



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
November 7, 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.) October 3, 2017 Meeting Minutes
 - 2.) October 18, 2017 Special Called Meeting Minutes
- V. **New Business**
 1. **APPLICATION # SE 17-02-01**: Marilyn Knight requests a special exception to utilize the property located at 404 North Avenue as a childcare center with a capacity of fifty-two (52) children in the R8 zoning district (Tax Parcel MS40 000051 000).
 2. **APPLICATION # V 17-11-02**: Anchor Signs, Inc. requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance for 1.15 acres of property located at 412 Northside Drive East regarding the maximum square footage allowed for building signs in Sign District 2 (Tax Parcel # MS72 000014 000).
- VI. **Announcements**
- VII. **Adjourn**



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Department of Planning and Development Memorandum

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Statesboro Planning Commission
October 3, 2017
5:00 P.M.
City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 5:01 PM.

II. Invocation & Pledge of Allegiance

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

III. Motion to Approve Order of the Meeting Agenda

Commissioner McLendon made a motion to approve the order of the meeting agenda, seconded by Commissioner McKay and the motion carried 6 to 0.

IV. Approval of Minutes

Commissioner McKay made a motion to approve the minutes of the September 5, 2017 Planning Commission meeting, seconded by Commissioner Foreman and the motion carried 6 to 0.

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).

Frank Neal presented the case to the commissioners and took any questions. Sam DiPolito of Berkshire Hathaway HomeServices spoke on behalf of the seller and no one spoke against the request. Commissioner Cartee made a motion to approve the application, seconded by Commissioner Brown, and the motion carried 6 to 0.

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).

Frank Neal presented the case to the commissioners and took any questions. Robert Byrd, the applicant, spoke on behalf of the request and took any questions. After some discussion, Commissioner Foreman made a motion to approve the application, seconded by Commissioner Brown and the motion carried 6 to 0.

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).

Frank Neal presented the case to the commissioners and took any questions. Josh Whitfield, of Whitfield Signs, spoke on behalf of the request. 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.

VI. Announcements

Frank Neal made an announcement that there will be a Special Called Planning Commission Meeting on October 18, 2017 at 5:00 PM in City Council Chambers.

VII. Adjourn

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Brown and the motion carried 6 to 0.

Chair – James W. Byrd, Sr.

**Secretary – Frank Neal, AICP
Director of Planning and Development**



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Statesboro Planning Commission
October 18, 2017
5:00 P.M.
City Hall Council Chamber

Special Called Meeting Minutes

Present: Planning Commission Members: Ben McKay; Carlos C. Brown, Jr.; Jamey Cartee; James W. Byrd, Sr. and Russell Rosengart **Absent:** Planning Commission Members: Mary Foreman and David McLendon
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 5:03 PM.

II. Invocation & Pledge of Allegiance

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

III. Motion to Approve Order of the Meeting Agenda

IV. New Business

1. **APPLICATION # CUV 17-09-01:** Valor Investments, LLC requests a conditional use variance from Article II of the *Statesboro Zoning Ordinance* for 2.28 acres of property located at 557 East Main Street to utilize the property as a drug rehabilitation center for up to fourteen (14) individuals (Tax Parcel # MS82 000012 000).

Frank Neal presented the case to the commissioners and took any questions. Stuart Gregory of Valor Investments, LLC spoke on behalf of the request. He explained the facility will house up to fifteen (15) individuals for twelve (12) to twenty-four (24) months. The program will provide intensive counseling services, including life and job skills training. The program will include one (1) 24/7 on-site house manager.

Karen Anderson voiced concerns on behalf of her husband who owns 551 East Main Street. While Ms. Anderson did not oppose the location of the facility, she expressed interest in someone being accountable for the program due to concerns regarding vandalism and other crime.

After some discussion, Commissioner Cartee made a motion to approve the application, seconded by Commissioner Rosengart and the motion carried 5 to 0.

V. Announcements

There were no announcements.

VI. Adjourn

Commissioner Rosengart made a motion to adjourn, seconded by Commissioner McKay and the motion carried 5 to 0.

Chair – James W. Byrd, Sr.

**Secretary – Frank Neal, AICP
Director of Planning and Development**



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

» (912) 764-0630
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SE 17-11-02
SPECIAL EXCEPTION REQUEST
404 NORTH AVENUE

LOCATION: 404 North Avenue

REQUEST: Special exception to utilize the property located at 404 North Avenue as a childcare center with a capacity of fifty-two (52) children in the R8 zoning district.

APPLICANT: Marilyn Knight

OWNER(S): Mary Williams

LAND AREA: .45 acres

PARCEL TAX MAP #s: MS40 000051 000

COUNCIL DISTRICT: District 2 (Jones)



Case # SE17-02-01 Parcel # MS40 000051 000
 Location Map
 404 West Jones Avenue
 STAGIS City of Statesboro Department of Planning and Development
 Note: The boundaries depicted on this map are approximate and should be used for reference only.

PROPOSAL: The applicant requests a special exception to utilize the property located at 404 North Avenue as a daycare center with a capacity of fifty-two (52) children in the R8 (Single-Family Residential) zoning district, which is not a permissible use by right (Tax Parcel MS40 000051 000).

Pursuant to Article VII-B Section 701-B(1), a child care is permissible in the R8 (Single-Family Residential) zoning district as a home occupation, not to exceed six (6) children at a time (See **Exhibit A—Location Map**). In addition, Article XXVII Section 2704 prohibits daycare centers from “all zoning classifications except Commercial Retail, Highway Oriented Commercial, Central Business District, or Light Industrial.” Consequently, the applicant’s desired utilization of the property is not permitted without either the rezoning of the property or the granting of a special exception permitting the requested use. Residents in the neighborhood support the opening of a new childcare center (See **Exhibit C—Owner Letter and Neighborhood Support for a New Childcare**).

BACKGROUND:

City Council approved a special exception for the applicant at the same location March 21, 2017; however, due to some unforeseen timing issues, the applicant’s approval expired September 21, 2017. The property owner, Ms. Mary Williams, ran the facility for 31 years with a capacity of fifty-eight (58) children. Occupational Tax Certificate 2010 000789 was issued January 1, 2010 to Mary Williams and expired December 31, 2010. The daycare center was closed in 2009, reopened in 2013 under new management and closed again in 2015, and at this time, the facility has exceeded the twelve-month grandfather clause (see Article XXI Section 2104). The center is equipped to provide care to children aged six (6) weeks of age through four years of age, to include pre-kindergarten classes.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R8 (Single-Family Residential)	Single-Family detached dwelling units
SOUTH:	R8 (Single-Family Residential)	Single-Family detached dwelling units
EAST:	R8 (Single-Family Residential)	Single-Family detached dwelling units
WEST	R8 (Single-Family Residential)	Single-Family detached dwelling units

The subject property is adjacent to 707 West Jones Avenue, which is directly associated with the subject site. Mary Williams lived at the residence at 707 West Jones Avenue, and currently rents the property to the individuals who would run the daycare facility. Adjacent properties to the north, south, east and west are zoned R8 (Single-Family Residential) and contain single-family detached dwelling units. (See **Exhibit B**—Photos of Subject Site and Surrounding Properties).

COMPREHENSIVE PLAN:

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

Vision:

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.

Appropriate Land Uses:

- Single-family detached housing
- Lower density, single-family attached housing

Suggested Development Strategies:

- 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.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 21.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on city 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. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The applicant requests a special exception to utilize the property located at 404 North Avenue as a childcare center with a capacity of fifty-two (52) children. The subject site is located in the R8 (Single-Family Residential) zoning district and the applicant's requested use is only permitted in the HOC (Highway Oriented Commercial), CR (Commercial Retail), CBD (Central Business District) or LI (Light Industrial) zoning districts by right.

Special exceptions allow for land uses that are not permitted by right within a zoning district, but which are defined as an acceptable use type, are of the same general character of permissible uses in the district, can meet the specific requirements contained in the ordinance and are listed as a special exception in the ordinance.

I. Consideration of the Definition of the Applicant's Proposed Use and its General Character

The applicant is requesting to use the subject site as a daycare center with a capacity of fifty-two (52) children for a parcel zoned R8 (Single-Family Residential). Daycare centers of this capacity are not permissible uses by right within the R8 (Single-Family Residential) zoning district.

Article XXVII Section 2703 states daycare center "...shall mean any place operated by a person, society, agency, institution, or group wherein are received for pay group day care for fewer than 24-hours per day without transfer or [of] legal custody of 19 or more children 18 years old or under."

Article VII-B Section 701-B(l) restricts the R8 (Single-Family Residential) zoning district to a family daycare homes only as a home occupation, not to exceed six (6) children at a time. The requested use meets the definition of a daycare center, pursuant to Article XXVII Section 2703.

II. Consideration of the Proposed Use's Ability to Adhere to the R8 Zoning District's Requirements

The applicant resides at 707 West Jones Avenue, the parcel adjacent to and directly south of the subject site. In the past, 707 West Jones Avenue served as Mary Williams' primary residence and she managed the subject site as part of that parcel. The applicant intends to do the same.

While the applicant is requesting the use of the subject site as a daycare center with a capacity of fifty-two (52) children, the center itself is a residential, multi-room structure; not on the scale of a facility. Staff is of the opinion the proposed use will adhere to the district's requirements.

III. **Consideration of the Proposed Use's Inclusion in the R8 Zoning District as a Special Exception**

Article VII-B. R-8 Single Family Residential of the *Statesboro Zoning Ordinance* states that a "child care, but not more than six children at a time," is a permissible use by right in the zoning district. The article; however, does not provide for the grant of a special exception in the district. Article XXIV. Conditional Zoning of the *Statesboro Zoning Ordinance* states that "property within any zoning classification may be rezoned subject to conditions..."

The American Planning Association encourages the use of local planning policies that ensure adequate childcare, especially in communities that have supply gaps for infant/toddler care facilities. APA Policy Guide on the Provision of Child Care (1997, September 21) from <https://www.planning.org/policy/guides/adopted/childcare.htm>.

The *Statesboro Zoning Ordinance* permits the grant of a special exception upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the mayor and city council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors:"

Section 2406 of the *Statesboro Zoning Ordinance* lists seven (7) factors that should be considered by Mayor and City Council "in determining compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

- A. Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
- C. Off street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.
- D. Public facilities and utilities are capable of adequately serving the proposed use.
- E. The proposed use will not have significant adverse effect on the level of property values or the general character of the area.
- F. Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.
- G. Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.
 - This request, if approved, is personal to the applicant. Any future changes to this proposal must be approved by City Council.

Additionally, § 2406 of the *Statesboro Zoning Ordinance* also requires consideration of the following factors given for standards for determination in a zoning change in "balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property" given in § 2007 of the *Statesboro Zoning Ordinance*":

- A. Existing uses and zoning or [of] property nearby.
- B. The extent to which property values are diminished by the particular zoning restrictions.
- C. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- D. The relative gain to the public, as compared to the hardship imposed upon the property owner.
- E. The suitability of the subject property for the zoned purposes.
- F. 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.
- G. The extent the proposed change would impact population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, and property values in adjacent areas.

STAFF RECOMMENDATION:

Staff recommends approve of the use requested by application SE 17-11-02.

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: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES



Picture 1 Subject Site facing North East Depicting Childcare Center Exterior Entrances



Picture 2 Subject Site facing North East Depicting Childcare Center Exterior Entrances

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 3 Subject Site facing North East Depicting Childcare Center Exterior Entrances



Picture 4 707 West Jones Avenue facing North East Depicting Portion of the Parking Lot

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 5 Subject Site Depicting Playground Area



Picture 6 Subject Site Depicting Playground Area

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 7 Subject Site Depicting Playground Area



Picture 8 Subject Site Facing East Depicting Rear Elevation

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 9 Subject Site Facing North Depicting Playground and Adjacent Property on Jones Avenue



Picture 10 Subject Site Depicting Playground and Adjacent Properties on Jones Avenue

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)

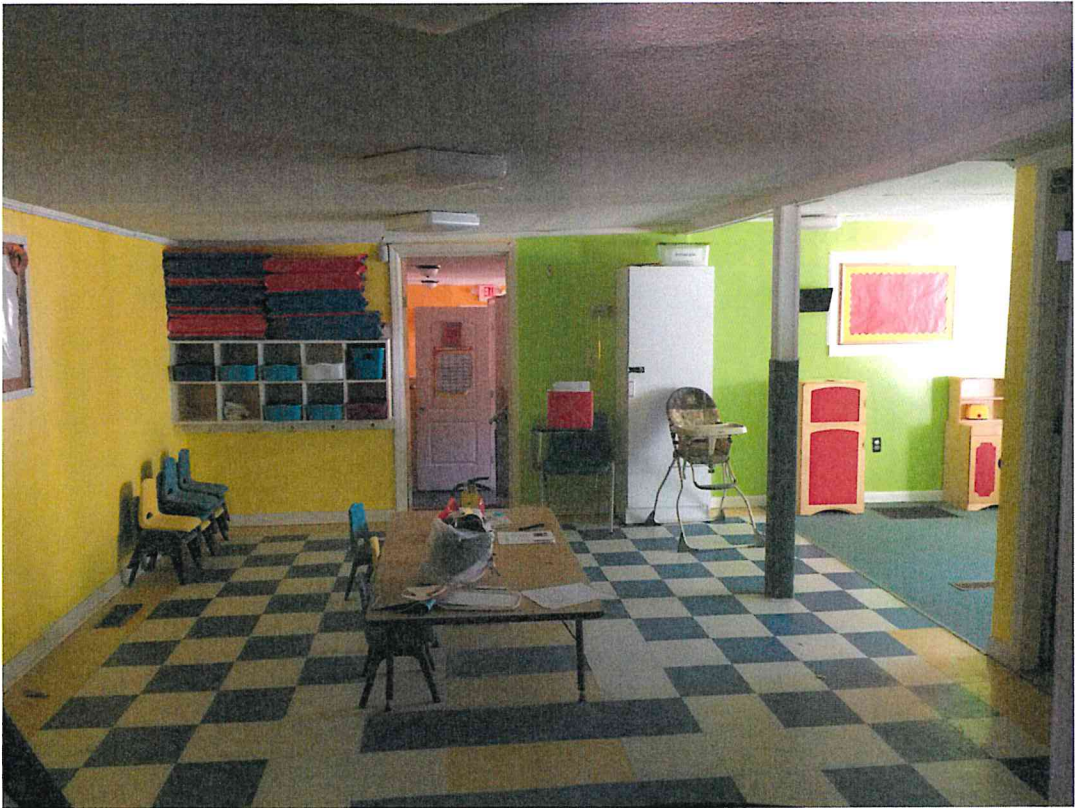


Picture 11 Subject Site Depicting Playground and Adjacent Property Facing North



Picture 12 Interior of Subject Site Depicting Office

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 13 Interior of Subject Site

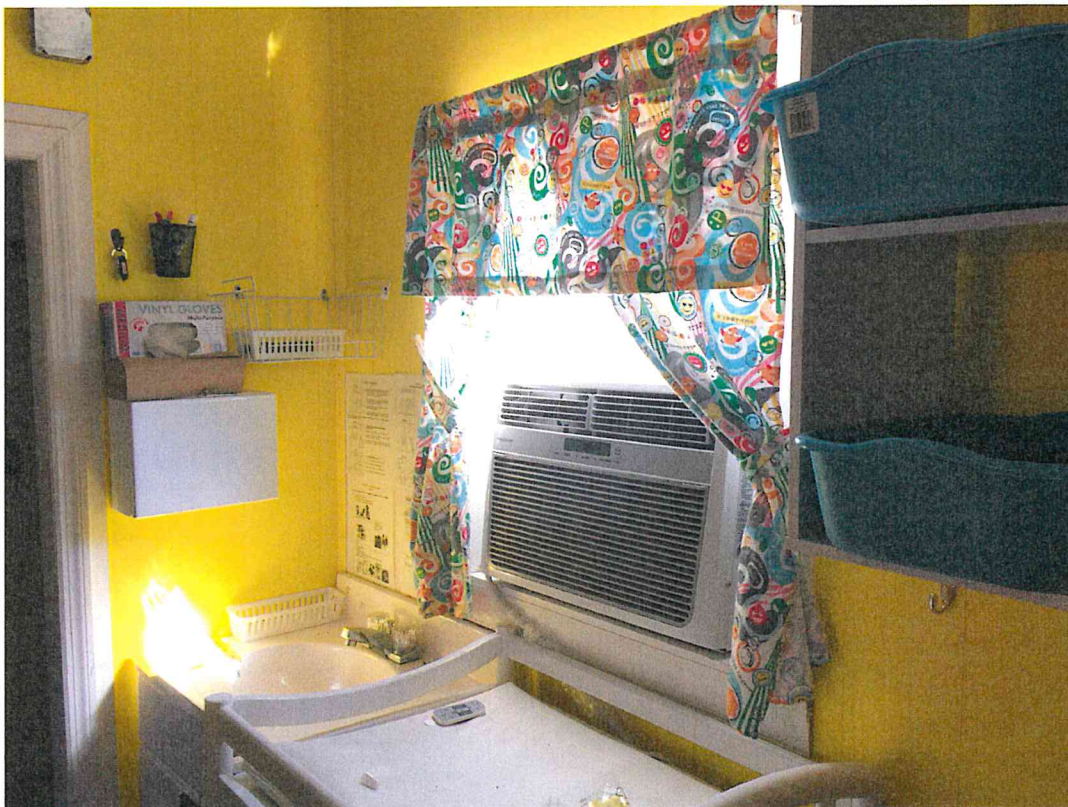


Picture 14 Interior of Subject Site Depicting Kitchen Area

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 15 Interior of Subject Site



Picture 16 Interior of Subject Site Depicting Infant Area

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 17 Interior of Subject Site



Picture 18 Interior of Subject Site

EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)



Picture 19 Interior of Subject Site



Picture 20 Interior of Subject Site

EXHIBIT C: OWNER LETTER AND NEIGHBORHOOD SUPPORT FOR NEW CHILDCARE

February 13, 2017

To: Statesboro Zoning Commission

From: Mary Williams

Re: Day Care Center
707 W Jones Ave
Statesboro, Georgia 30458

I, Mary Williams, am requesting that the Property located at 707 West Jones Avenue be rezoned back to Commercial Property. The Business was in operation for 31 years as a Daycare Center with a capacity of 58 children. I closed the Daycare Center in 2009 due to the death of my husband for approximately 4 years but reopened Under New Management in 2013. The Daycare was closed again in 2015.

The Daycare Center is a facility that is considered a "Turnkey" business fully furnished inside and out. This is NOT a family home! This Daycare Center can care for children from an infant to 4 years old including Pre-K.

Please consider this facility to be rezoned for the purpose and use as a Daycare Center again. Enclosed is a Signature Sheet signed by Neighborhood Residents who I contacted to let know of the planned Reopening.

I would like to Thank You in advance for your attention to this situation.

Sincerely,

Mary Williams

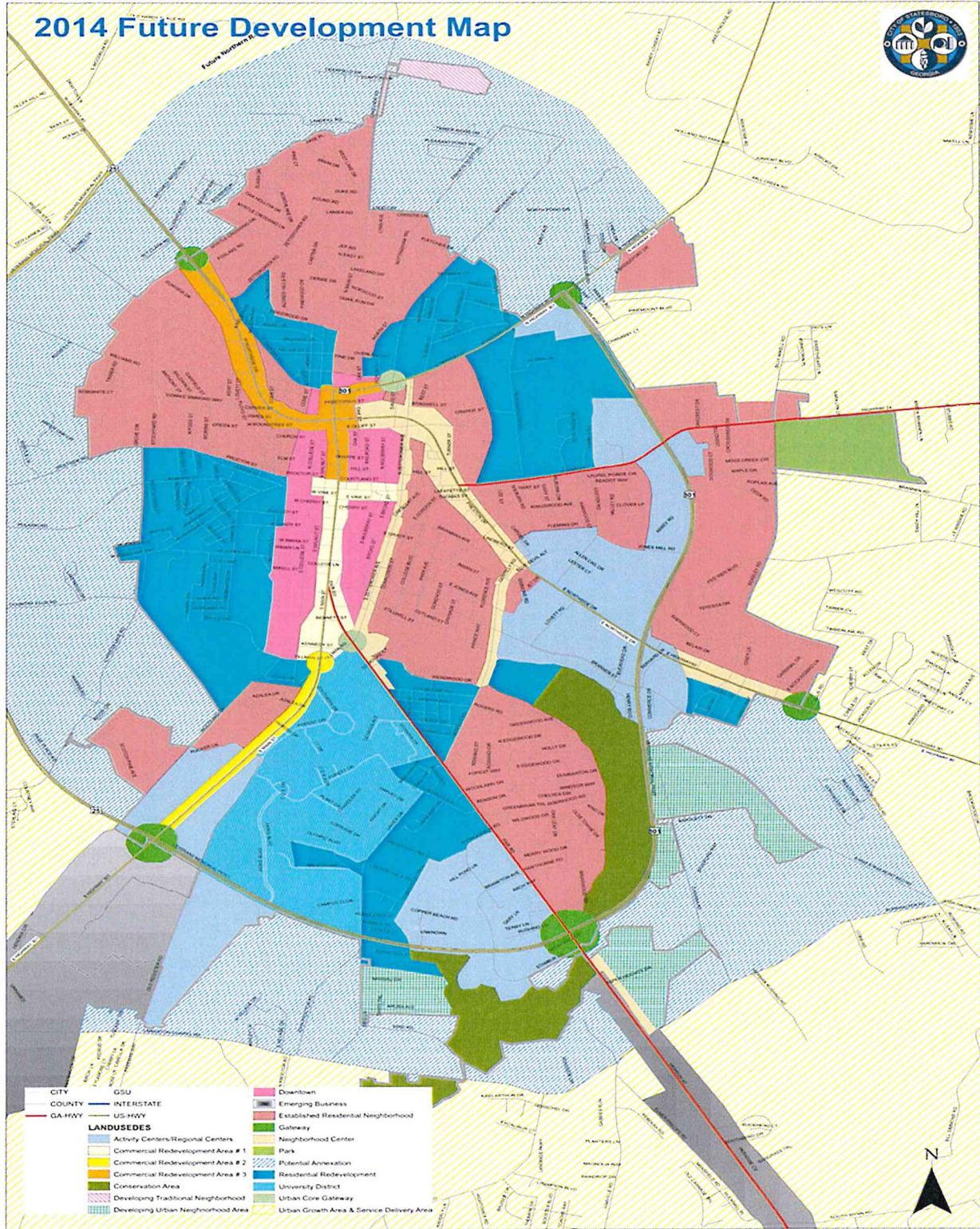
Residents Of Sugar Hill

2/11/17

Would you be in favor for a new Day Care
In the community ?

1. Harvey Jackson Yes or no
2. Ronny Williams Yes or no
3. Evelyn Longley Yes or no
4. Victoria Crawford Yes or no
5. Eugene Martin Yes or no
6. Alvin Martin Yes or no
7. Cesar A. Sevilla Yes or no
8. ~~Wanda~~ Yes or no
9. Melched Martin Yes or no
10. Jerome V. McNeal Yes or no
11. Edward B. Yes or no
12. JOSHUA WILLIAMS Yes or no
13. DIANE I Hill Yes or no
14. Derek Burns Yes or no
15. Yes or no

EXHIBIT D: 2014 FUTURE DEVELOPMENT MAP





City of Statesboro – Department of Planning & Development
DEVELOPMENT SERVICES REPORT

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V 17-11-02
VARIANCE REQUEST
412 NORTHSIDE DRIVE EAST

LOCATION: 412 Northside Drive East

REQUEST: Variance from Article XV Section 1509(C) Table 4 regarding maximum number of total square feet for two (2) building signs in Sign District 2.

APPLICANT: Anchor Sign, Inc.

OWNER(S): Southern Square, LLC

ACRES: 1.15 acres

PARCEL TAX MAP #: MS72 000014 000

COUNCIL DISTRICT: District 5 (Chance)



PROPOSAL:

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

BACKGROUND:

Checkers Drive-In was the previous tenant at the location. Currently, the site is undergoing construction of an Aspen Dental personal services facility and an AT&T retail store. The property owner agreed to remove the original Checkers Drive-in pylon sign and was approved for a 29.41 sq. ft. multiple-tenant freestanding sign in July 2017.

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, such as restaurants and retail shops (See **Exhibit A – Location Map**, **Exhibit B—Future Development Map** and **Exhibit C—Photos of Subject Site**).

COMPREHENSIVE PLAN:

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

Some suggested development and implementation strategies for the “Activity Centers/Regional Centers” character area include the following:

- 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

Statesboro Comprehensive Master Plan, Community Agenda page 23.

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 Dimensional Standards to permit an increase in the maximum number of total square feet for three (3) building signs.**

The applicant is requesting a variance from Article XV (Signs) regarding the maximum number of total square feet for two (2) 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 (See **Exhibit D—Section 1509(C) Table 4**). Individual establishments within a planned commercial development are permitted the greater of a maximum 60 square feet or five percent of wall areas allotted to the individual establishment for building signage (See **Exhibit D—Section 1509(C) Table 4**).

The applicant's intention is to increase the maximum number of total square feet for each of two (2) building signs from the permissible 60 square feet to 84.04 square feet for the Northside Drive East and east parking lot elevations (See **Exhibit E—Proposed Signage Plans**).

Sign District 3 Regulations	Applicant's Request	Permitted
Freestanding Signs: One sign structure per road frontage not to exceed 60 square feet	One (1) 7.92 square feet tenant sign installed to a monument sign	Permitted July 2017 by property owner.
Building Signs: One per building elevation not to exceed 60 square feet	Two (2) 84.04 square feet building signs and one (1) 57.024 square feet building sign	Variance submitted

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:**

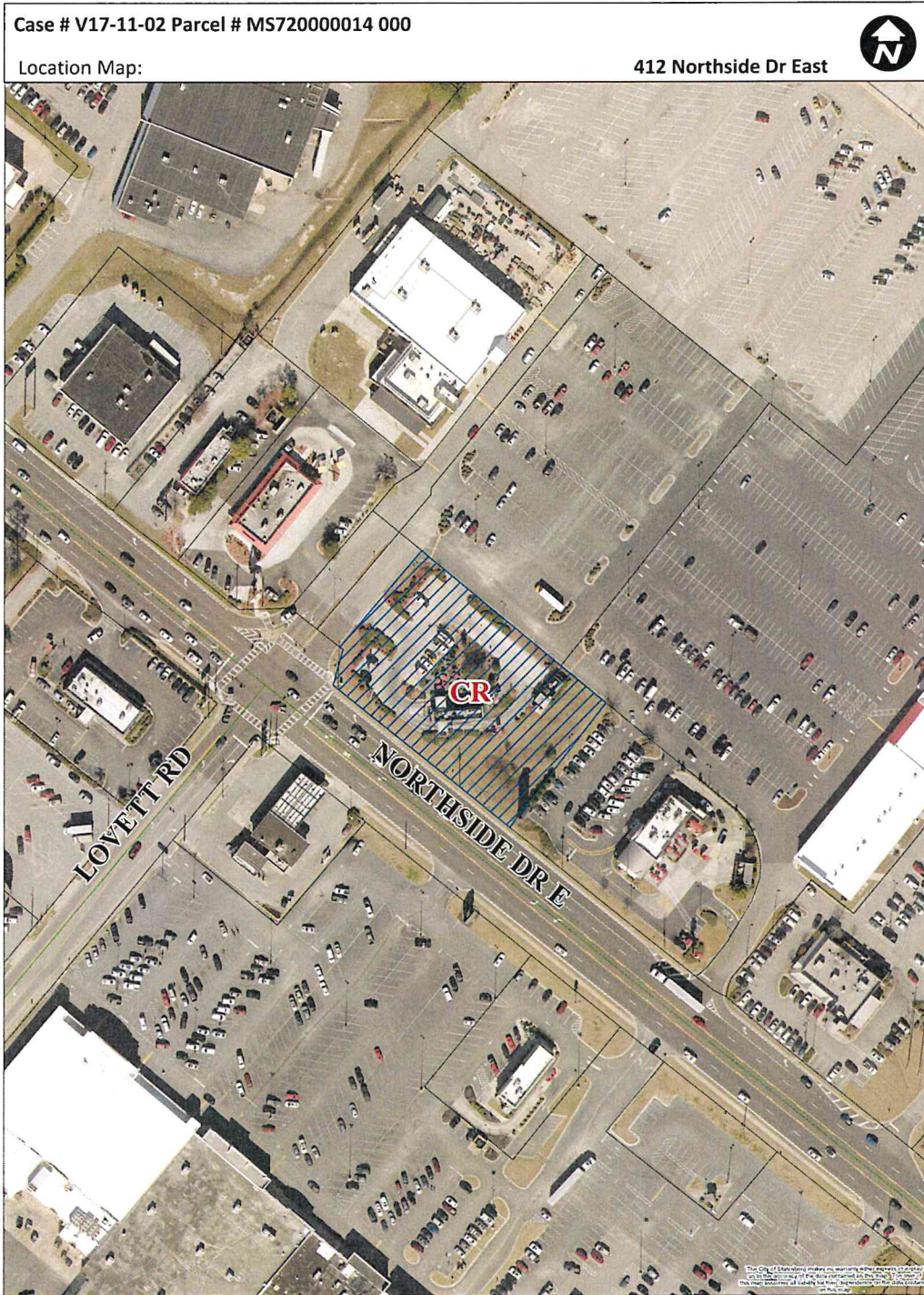
1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions 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 variance requested by application V 17-11-02.

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

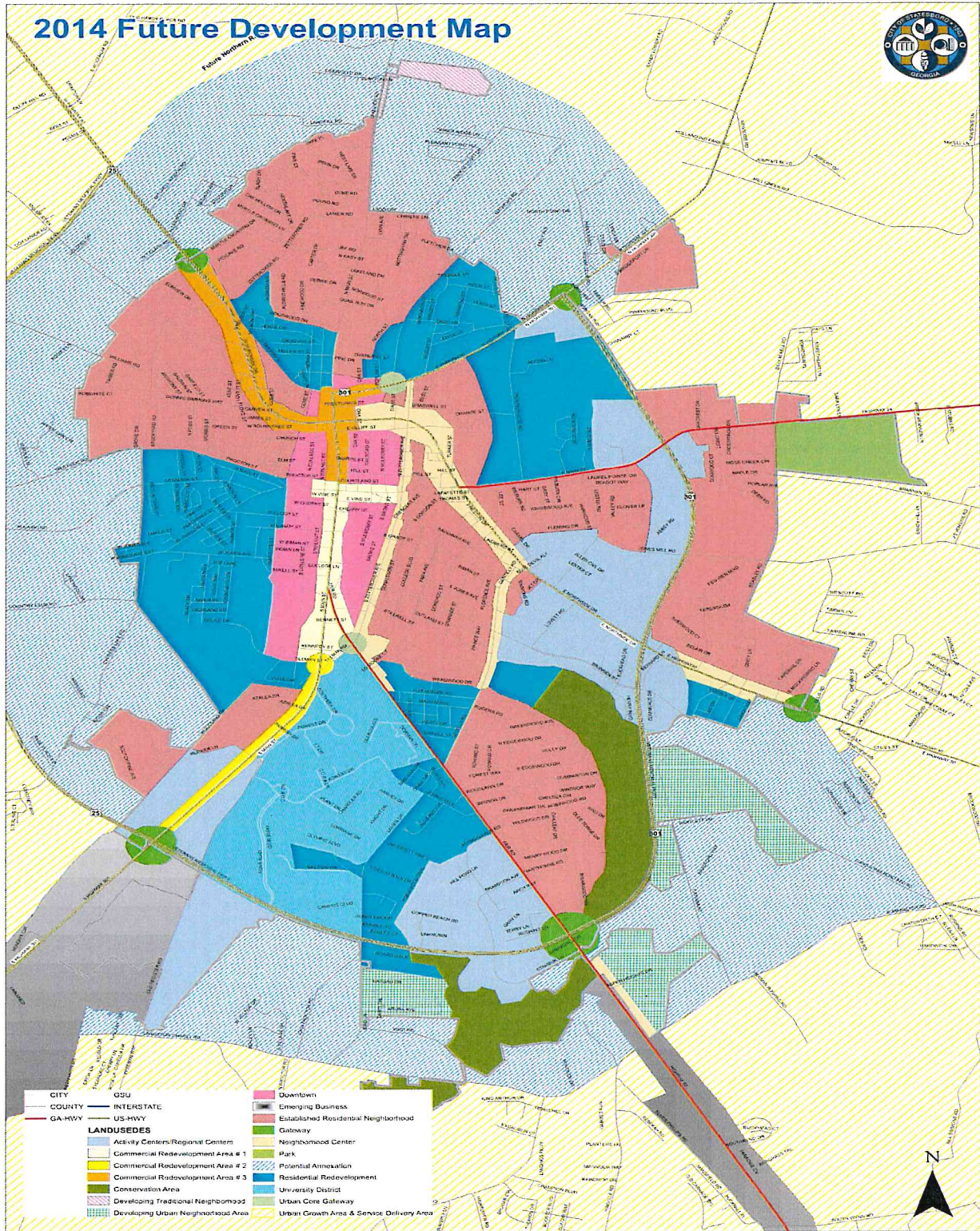


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site Depicting Southern Facing Wall that Fronts Northside Drive East



Picture 2: Subject Site Depicting Western Facing Wall



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT)

Picture 3: Eastern Facing Wall



Picture 4: Subject Site Depicting Southern Facing Wall that Fronts Northside Drive East



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT)

Picture 5: Southern Face Wall from Across Northside Drive East



Picture 6: Northside Drive East Facing South East



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT)

Picture 7: Northside Drive East Facing North West



EXHIBIT D: SECTION 1509 TABLE 5

Table 4. Sign District 2 Dimensional Standards

TABLE INSET:

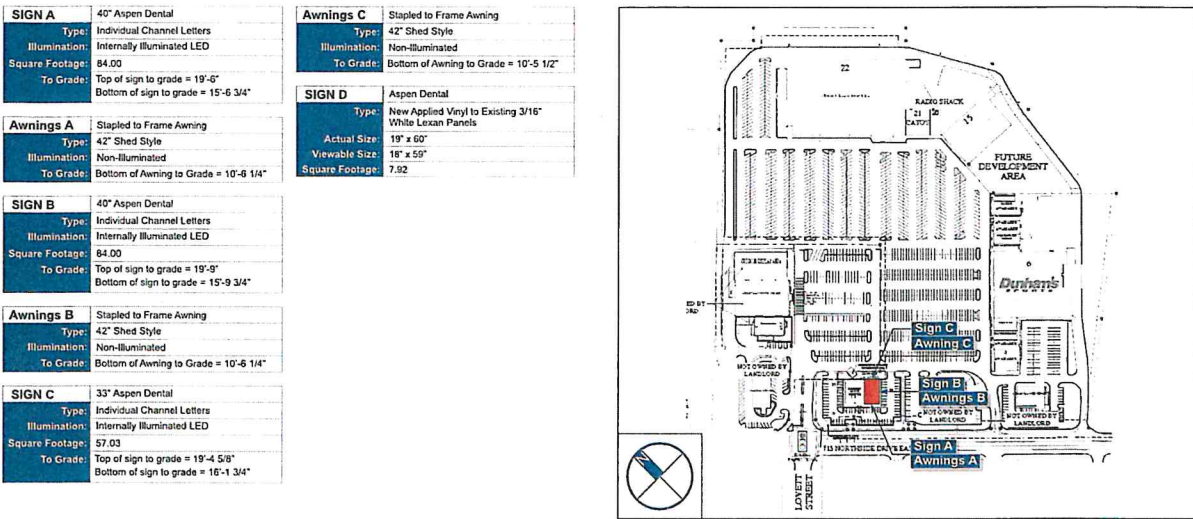
SIGN DISTRICT 2 (As defined in subsection 1509[A.2])	SIGN FOR AN INDIVIDUAL ESTABLISHMENTS ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	INDIVIDUAL ESTABLISHMENTS, SHOPS, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN 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: PROPOSED SIGNAGE PLANS

Picture 8: Applicant's Submitted Signage Site Plan



Statesboro, GA



	Client: Aspen Dental Site #: AN-A22058 Address: 81 Northside Dr. Statesboro, GA 30458	<table border="1"> <tr> <th>REVISION NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>09/29/2016</td> <td></td> <td>Sign A & B</td> <td>JL</td> </tr> <tr> <td>10/03/2016</td> <td></td> <td>Corrected Renderings, Added Site Plan & MT Panels</td> <td>SD</td> </tr> <tr> <td>10/11/2016</td> <td></td> <td>Added awning to rear elevation</td> <td>GC</td> </tr> <tr> <td>10/24/2016</td> <td></td> <td>Updated Pylon</td> <td>SD</td> </tr> <tr> <td>10/31/2016</td> <td></td> <td>Updated Site Plan</td> <td>SD</td> </tr> <tr> <td>07/19/2017</td> <td></td> <td>Updated Awning location</td> <td>BH</td> </tr> <tr> <td>09/27/2017</td> <td></td> <td>Updated for permitting</td> <td>KA</td> </tr> </table>	REVISION NO.	DATE	DESCRIPTION	BY	09/29/2016		Sign A & B	JL	10/03/2016		Corrected Renderings, Added Site Plan & MT Panels	SD	10/11/2016		Added awning to rear elevation	GC	10/24/2016		Updated Pylon	SD	10/31/2016		Updated Site Plan	SD	07/19/2017		Updated Awning location	BH	09/27/2017		Updated for permitting	KA	<p>This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested this rendering. It is an uncalibrated original drawing not to be reproduced, registered or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.</p> <p>1 800 213 3331</p>
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Picture 9: Sign "A" 84.04 Proposed Square Feet Facing Northside Drive East

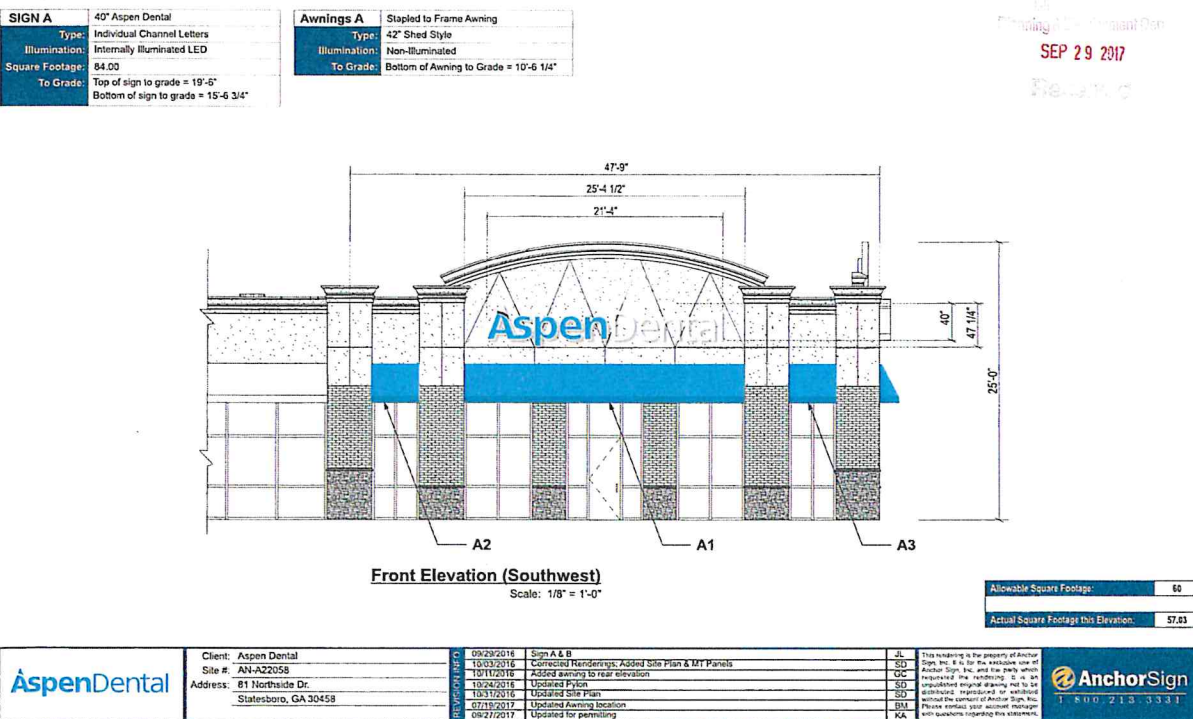


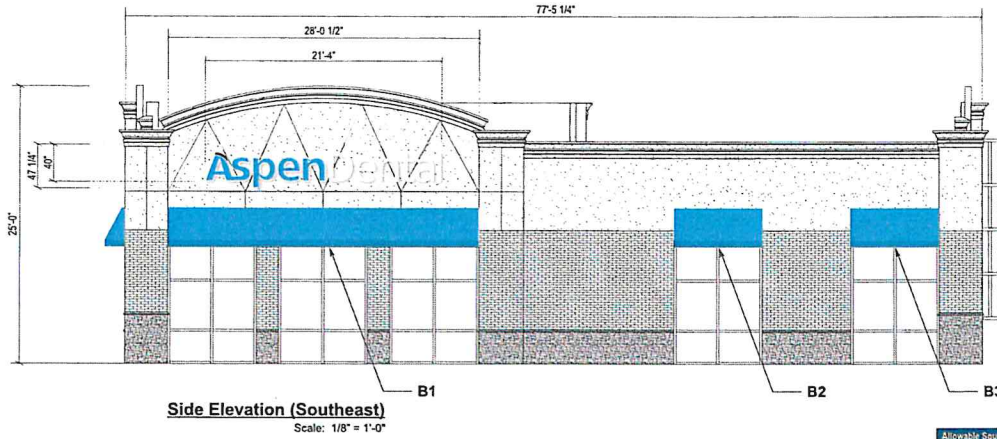
EXHIBIT E: PROPOSED SIGNAGE PLANS

Picture 10: Sign "B" 84.04 Proposed Square Feet Facing Eastern Parking Lot

SIGN B	40' Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	84.00
To Grade:	Top of sign to grade = 19'-9"
	Bottom of sign to grade = 15'-9 3/4"

Awnings B	Stapled to Frame Awning
Type:	42" Shed Style
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 10'-6 1/4"

Layout of the windows and door on the side elevation may change



Allowable Square Footage	60
Actual Square Footage this Elevation:	57.03

	Client:	Aspen Dental	05/29/2016	Sign A & B	JL	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an uncontracted request and is to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #:	AN-A22058	10/03/2016	Corrected Renderings, Added Side Plan & Mt Panels	SD	
	Address:	81 Northside Dr.	10/11/2016	Added awning to rear elevation	GD	
		Statesboro, GA 30458	10/24/2016	Updated Pylon	SD	
			10/31/2016	Updated Sign Plan	SD	
			07/19/2017	Updated Awning location	BM	
		09/27/2017	Updated for permitting	KA		

