



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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50 East Main Street      P.O. Box 348      » (912) 764-0630  
Statesboro, Georgia 30458      Statesboro, Georgia 30459      » (912) 764-0664 (Fax)

**Statesboro Planning Commission**  
**August 6, 2019**  
**5:00 P.M.**  
**City Hall Council Chamber**  
**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

- 1.) July 2, 2019 Meeting Minutes

**IV. New Business**

1. **APPLICATION V 19-07-01**: Josh Whitfield requests a variance from Article XV Section 1509(C) Table 6 of the Statesboro Zoning Ordinance regarding the maximum building sign height requirement of Sign District 4 in order to allow the placement of a building sign at 20 feet located at 13 North Main Street (Tax Parcel S18 000015 000).
2. **APPLICATION CUV 19-07-03**: Alicia Barnes Burnsed requests a conditional use variance from Article V of the Statesboro Zoning Ordinance for 0.76 acres of property located at 508 East Main Street to utilize the property as an addiction recovery community residence in the R-15 (Single Family Residential) zoning district (Tax Parcel MS71 000003 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**  
**July 2, 2019**  
**5:00 P.M.**  
**City Hall Council Chamber**  
**Meeting Minutes**

**Present:** Planning Commission Members: Benjamin McKay, Carlos C. Brown Jr., Sean Fox, and Mary Foreman; **City of Statesboro Staff:** City Planner I Justin Williams and Interim Assistant City Manager Jason Boyles; **Absent:** James W. Byrd Sr., Russell Rosengart, and Jamey Cartee.

**I. Call to Order**

Commissioner McKay called the meeting to order at 5:00 PM.

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1.) June 4, 2019 Meeting Minutes

Commissioner Foreman made a motion to approve the June 4, 2019 meeting minutes, seconded by Commissioner Fox. The motion carried 4-0.

**IV. New Business**

1. **APPLICATION RZ 19-06-01:** West District Development, LLC requests a zoning map amendment for a proposed combination of parcels addressed 40 West Cherry Street and West Cherry Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to allow for the construction of a mixed-use development (Tax Parcels S18 000170 000 and S19 000001 A000).

Justin Williams introduced the case, and Josh Whitfield spoke as representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the proposed future plans for the West District development. Commissioner Foreman inquired about the closure of West Cherry Street and the incorporation of the West Cherry Street land area as part of the development site. Mr. Whitfield discussed the incorporation of the recently abandoned public ROW, West Cherry Street, into the proposed development. Then, Mr. Williams discussed the staff approval and conditions of this zoning map amendment request.

Commissioner Fox made a motion to recommend approval of **RZ 19-06-01** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

2. **APPLICATION V 19-06-02:** West District Development, LLC requests a variance from Article XII, Section 1213(A) to reduce the required front yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
3. **APPLICATION V 19-06-03:** West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required left side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
4. **APPLICATION V 19-06-04:** West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required right side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
5. **APPLICATION V 19-06-05:** West District Development, LLC requests a variance from Article XII, Section 1213(C) to reduce the required rear yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).
6. **APPLICATION V 19-06-06:** West District Development, LLC requests a variance from Article XXX, Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 2.44 acres of property located at 40 West Cherry Street (Tax Parcel S18 000170 000).
7. **APPLICATION V 19-06-07:** West District Development, LLC requests a variance from Article XII, Section 1216 to increase the minimum floor area ratio percentage in order to create zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

Justin Williams introduced cases **V 19-06-02, V 19-06-03, V 19-06-04, V 19-06-05, V 19-06-06, & V 19-06-07** collectively, and Josh Whitfield spoke as representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the variance requests and stated one of the main goals of these requests was to keep the entire parking areas under one common ownership. Additionally, Mr. Whitfield stated that the proposed development would provide improved pedestrian access in the downtown area. Commissioner McKay inquired if the City had previously received any similar types of requests, such as the zoning variances being requested by the applicant. Mr. Williams stated that he could not recall any specifically. Mr. Whitfield spoke further on the challenges of the proposed development and need for the zoning variances to continue the construction of the West District Development. Commissioner McKay expressed concerns on the approval of all these variances setting a precedent for the City. Mr. Boyles

addressed the concerns of Commissioner McKay. Commissioner Foreman complimented staff's willingness to work with the developers of the West District. Commissioner Brown commended Mr. Whitfield for continuing to move forward with the West District development project.

Commissioner Fox made a motion to recommend approval of **V 19-06-02** with staff recommendations and conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Fox made a motion to recommend approval of **V 19-06-03** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

Commissioner Brown made a motion to recommend approval of **V 19-06-04** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Foreman made a motion to recommend approval of **V 19-06-05** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Brown made a motion to recommend approval of **V 19-06-06** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

Commissioner Fox made a motion to recommend approval of **V 19-06-07** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

8. **APPLICATION CBD 19-06-08:** West District Development, LLC requests approval of the proposed site plans submitted for a proposed combination of parcels totaling 5.52 acres of property located at South College Street, 40 West Cherry Street and West Cherry Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcels S19 000001 000, S18 000170 000, and S19 000001 A000).

Justin Williams introduced the case, and Josh Whitfield spoke as a representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the central business district site plan review being requested by the applicant. Commissioner Brown inquired if there would be a 3<sup>rd</sup> phase to the West District Development. Mr. Whitfield stated that the applicant had recently made offers/acquisitions of some of the surrounding property in order to potentially expand the West District development boundaries with the goal of creating a live/work environment.

Commissioner Fox made a motion to recommend approval of **CBD 19-06-08** with staff recommendations and conditions. Commissioner Brown seconded, and the motion carried 4-0.

9. **APPLICATION RZ 19-06-09:** Continental Road, LLC requests a zoning map amendment of 4.74 acres, a portion of a larger 33.35+/- acre tract located at 7130 Veterans Memorial Parkway from the CR (Commercial Retail) zoning district to the HOC (Highway Oriented Commercial) zoning district to allow for the construction of a car dealership (Tax Parcel MS42 000007 000).

Justin Williams introduced the case, and Robert Cheshire spoke as a representative of the applicant, Continental Road, LLC. Mr. Cheshire provided a brief overview of the zoning map amendment request. Commissioner Brown inquired on which automotive dealership may be moving to this location. Mr. Cheshire was not able to provide this information due to client confidentiality.

Commissioner Brown made a motion to recommend approval of **RZ 19-06-09** with staff recommendations and conditions. Commissioner Fox seconded, and the motion carried 4-0.

**V. Announcements**

Justin Williams announced that the Planning & Development Director, Frank Neal, resigned.

**VI. Adjourn**

Commissioner Foreman made the motion to adjourn the meeting. Commissioner Brown seconded, and the motion carried 4-0. The meeting adjourned at 5:25 PM.

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**Chair – James W. Byrd Sr.**

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**Secretary – Jason Boyles**  
**Assistant City Manager**



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

P.O. Box 348  
 Statesboro, Georgia 30458

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<b>V 19-07-01            SIGN VARIANCE REQUEST            13 NORTH MAIN STREET</b>		
<b>LOCATION:</b>	13 N Main Street	
<b>REQUEST:</b>	Sign variance request.	
<b>APPLICANT:</b>	Josh Whitfield (Whitfield Signs)	
<b>OWNER(S):</b>	Warren Holland	
<b>ACRES:</b>	0.15	
<b>PARCEL TAX MAP #:</b>	S18 000015 000	
<b>COUNCIL DISTRICT:</b>	District 2 (Jones)	

**PROPOSAL:**

The applicant requests a variance to Appendix A; Section 1509, Table 6 of the Statesboro Zoning Ordinance. Specifically, this application requests a variance from the maximum height requirements for the placement of building signs in Sign District #4 and the CBD (Central Business District) zoning district. The applicant is requesting the placement of a building sign at a height of 20 feet (See **Exhibit D – Proposed Signage Plans**).

**BACKGROUND:**

The applicant submitted a request on May 10, 2019 for the placement of a sign on the building listed as 13 North Main Street. This sign was meant to be placed at the conclusion of a general renovation of the building which included new paint to the façade. This sign was initially denied, due to the requested placement of the sign at 20 feet, whereas the Central Business District requires that building signs be placed no higher than 12 feet.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	CBD (Commercial Business District)	Commercial retail shops.
<b>SOUTH:</b>	CBD (Commercial Business District)	Commercial retail shops and government buildings.
<b>EAST:</b>	CBD (Commercial Business District)	County Courthouse.
<b>WEST:</b>	CBD (Commercial Business District)	Commercial retail shops and the Statesboro Herald.

The subject property is located within the CBD (Commercial Business) district. Surrounding parcels include Commercial retail uses and government buildings. (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 and surrounding sites), **Exhibit D** (Proposed Signage Plans), **Exhibit E** (Table 6 – Statesboro Zoning Ordinance)

**COMPREHENSIVE PLAN:**

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

<b><u>"Downtown – City Limits"</u></b>	
<b><i>Vision:</i></b>	Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high-activity uses.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"><li>• Maintain/enhance integrity of interconnected grid and pedestrian circulation interconnectivity.</li><li>• New development should respect historic context of building mass, height and setbacks.</li><li>• New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.</li><li>• Historic structures should be preserved or adaptively reused wherever possible.</li><li>• Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.</li><li>• Create local historic districts.</li></ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 32.</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 updated 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.*

<b>ANALYSIS</b>
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**I. Variance from Article XV Section 1509(C) Table 6: Sign District 4 Dimension standards to allow for installation of a building sign in excess of the maximum allowed height.**

The applicant is requesting a variance from Article XV (Signs) regarding the maximum height of building signs allowed in Sign District #4. 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 CBD (Commercial Business) zoning district and is regulated by the dimensional standards of Sign District 4. As per Table 6 (**Exhibit E**), the maximum height permitted for building sign placement on the building’s exterior elevations in Sign District #4 is restricted to 12 feet.

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The intention of this request is to allow for the installation of one (1) building sign at a height of 20 feet for a new business, locating in the downtown district. This request will not exceed the maximum square footage allowed for this individual establishment (See **Exhibit D** – Proposed Signage Plans).

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.**

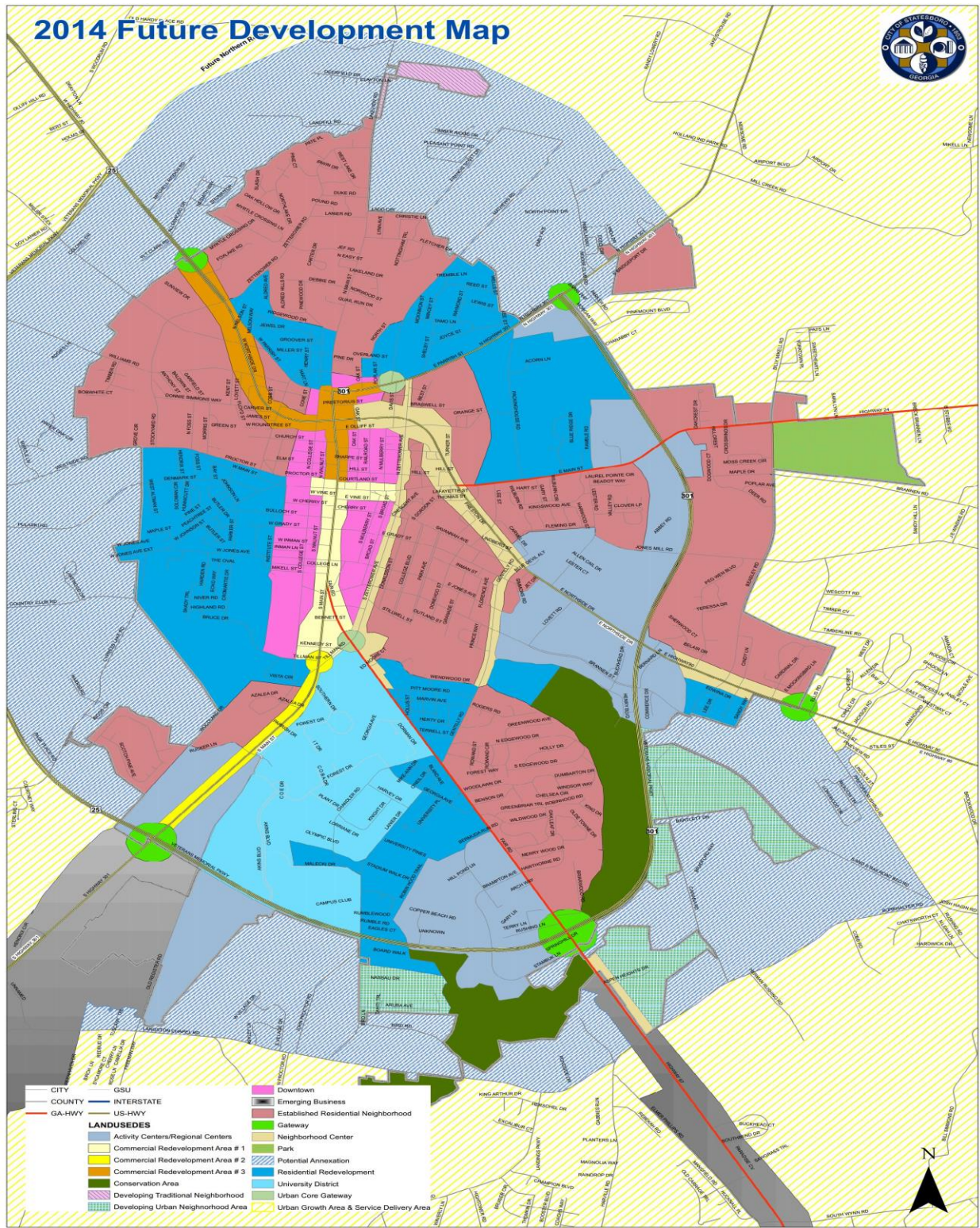
RECOMMENDATION
Staff recommends approval of variance requested by application <b>V 19-07-01</b> with the following conditions: <ol style="list-style-type: none"><li>1. Approval of this variance does not authorize the construction of the proposed signage. Applicant will be required to submit a sign permit application for staff review &amp; approval prior to construction commencement.</li></ol>



EXHIBIT A: LOCATION MAP



**EXHIBIT B: FUTURE DEVELOPMENT MAP**



**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** View of the subject property and area where **V 19-07-01** is being requested.



**Picture 2:** View of the adjacent property to the north of the subject site, currently Georgia Department of Community Supervision.



**Picture 3:** View of the surrounding property to the east of the subject site, Bulloch County Courthouse.



**Picture 4:** View of the surrounding properties, looking north along North Main Street.



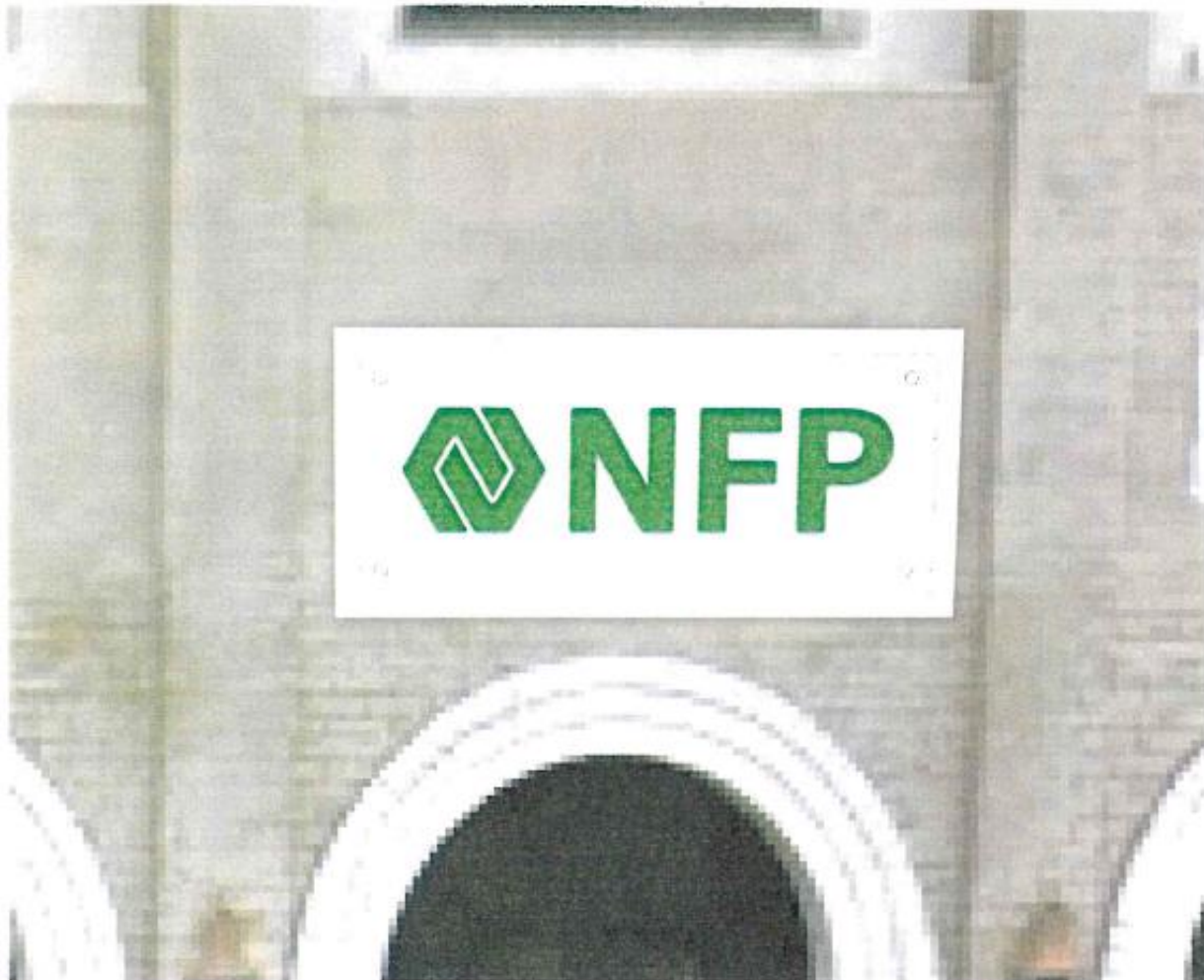
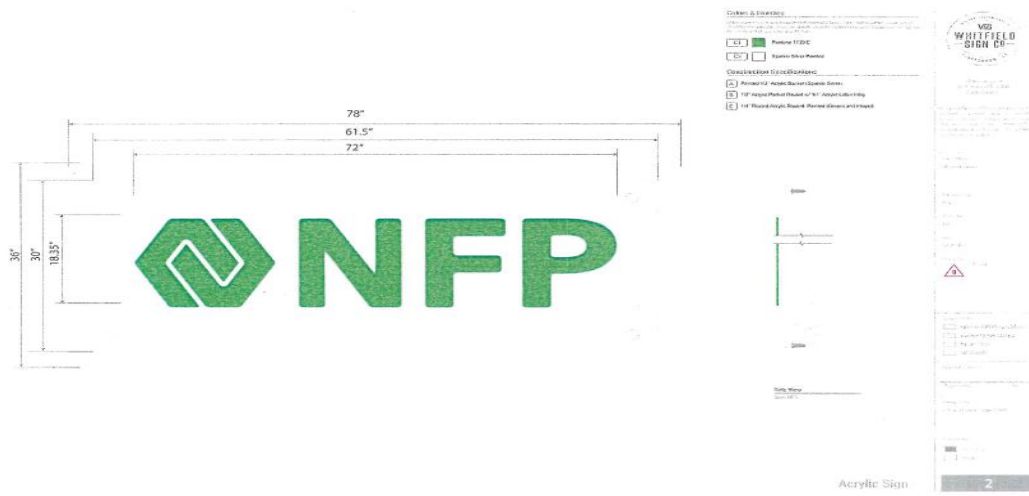
**Picture 5:** View of the surrounding properties, looking south along North Main Street.



**Picture 6:** View of the adjacent property to the south of the subject site, currently commercial retail uses.



Exhibit D: Proposed Signage Plans



**Exhibit E: Table 6: Statesboro Zoning Ordinance**

SIGN DISTRICT 4 (As defined in subsection 1509 A.4)	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	SIGNS FOR INDIVIDUAL ESTABLISHMENTS, OFFICES, SHOPS, ETC. WHICH ARE PART OF A PLANNED OFFICE, COMMERCIAL, INDUSTRIAL OR RETAIL CENTER OR PART OF A CONTIGUOUS AND ADJACENT ROW OF STRUCTURES
AGGREGATE SIGN AREA**		
1. Maximum Number of Total Square Feet (square feet)	100 square feet including freestanding and building signs	Not applicable
FREESTANDING SIGNS**:		
2. Freestanding Sign Maximum Square Feet	60 square feet	Not allowed
3. Maximum Height	Eight feet	Not applicable
4. Setback Requirements	Two 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	Not allowed
BUILDING SIGNS***:		
1. Maximum Number of Total Square Feet	100 square feet	The greater of 60 square feet or five percent of wall areas, allotted to the individual establishment
2. Maximum Height	12 feet	12 feet
3. Number of Building Signs Allowed	One per elevation	One per business or occupant
<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>***Internal illumination of building signs is prohibited. All signs shall be constructed of wood or metal material.</p>		



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**DEVELOPMENT SERVICES REPORT**

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**CUV 19-07-03**  
**CONDITIONAL USE VARIANCE REQUEST**  
**508 EAST MAIN STREET**

**LOCATION:** 508 East Main Street

**REQUEST:** Request for a conditional use variance from Article V of the *Statesboro Zoning Ordinance* for 0.76 acres of property located at 508 East Main Street to utilize the property as an addiction recovery community residence (Tax Parcel # MS71 000003 000).

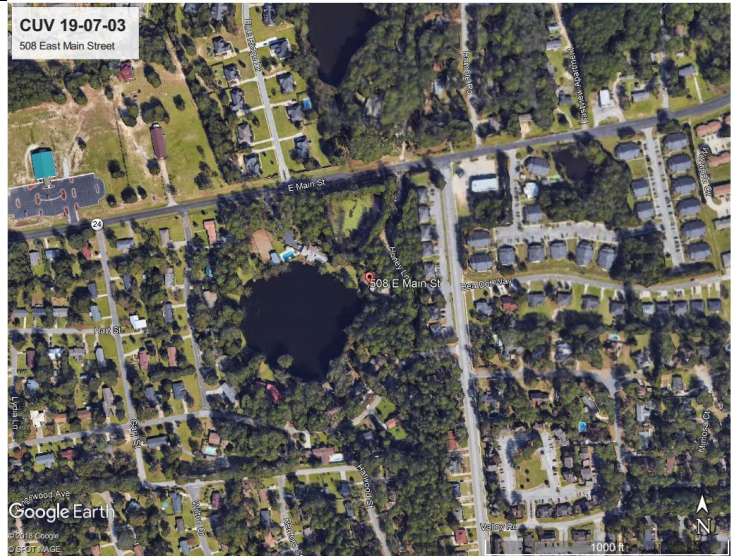
**APPLICANT:** Alicia Barnes Burnsed

**OWNER(S):** Alicia Barnes Burnsed

**ACRES:** 0.76 acres

**PARCEL TAX MAP #:** MS71 000003 000

**COUNCIL DISTRICT:** 1 (Boyum)



**PROPOSAL:**

The applicant is requesting a conditional use variance to utilize 508 East Main Street (Tax Parcel MS73 000003 000) as a long term residential, addiction recovery community residence of seventeen (17) adults (See **Exhibit A** – Location Map). The subject site is currently zoned R-15 (Single Family Residential) and the *Statesboro Zoning Ordinance* does not address or define group homes, personal care homes or recovery residences or designate an appropriate zoning district for such uses. In addition, Article II of the *Statesboro Zoning Ordinance* states that a family in the R-15 zoning district may not consist of more than three (3) unrelated persons.

**SURROUNDING LAND USES/ZONING:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	R-15 (Single Family Residential)	Single-family detached dwelling units
<b>SOUTH:</b>	R-15 (Single Family Residential)	Single-family detached dwelling units
<b>EAST:</b>	R-3 (Medium Density Residential)	Pine Needle Pointe Duplex Community
<b>WEST</b>	R-15 (Single Family Residential)	Chi Alpha Christian Fellowship Building

Properties to the north, south, and west are single family residential land uses. The property to the east is a duplex community, Pine Needle Pointe (See **Exhibit B**—Photos of Subject Site and Surrounding Properties).



## COMPREHENSIVE PLAN:

The subject site lies within the “Established Residential Neighborhood” character area and lies between the “Residential Redevelopment” and “Activity Centers/Regional Centers” character areas 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:*

“The traditional residential neighborhoods in the **Established** area were developed from the late 19<sup>th</sup> to mid-20<sup>th</sup> 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.”

Appropriate land uses include:

- Neighborhood-scale retail and commercial.
- Small-scale office.
- Small-lot single family residential.
- Garage Apartments.

### *Suggested Development & Implementation Strategies*

- In areas that are or were residential but may now be more appropriate for commercial uses, adaptive reuse of the residential structure should be encouraged to maintain the character of the area and to maintain appropriate scale. Excellent examples of adaptive reuse can be seen along Zetterower Avenue.
- Evaluate the benefits and potential of urban redevelopment plan(s) for declining neighborhoods. Such plans can provide incentives and access to resources to revitalize these neighborhoods.

*Statesboro Updated 2014 Comprehensive Plan, Community Agenda page 17-18.*

## 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:

**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.
  - a. The variance is needed in order to provide rehabilitative services to an adult population.
- 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.
  - a. The subject site is suitable for the proposed use and could still be used as a single-family residence should this use, if granted, cease.

- 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:
  - a. Population density in the area.
    - i. The request would add seventeen (17) additional persons to the area.
  - b. Community facilities.
  - c. Living conditions in the area.
  - d. Traffic patterns and congestion.
  - e. Environmental aspects.
  - f. Existing and future land use patterns.
  - g. Property values in adjacent areas.
- 8.) Consistency with other governmental land use, transportation and development plans for the community.

In addition to the standards for determination outlined in Section 2007, the Mayor and Council will consider the following factors established by Article XXIV Section 2406 of the *Statesboro Zoning Ordinance*:

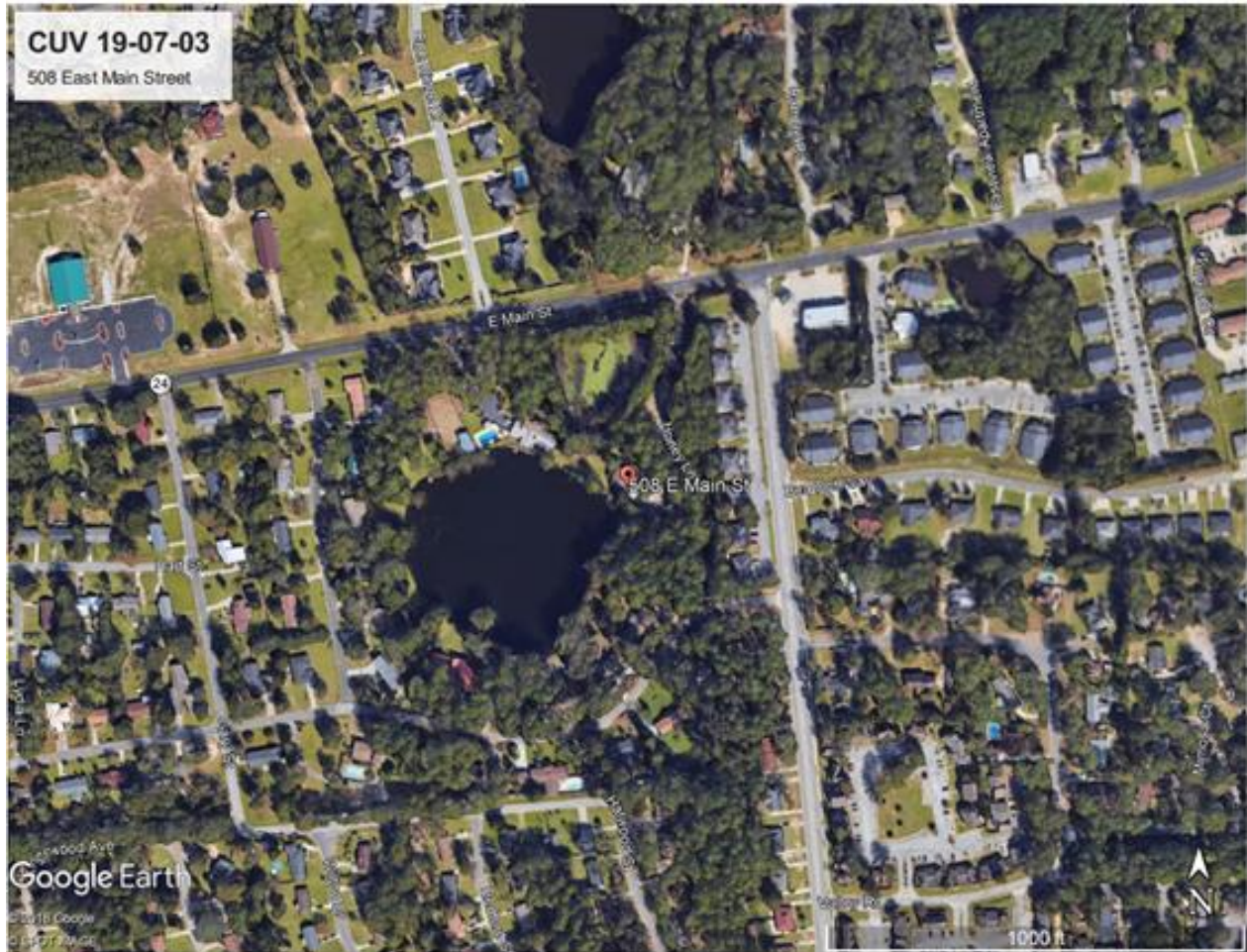
- 1.) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.
- 2.) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
- 3.) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.
- 4.) Public facilities and utilities are capable of adequately serving the proposed use.
- 5.) The proposed use will not have a significant adverse effect on the level of property values or the general character of the area.
- 6.) 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.
- 7.) 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the use requested by application CUV 19-07-03 with the following conditions:

- (a) Applicant will be required to coordinate with the City of Statesboro Fire Department to ensure life safety standards meet current code requirements.
- (b) The applicant must not exceed reasonable standards for parking and avoid excessive parking at the location.
- (c) The applicant may not install signage at the location.

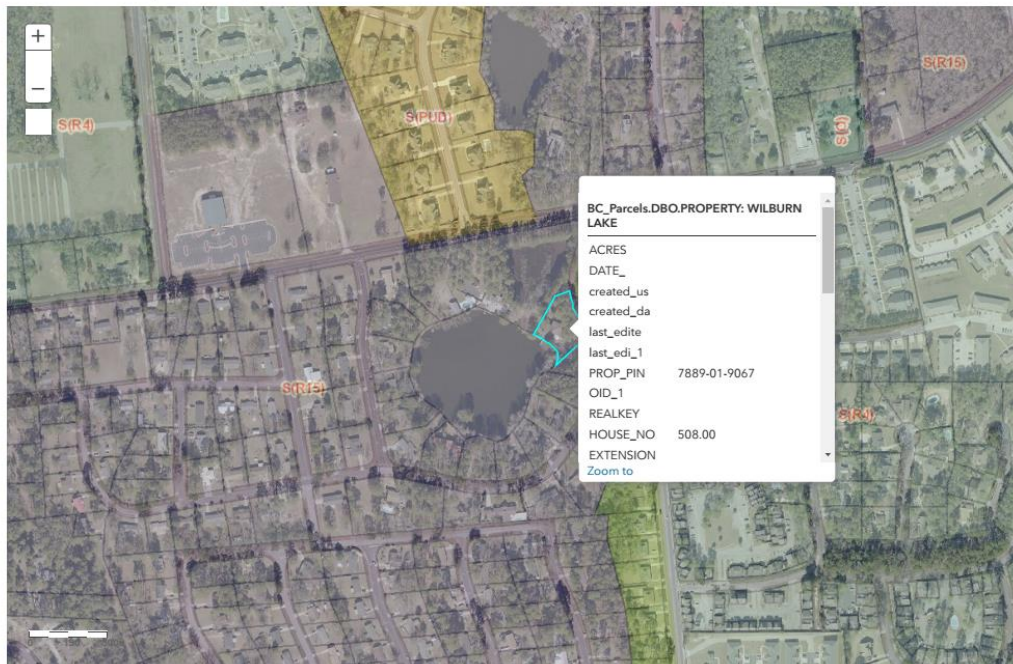
**EXHIBIT A: LOCATION MAP**



Home ▾ Statesboro Zoning Map-508 East Main Street

Details Add Basemap

Save Share



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES**

**Picture 1:** Picture of the subject property, 508 East Main Street, currently a single family residence being proposed an addiction recovery community residence under **CUV 19-07-03**.



**Picture 2:** An additional view of the subject property, 508 East Main Street, from the rear of the property.



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

**Picture 3:** View of the surrounding properties, currently single family residences located to the north of the subject property.



**Picture 4:** View of the surrounding properties, looking west along East Main Street.



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

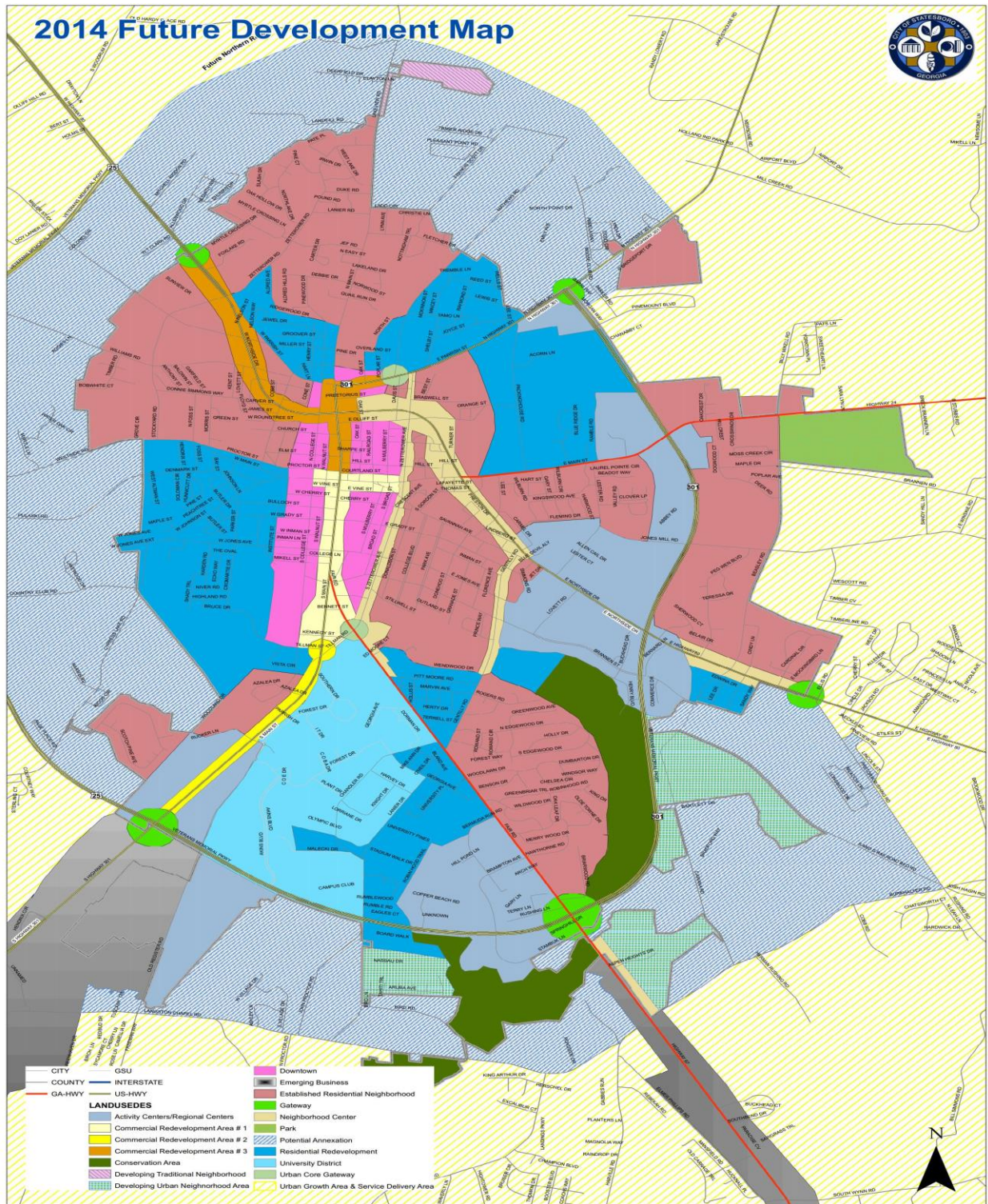
**Picture 5:** View of surrounding properties, looking east along East Main Street.



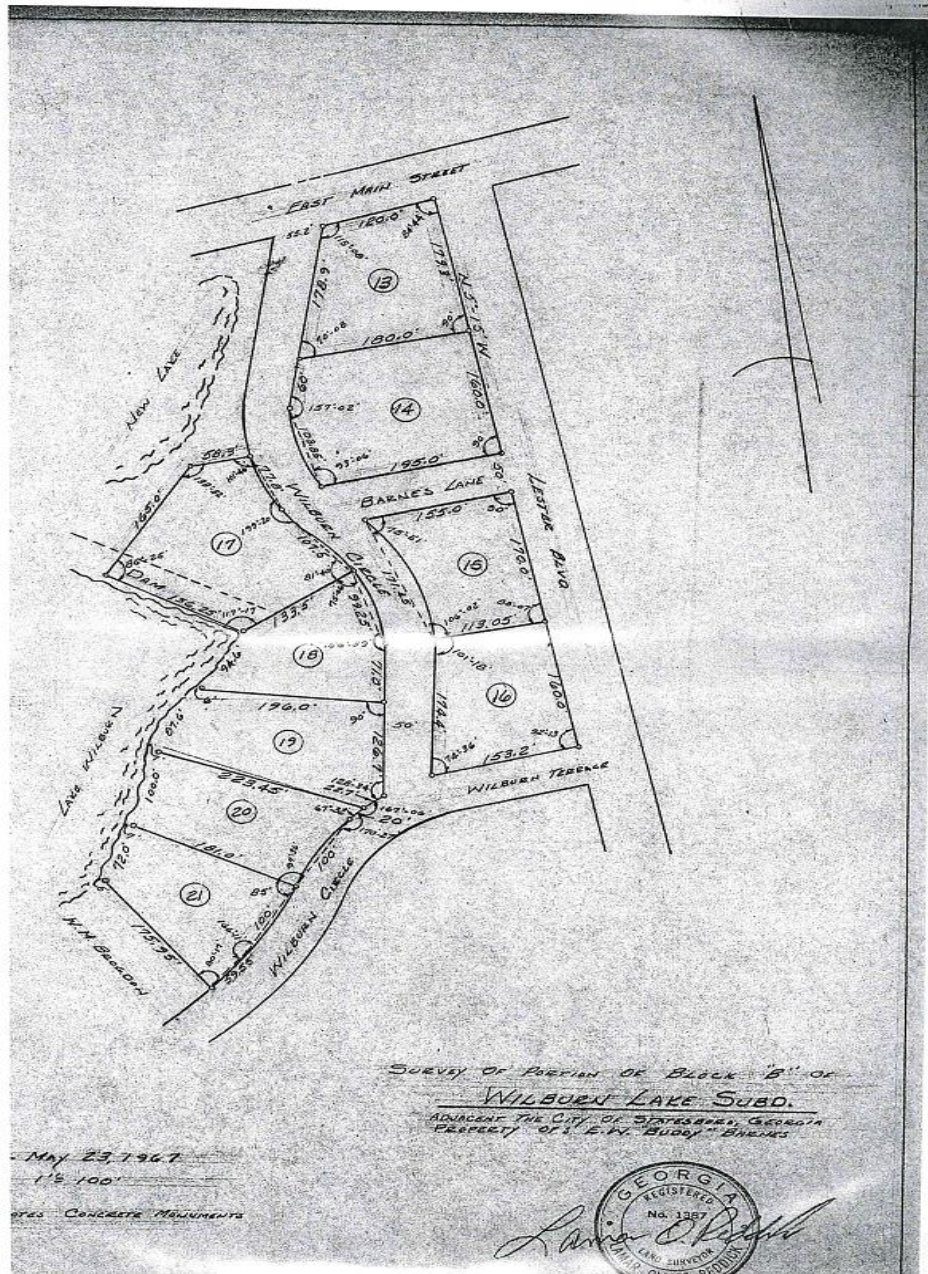
**Picture 6:** View of the surrounding properties, currently Pine Needle Pointe Duplex Community located to the east of the subject.



EXHIBIT C: 2014 FUTURE DEVELOPMENT MAP



**EXHIBIT D: Recorded Plat**



**CERTIFICATE OF CLERK**

GEORGIA, BULLOCH COUNTY  
 I HEREBY CERTIFY THAT THE ABOVE OR FOREGOING IS A TRUE COPY OF SAID INSTRUMENT AS SAME APPEARS OF RECORD IN THE OFFICE OF CLERK SUPERIOR/STATE COURTS, BULLOCH COUNTY GEORGIA, IN

BOOK 7 PAGE 246  
 THIS 29 DAY OF July 2019  
[Signature]  
 CLERK SUPERIOR/STATE, BULLOCH COUNTY, GEORGIA

