 1: Southern Wall of Subject Site Facing North toward East Jones Avenue Depicting Deep Setback from Brannen Street

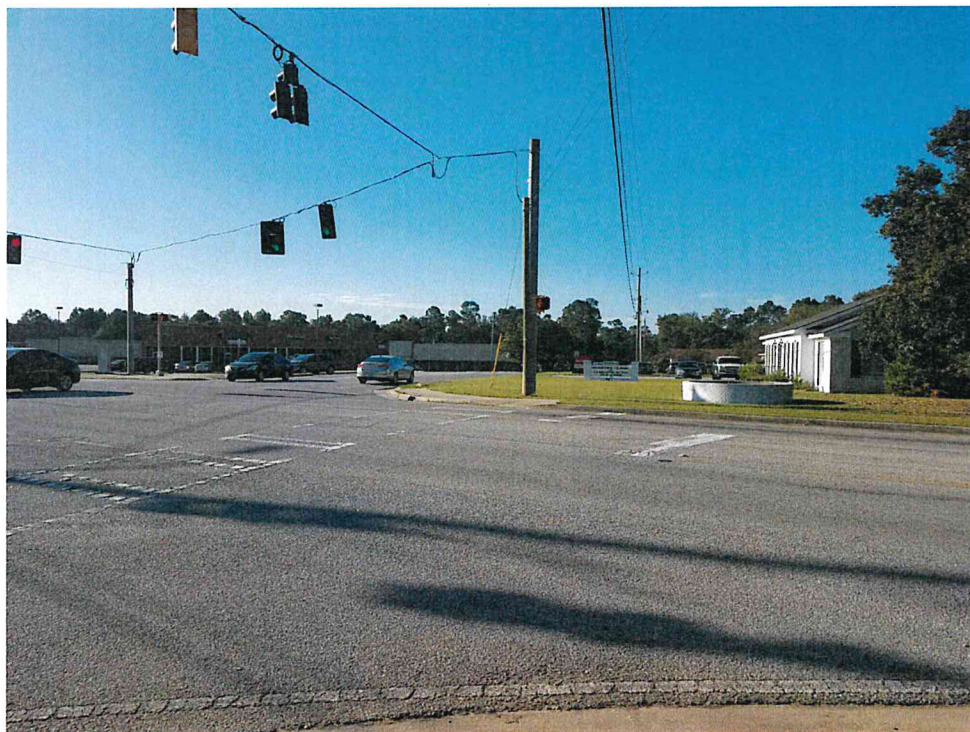


Picture 2: Closer View of Southern Wall Depicting Proposed Elevation for the 109.2 sq. ft. Building Sign

EXHIBIT D: SITE AND SURROUNDING PROPERTY PHOTOS (CONT)



Picture 3: Surrounding Single-Family Dwelling Units on Brannen Street



Picture 4: Intersection of Brannen Street and Gentilly Road

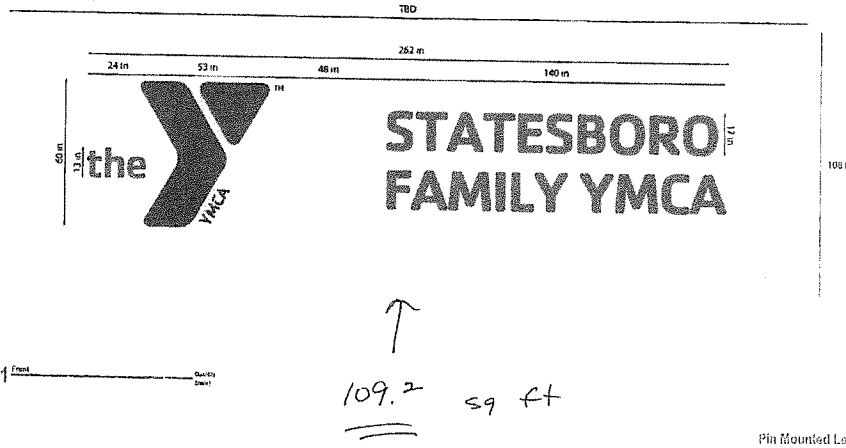
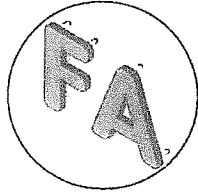
EXHIBIT D: SITE AND SURROUNDING PROPERTY PHOTOS (CONT)



Picture 5: Surrounding Personal Service Facilities at Gentilly Road and Brannen Street

EXHIBIT E: PROPOSED SIGNAGE PLANS

#4 - above front door



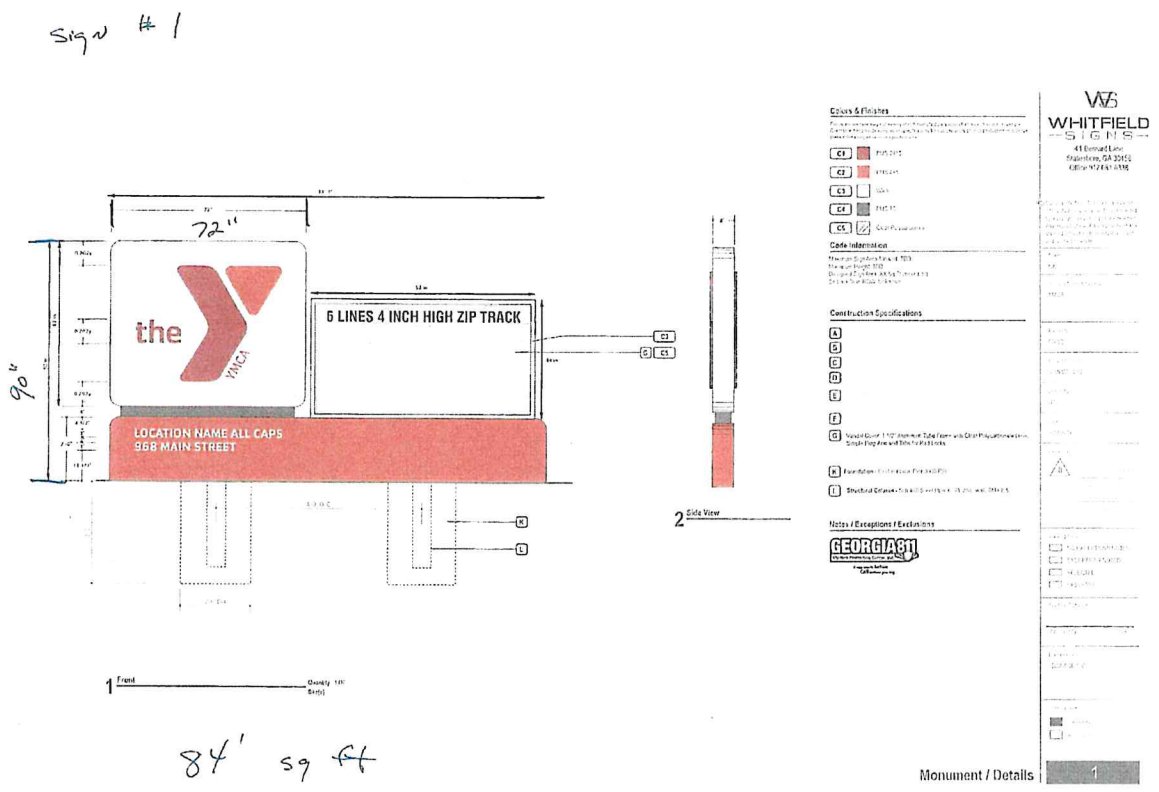
WHITFIELD
S
41 Sunset Lane
San Jose, CA 95128
974-917-6143

Construction Specifications

Pin Mounted Letters

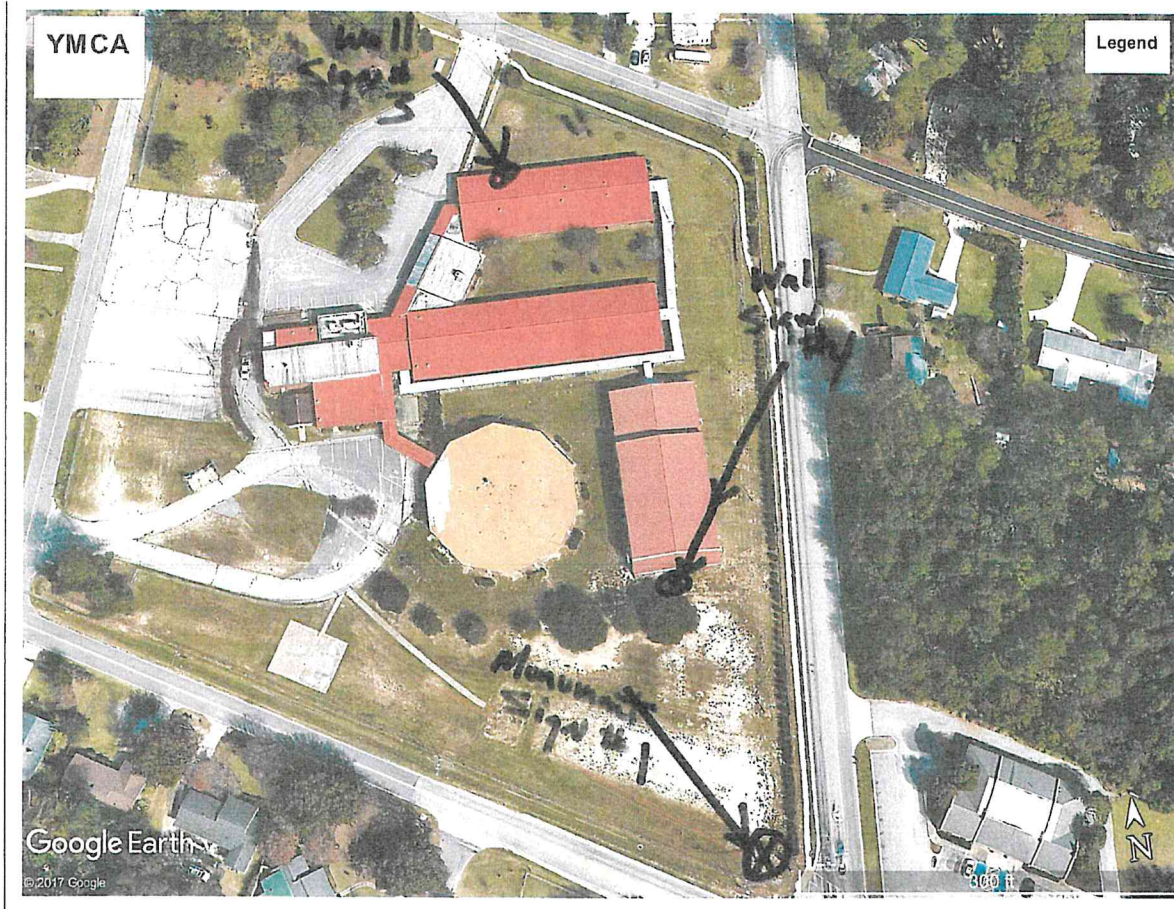
Picture 6 Proposed 109.2 sq. ft. Building Sign

EXHIBIT E: PROPOSED SIGNAGE PLANS (CONT)



Picture 7 Proposed 66.1 sq. ft. freestanding sign

EXHIBIT E: PROPOSED SIGNAGE PLANS (CONT)



Picture 8 Customer Submitted Aerial View Depicting location of Each Proposed Sign