



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

December 7, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. November 2, 2021 Meeting Minutes.

IV. New Business

1. **APPLICATION V 21-11-01:** Roy Patel requests a Variance from Article X: Section 1002 of the *Statesboro Zoning Ordinance* in order to exceed the allowed height of a structure in the CR (Commercial Retail) district, to develop a boutique hotel on Veterans Memorial Road and Continental Road.
2. **APPLICATION V 21-11-02:** Whitfield Signs requests a variance from Article XV: Section 1509 (Table 6) of the *Statesboro Zoning Ordinance* in order to exceed the maximum allowed height for wall signage in Sign District 4 at 65 East Main Street.
3. **APPLICATION RZ 21-11-03:** Daniel Long requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the R4 (High-Density Residential) zoning district in order to construct a multi-family development at 131 Briarwood Court.
4. **APPLICATION V 21-11-04:** Daniel Long requests a Variance from Article VII: Section 703(2) of the *Statesboro Zoning Ordinance* in order to exceed the maximum allowable units allowed per developable acre at 131 Briarwood Court.
5. **APPLICATION V 21-11-05:** The Bulloch County Historical Society requests a variance from Article XXX, Section 3005 (B) of the *Statesboro Zoning Ordinance*, in order to place a collage mural at 41 West Main Street.

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

November 2, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) October 5, 2021 Meeting Minutes.

Commissioner McKay made a motion to approve the October 5, 2021 meeting minutes, seconded by Commissioner Fox. The motion carried 5-0.

IV. New Business

1.) **APPLICATION RZ 21-10-01:** Sabrina Dunaway requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district in order to allow for additional uses at the existing Masonic Hall on 6 Carver Street (Tax Parcel # S09 000020 000).

Kathleen Field introduced case RZ 21-10-01, Commissioner Cartee made a motion to open the public hearing of 21-10-01. Commissioner Hickson seconded, the motion carried 5-0. Sabrina Dunaway spoke for the zoning map amendment.

Commissioner McKay made a motion to close the public hearing with a second from Commissioner Fox. The motion passed 5-0. Commissioner McKay made a motion to approve 21-10-01. Commissioner Fox seconded and the motion passed 5-0.

2.) **APPLICATION SUB 21-10-02:** Robbie Bell request preliminary PLAT approval for a 16-lot residential subdivision for the development of 16 single-family detached homes to continue the Northbridge Subdivision on 58.48 acres located on Highway 301 North (Tax Parcel# MS80000013 000).

Kathleen Field introduced case SUB 21-10-02. Commissioner Cartee made a motion to open the public hearing with a second from Commissioner McKay. The motion passed 5-0. Wes Sherrod from Parker Engineering was introduced and spoke for the request. Commissioner Cartee made a motion to close the hearing with a second from Commissioner Fox. The motion passed 5-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Fox seconded and the motion passed 5-0.

3.) **APPLICATION SE 21-10-03:** Roosevelt Cone Jr. requests a Special Exception in order to locate a sports memorabilia shop in a shared building at 8 East Olliff Street (Tax Parcel # S27 000038 000).

Kathleen Field introduced case SE 21-10-03. Commissioner Cartee made a motion to open the public hearing. With a second from Commissioner Hickson, the motion passed 5-0. Commissioner Fox made a motion to close the public hearing. Commissioner Cartee seconded and the motion passed 5-0. Commissioner McKay made a motion to deny with a second from Commissioner Fox. The motion passed 5-0.

4.) **APPLICATION V 21-10-04:** Renfro Outdoor, LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance in order to place an LED billboard at the gateway of Highway 67 & Veterans Memorial Parkway (Tax Parcel # MS75000013 002).

5.) **APPLICATION V 21-10-05:** Renfro Outdoor, LLC request a variance from Article XV, Section 1511(B) of the Statesboro Zoning Ordinance in order to place tri-directional sign at the gateway of Highway 67 & Veterans Memorial Parkway (Tax Parcel # MS75000013 002).

Kathleen Field introduced cases 21-10-04 and 21-10-05. Commissioner Fox made a motion to open the public hearing. With a second from Commissioner Hickson, the motion passed 5-0. Matt Matthews, Jed Renfro, and Ben Jones spoke for both variances. Commissioner Byrd addressed his opinion that the sign would not be distracting to drivers and would serve as a positive addition to the City. Commissioner Cartee states that the height of the structure would capture long distance drivers. Commissioner Rosengart asked if the sign would include emergency warnings and amber alerts. Jed Renfro stated that they would be willing to give a ten second slot to the City that could be used for that purpose.

Commissioner Fox made a motion to close the public hearing. Commissioner Cartee seconded and the motion passed 5-0. Commissioner Cartee made a motion to approve V 21-10-04 with a second from Commissioner Fox. The motion passed 5-0.

Commissioner Fox made a motion to approve V 21-10-05. Commissioner Cartee seconded and the motion passed 5-0.

V. Announcements

Kathleen Field announced that there will be a joint meeting with the City Council for the January work session to review the final draft of the Downtown Master Plan. Kathleen Field also announced that the community meeting for the plan was held the week before with a good response from the community.

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Fox seconded, and the motion carried 5-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 21-11-01
ZONING VARIANCE REQUEST
7130 Veterans Memorial Parkway

LOCATION:	7130 Veterans Memorial Parkway
EXISTING ZONING:	CR/R4 (Commercial Retail/High Density Residential)
ACRES:	25.1 acres
PARCEL TAX MAP #:	MS42000007 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Undeveloped
PROPOSED USE:	Hotel



PETITIONER Roy Patel
ADDRESS 111 Greenview Drive, Savannah GA 31405

REPRESENTATIVE Dan Fischer (EMC Engineering Services, Inc.)
ADDRESS 10 Chatham Center S Suite 100, Savannah GA, 31405

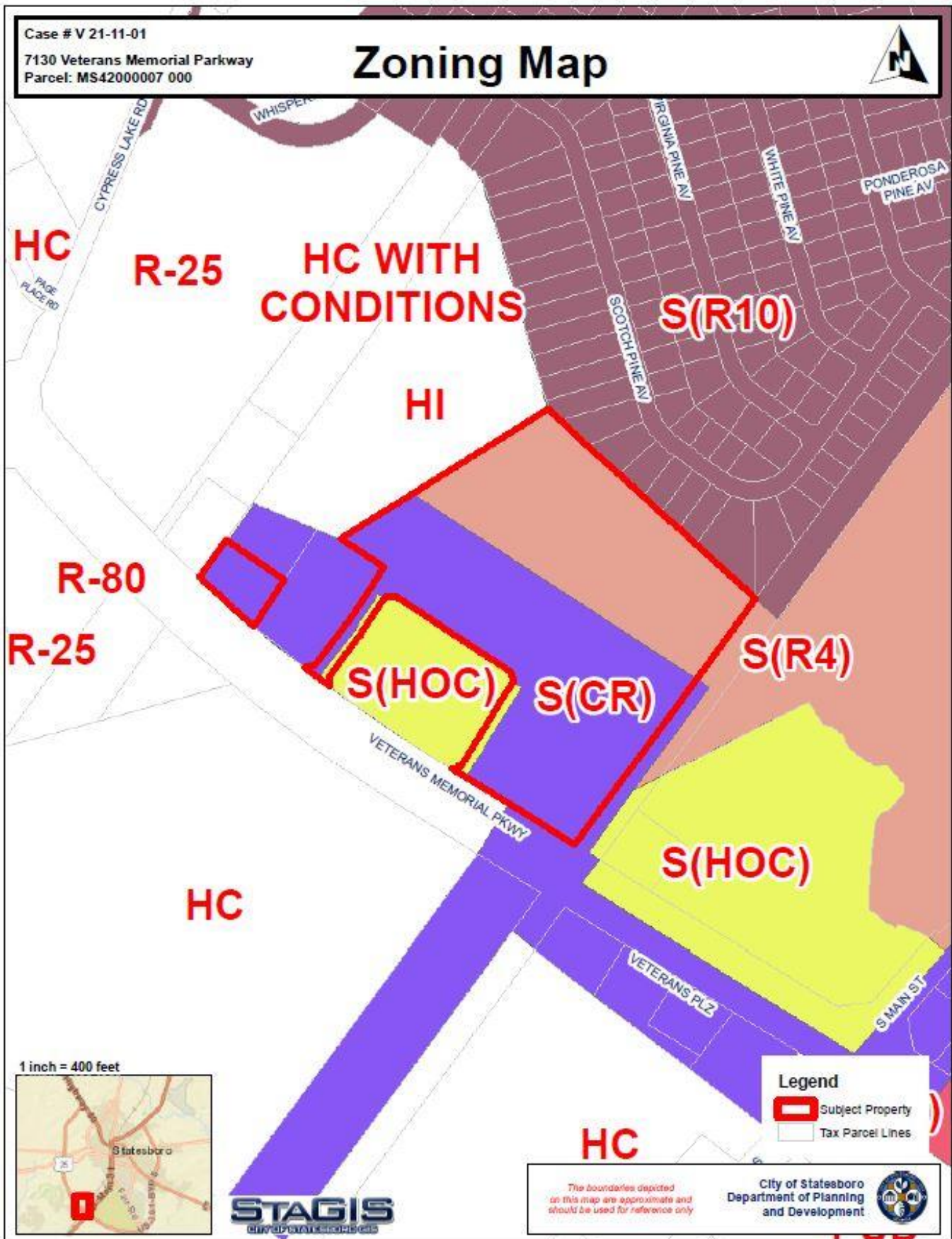
PROPOSAL

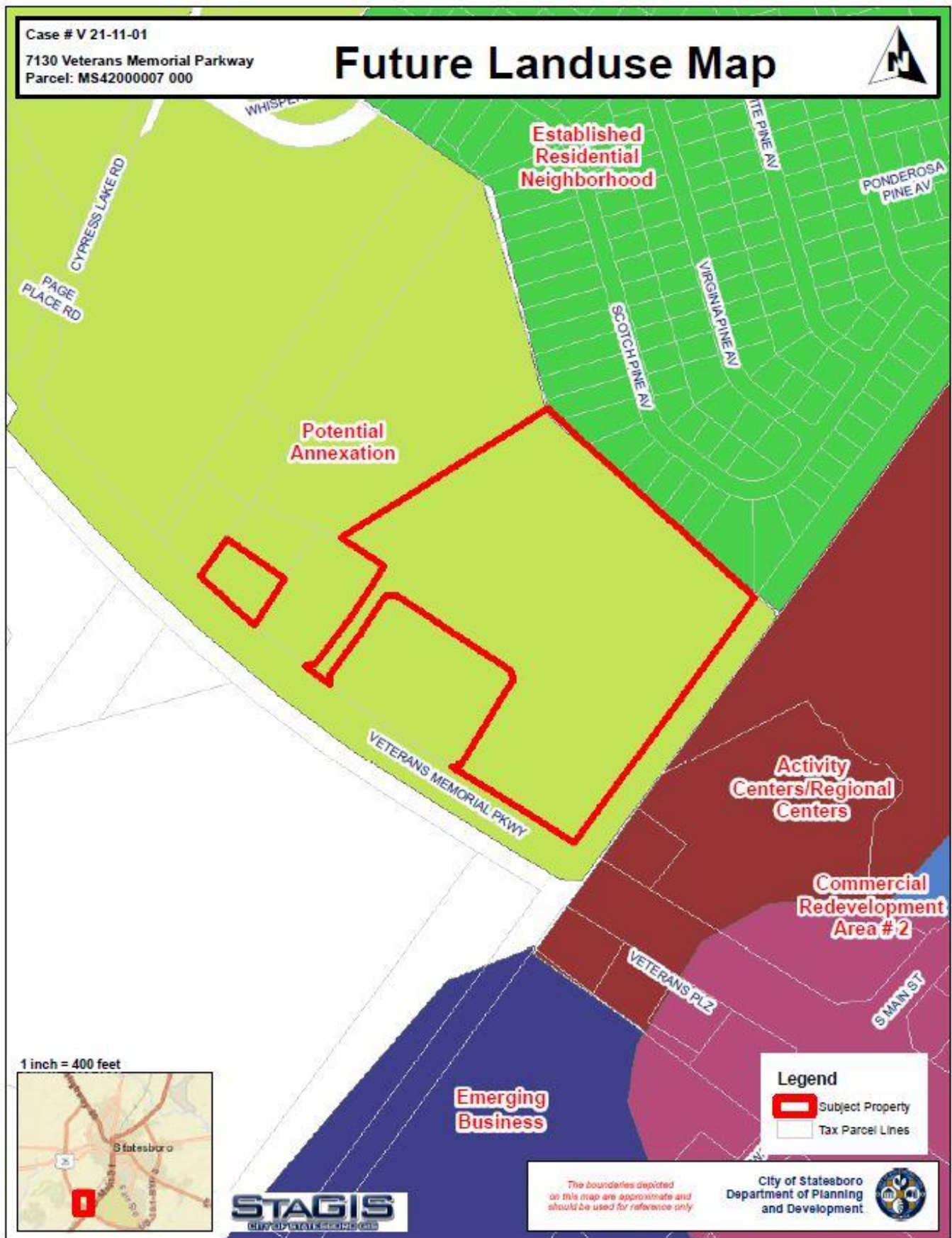
The applicant requests a variance from Article X, Section 1002, of the *Statesboro Zoning Ordinance* to allow for the construction of a four story building (50') located at 7130 Veterans Memorial Parkway in the CR (Commercial Retail) zoning district.

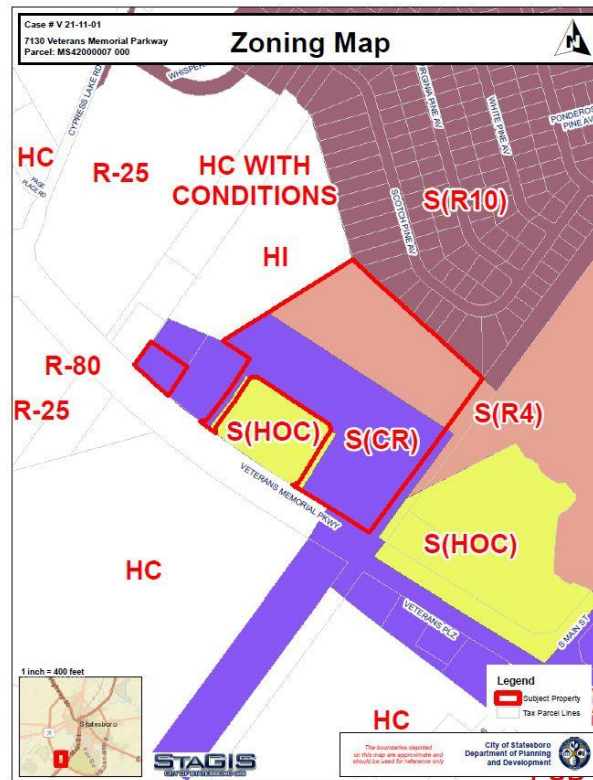
PLANNING COMMISSION RECOMMENDATION

V 21-11-01 CONDITIONAL APPROVAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R10 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R4 (High Density Residential)	Apartment Complex
East	Location Area #3: HOC (Highway Oriented Commercial)	Automotive Dealership
Northwest	Location Area #4: HI (Heavy Industrial)	Undeveloped Land
Southeast	Location Area #5: CR (Commercial Retail)	Discount Store
South	Location Area #6: HOC (Highway Oriented Commercial)	Automotive Dealership
Southwest	Location Area #7: R80 (Single-Family Residential) (County Zoning)	Residential Dwelling
West	Location Area #8: CR (Commercial Retail)	Automotive Dealership

SUBJECT SITE

The subject site is a 25.1 acre lot of undeveloped land. The applicant is seeking to construct a 50 feet, four story hotel that exceeds the maximum allowed height restrictions of 35 feet and three stories as per Article X; Section 1002, of the Statesboro Zoning Ordinance. As outlined in the ordinance, additional lot square footage must be added for each foot above the 35 foot height (See Approval Conditions).

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Potential Annexation Area,” which has no specific implementation strategy. Mixed-use development is generally encouraged through this area.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands at the extreme north of the property, but not in the area proposed for construction.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety although the site itself will require additional infrastructure to provide for future uses.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

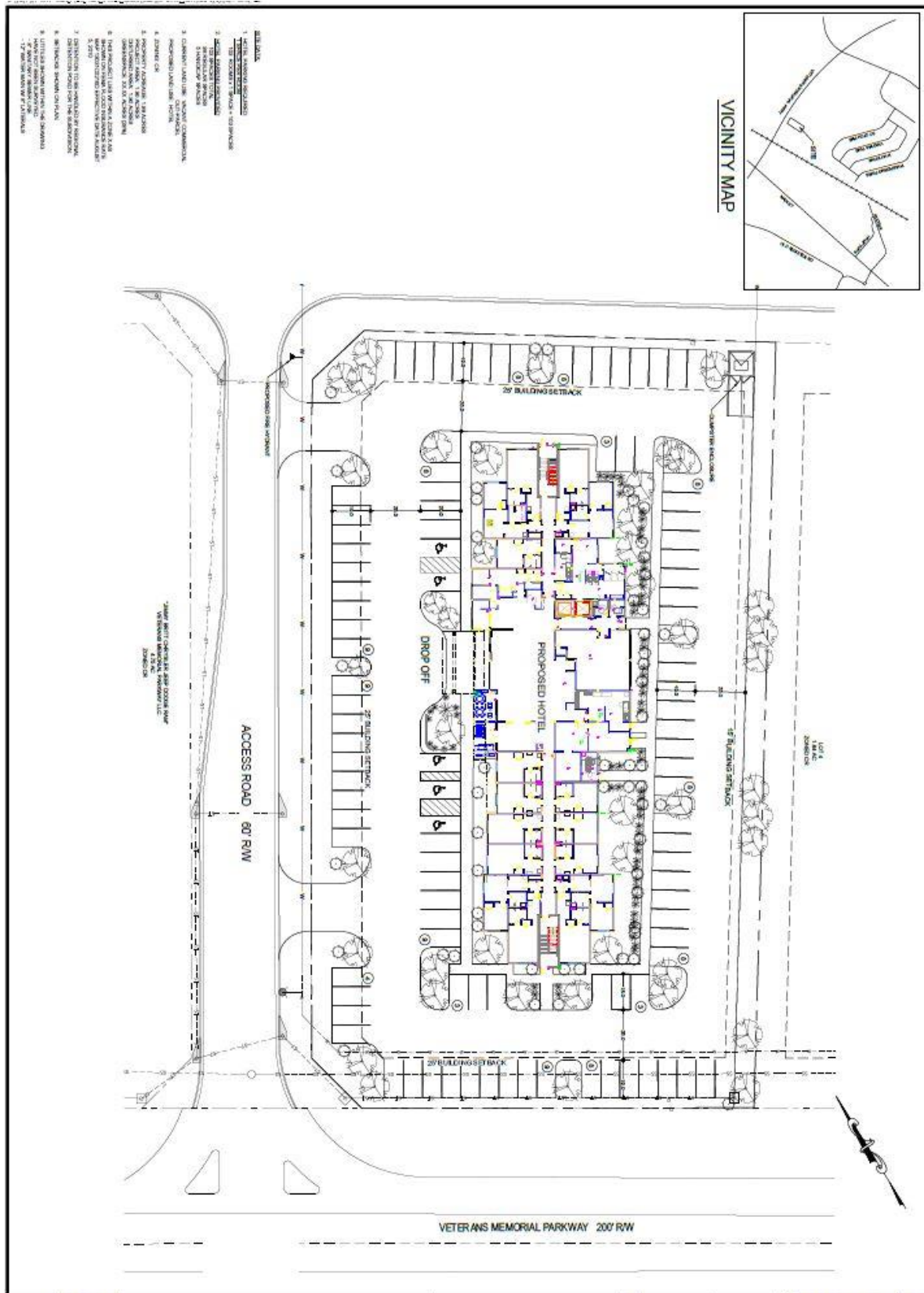
- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The ability of the applicant to develop the site is limited by the size of the parcel, and in order to ensure the density necessary for the hotel, it would be required to increase number of stories for the building.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The request exceeds the maximum height allowance based on the ordinance. By right, the owner would be allowed to construct a building at no higher than 35 feet or three stories. The ordinance does allow for an increase in the overall height/stories of buildings if approved by City Council.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**

- The overall development of the hotel in this area would substantially increase the viability of the project, and would be beneficial as the development of Tormenta Way continues.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
- There would be no detriment to the public as a result of this variance.

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

- The proposed use is consistent with the subject site's character area "Potential Annexation Area" as stated in the *2019 – 2029 Comprehensive Master Plan* as there is no specific implementation requirement.

Site Layout



Subject Site



Northern Site



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 21-11-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to develop on this site. Construction must be properly reviewed and approved by the City.
- (2) Approval of this variance does not grant the applicant the right to digress from the setbacks and lot requirements as outlined in Article X of the *Statesboro Zoning Ordinance*.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 21-11-02 ZONING VARIANCE REQUEST 65 EAST MAIN STREET	
LOCATION:	65 East Main Street
EXISTING ZONING:	CBD (Central Business District)
ACRES:	0.13 acres
PARCEL TAX MAP #:	S28 000100 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Retail
PROPOSED USE:	Retail

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

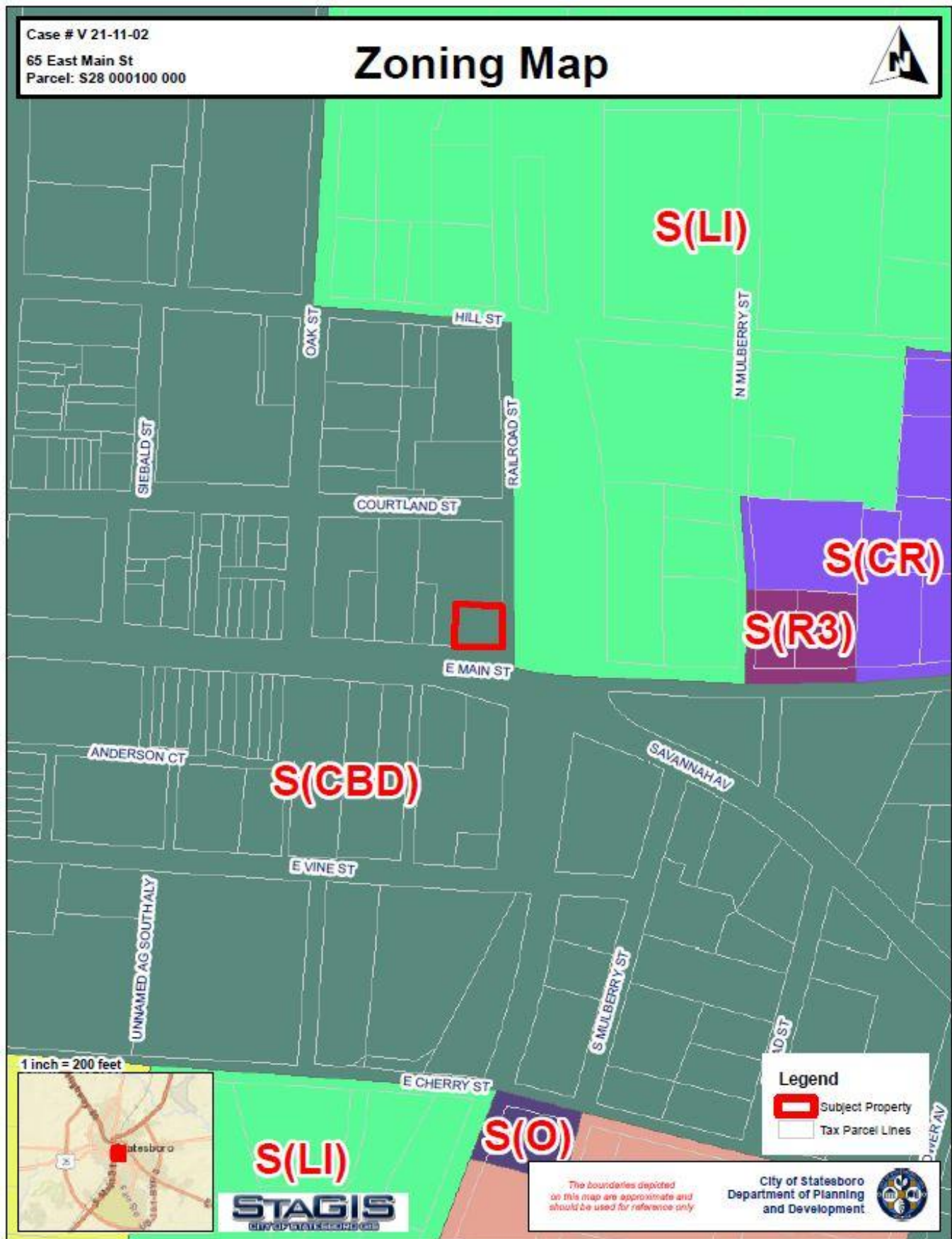
REPRESENTATIVE Molly Kim (Whitfield Signs)
ADDRESS 109 Holly Drive; Statesboro GA, 30458

PROPOSAL
The applicant requests a variance from Article XV, Section 1509(Table 6), of the <i>Statesboro Zoning Ordinance</i> to allow for the construction of a wall sign on the exterior of the existing building located at 65 East Main Street in the CBD (Central Business) zoning district.
PLANNING COMMISSION RECOMMENDATION
<u>V 21-11-02 CONDITIONAL APPROVAL</u>

Case # V 21-11-02
65 East Main St
Parcel: S28 000100 000

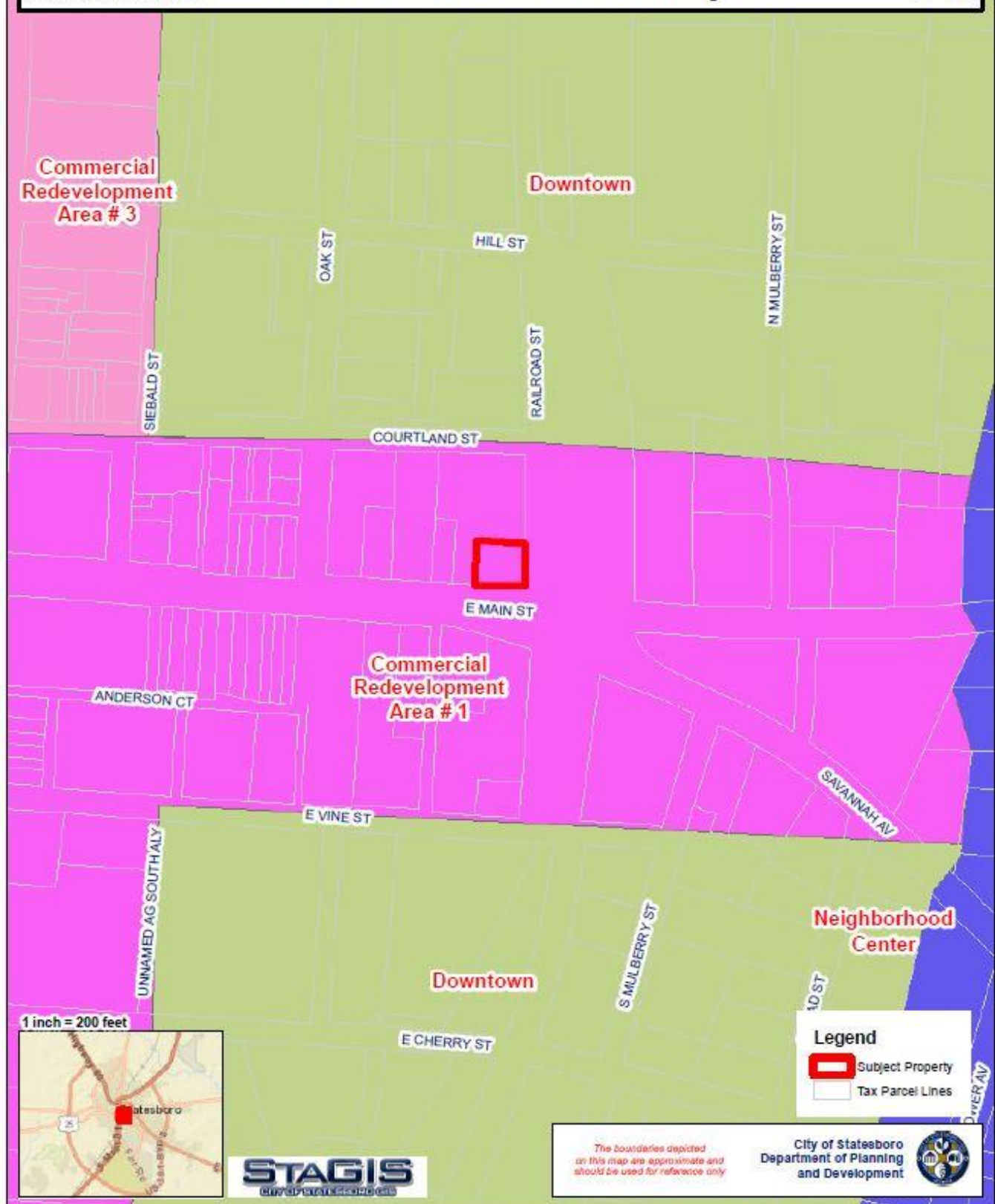
Location Map

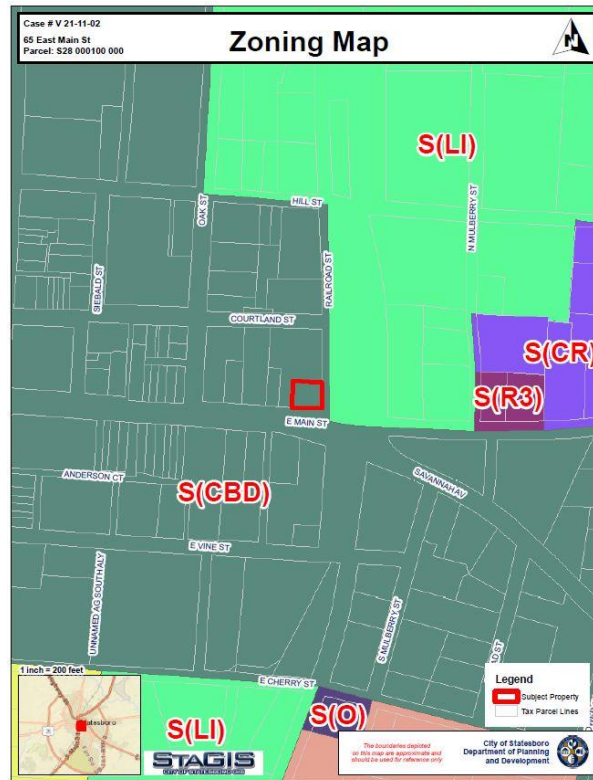




Case # V 21-11-02
65 East Main St
Parcel: S28 000100 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CBD (Central Business District)	Parking Lot
Northeast	Location Area #2: LI (Light Industrial)	Municipal Office
East	Location Area #3: LI (Light Industrial)	Industrial Warehouse
Northwest	Location Area #4: CBD (Central Business District)	Office Space
Southeast	Location Area #5: CBD (Central Business District)	Parking Lot
South	Location Area #6: CBD (Central Business District)	GSU City Campus
Southwest	Location Area #7: CBD (Central Business District)	Brewery/Restaurant
West	Location Area #8: CBD (Central Business District)	Barber Shop

SUBJECT SITE

The subject site is a 0.13 acre lot containing one row building. The applicant is seeking to add a wall sign on the exterior of the building that exceeds the maximum allowed height of at 12 feet as per Article XV; Section 1509, Table 6 of the Statesboro Zoning Ordinance.

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

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

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

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The fascia for many buildings in the Downtown do not generally allow for the placement of signs of substantial use at lower than 12 feet. This building is consistent with many other buildings in the Downtown with this issue.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The request exceeds the maximum height allowance based on the ordinance. By right, the owner would be allowed to place the requested signage at no higher than 12 feet.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - Excluding the possibility of utilizing a window sign, the applicant would not be able to place a sign above the window area without exceeding the general allowed height in the area.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- There would be no substantial detriment to the public.

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

- The proposed use is consistent with the subject site's character area "Commercial Redevelopment Area #1" as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property

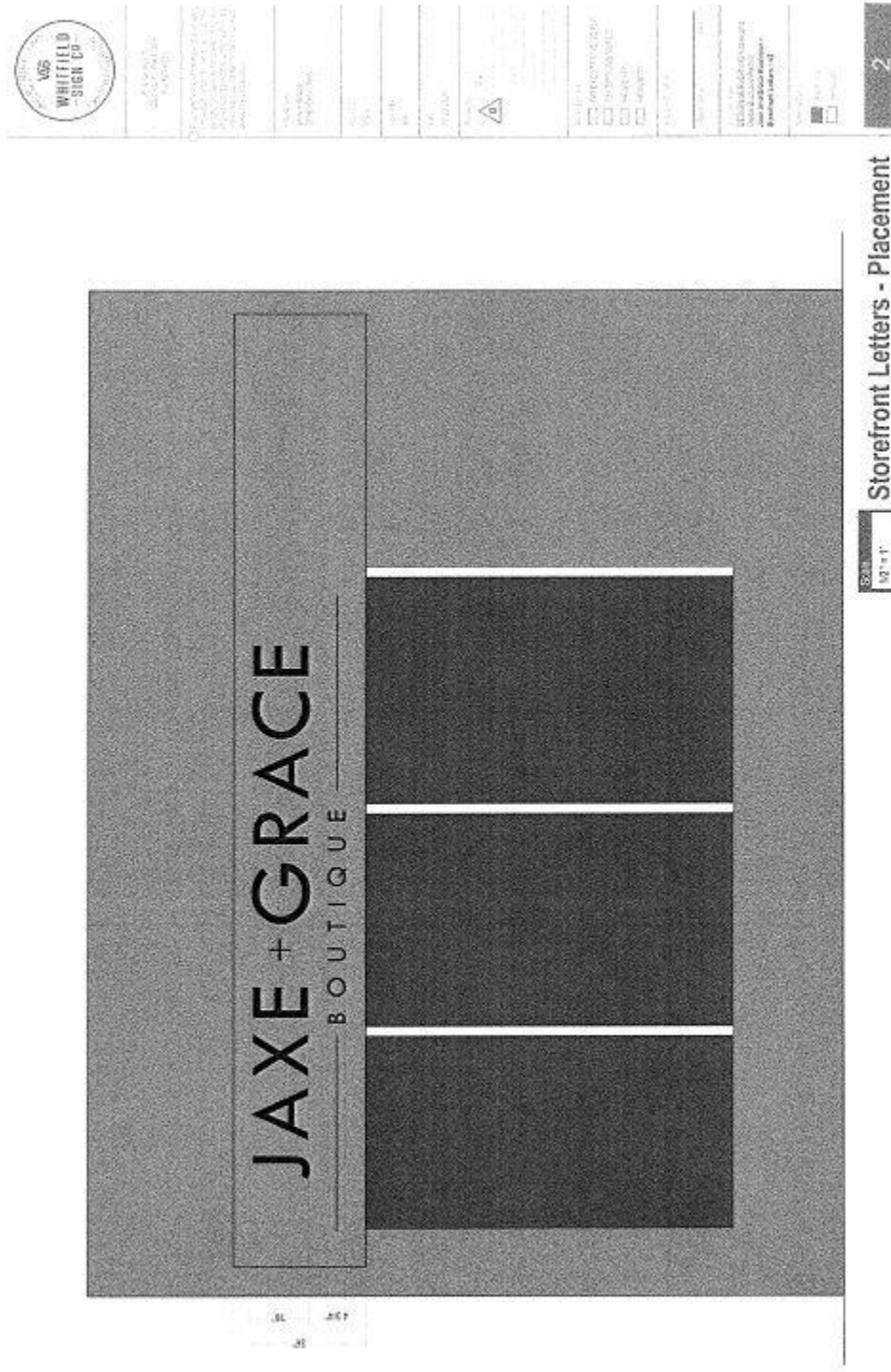


Western Property



Southern Property





STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 21-11-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

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



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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RZ 21-11-03 ZONING MAP AMENDMENT 131 Briarwood Road		
LOCATION:	131 Briarwood Road	
EXISTING ZONING:	CR (Commercial Retail)	
ACRES:	1.4 acres	
PARCEL TAX MAP #:	MS75000017 000	
COUNCIL DISTRICT:	District 5 (Barr)	
EXISTING USE:	Undeveloped	
PROPOSED USE:	Residential Development	

PETITIONER Long Company Limited, LLC
ADDRESS 108 Towhee Trail, Statesboro, GA 30458

REPRESENTATIVE Daniel Long
ADDRESS 108 Towhee Trail, Statesboro, GA 30458

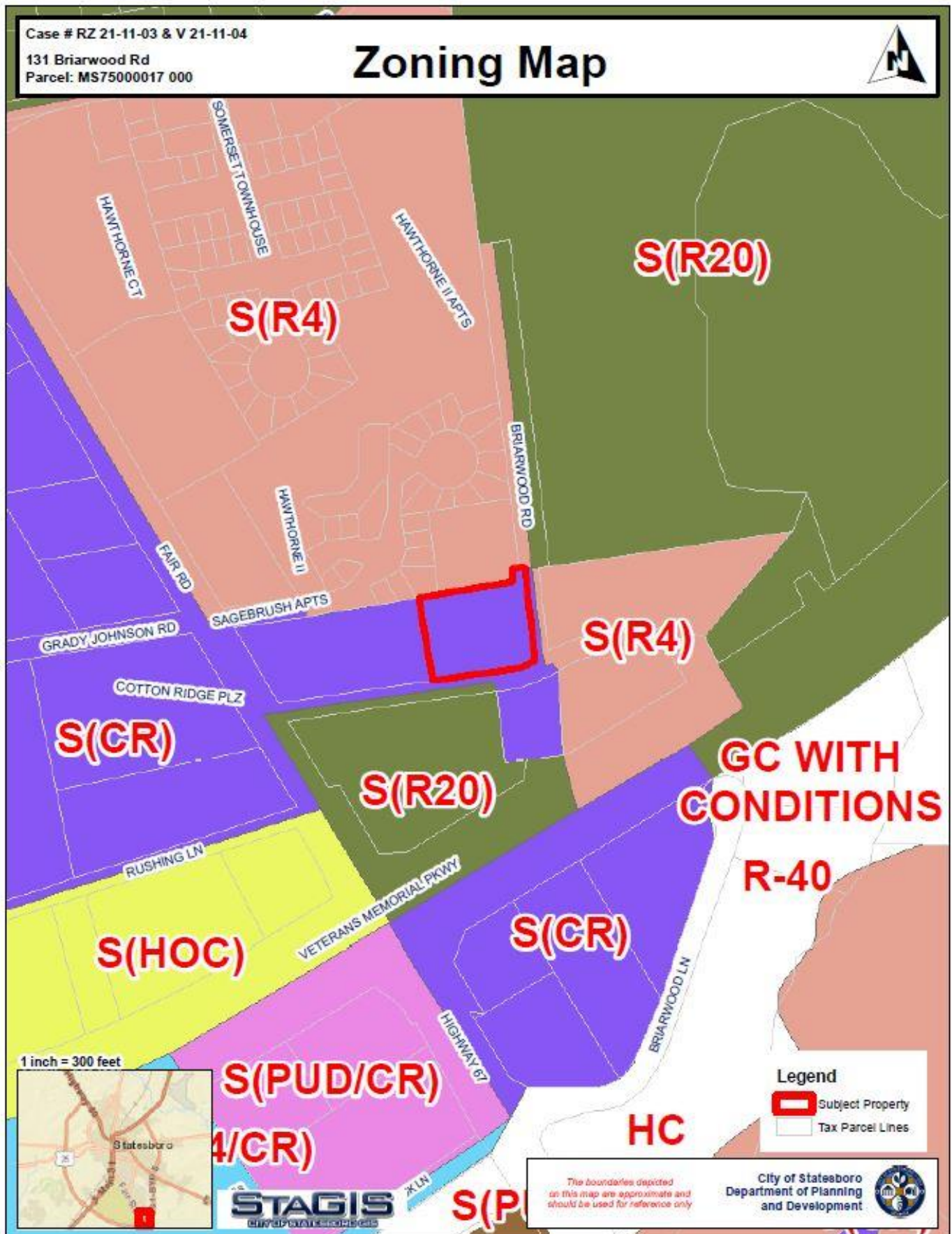
PROPOSAL
The applicant is requesting a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the R4 (High-Density Residential) zoning district in order to develop a 16 unit multi-family development.
PLANNING COMMISSION RECOMMENDATION
<u>RZ 21-11-03 CONDITIONAL APPROVAL</u>

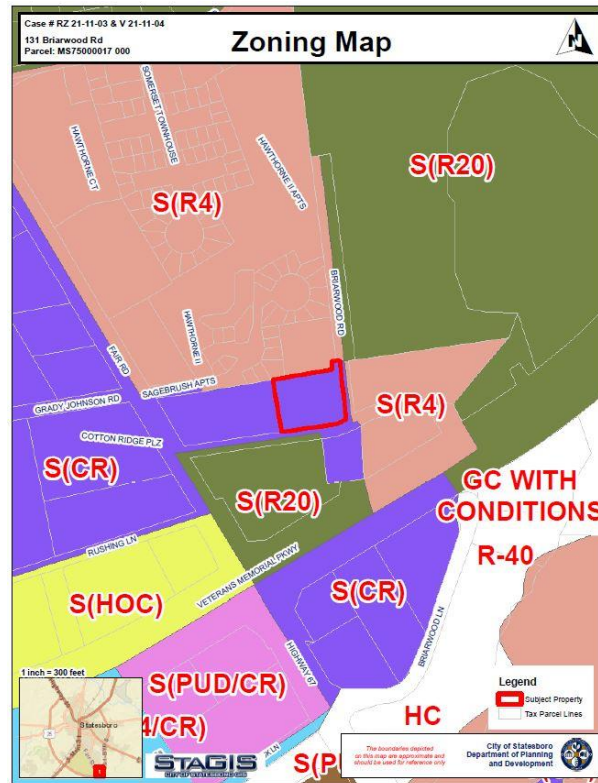
Case # RZ 21-11-03 & V 21-11-04
131 Briarwood Rd
Parcel: MS75000017 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R4 (High Density Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R20 (Single Family Residential)	Water Treatment Plant
Northwest	Location Area #3: R4 (High Density Residential)	Senior Living Facility
East	Location Area #4: CR(Commercial Retail)	Undeveloped Land
West	Location Area #5: R4 (High Density Residential)	Single-Family Residential Dwelling
Southwest	Location Area #6: R20 (Single-Family Residential)	Church
Southeast	Location Area #7: R4 (High Density Residential)	Single-Family Dwelling
South	Location Area #8: R20 (Single-Family Residential)	Medical Office

SUBJECT SITE

The subject site is a vacant 1.4 acre lot, on Briarwood Road. The property has no historical usage. The location is currently wooded, and is adjacent to a proposed development for additional multi-family housing.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Gateway” area, which is primarily located on major arterials at their intersections with the bypass and should make it clear to residents that they are entering the incorporated City through careful attention to developmental standards, signage, landscaping, and similar elements. The site is also partially located in the “Established Residential Area.”

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood zone. The property is adjacent to wetlands so care must be taken to reduce impacts to surrounding and future developments.

COMMUNITY FACILITIES AND TRANSPORTATION

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

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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

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

- The proposed use is of a similar density to the adjacent property. **The surrounding lots are zoned R4 (High Density Residential), R20 (Single-Family Residential), and CR (Commercial Retail)**, and are currently occupied by a mix of single-family homes, a church, medical office, senior living center, water treatment plant, and undeveloped land.

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

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

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

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

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

- The site has not been developed at this time, and serves no general use for the public. The development would serve the public by increasing the stock of housing within the City limits.

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

- This property would be developed adjacent to a recently approved multi-family project, and it would add some housing to the City.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The property has historically not been developed.

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

- Population density in the area.
 - The population density would increase as a result of a new residential development in the area.
- Community facilities.
 - It is not believed that there will be a negative impact in the use of City Sewer and Water.
- Living conditions in the area.
 - Additional development could benefit the area.
- Traffic patterns and congestion.
 - Congestion of this road could increase with the adjacent development, although it has not been determined to require a new traffic study.
- Environmental aspects.
 - There are no wetlands on the property.
- Existing and future land use patterns.
 - Generally the area is surrounded by a mix of high density residential, commercial developments, wetlands and the flood plain.
- Property values in the adjacent areas.
 - Additional development could drive the cost of surrounding property higher.

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

- The proposed residential use of the property is consistent with the overall developmental design of the area, and does meet the community desire to increase the housing stock of single-family dwellings within the City. As there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels. This development is very similar to the development described under RZ 21-04-01. Specifically, this case was a townhome development on the roughly 3 acre parcel located on the opposite side of Briarwood Court, which consisted of the development of 18 units.

Subject Property



Southern Property



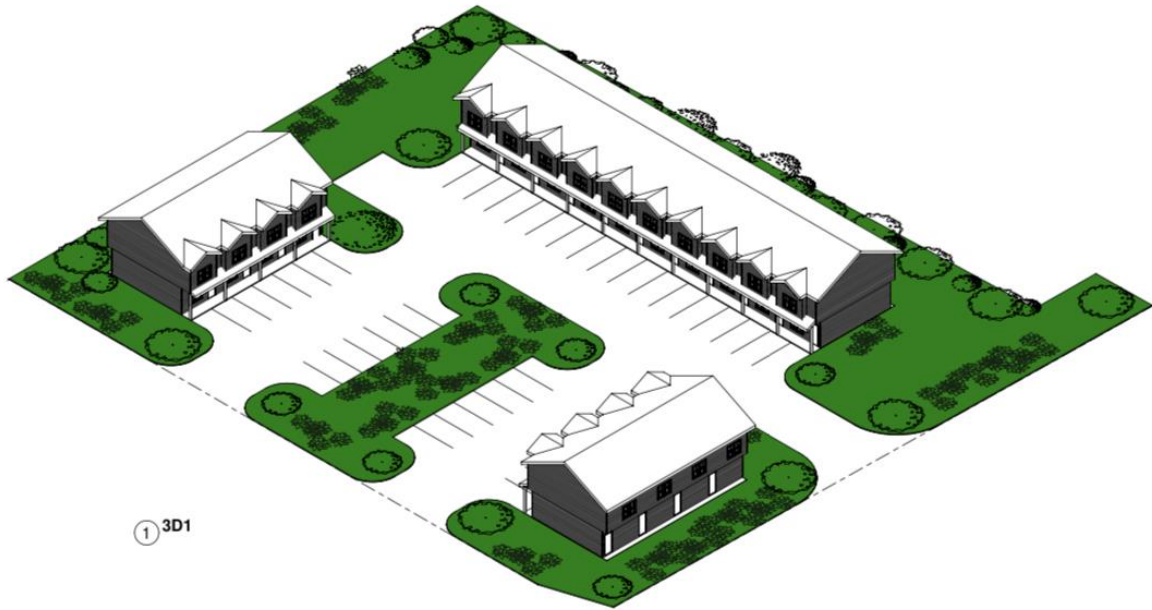
Northern Property



Adjacent Property



Proposed Layout



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 21-11-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Granting of this Variance and Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. All parking and tree canopy requirements must be met with the development of this property.
3. Due to the amount of disturbance, the property must adhere to all stormwater drainage requirements, specifically, Georgia Soil and Water Conservation Commission approval, detention facilities for excess water and land disturbance permitting prior to land disturbance.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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V 21-11-04
VARIANCE REQUEST
131 Briarwood Road

LOCATION:	131 Briarwood Road
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	1.4 acres
PARCEL TAX MAP #:	MS75000017 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Undeveloped
PROPOSED USE:	Residential Development



PETITIONER Long Company Limited, LLC
ADDRESS 108 Towhee Trail, Statesboro, GA 30458

REPRESENTATIVE Daniel Long
ADDRESS 108 Towhee Trail, Statesboro, GA 30458

PROPOSAL

The applicant is requesting a variance from Article VII: Section 703(2) in order to exceed the allowable units per acre, specifically to construct 16 units in an area that would only allow 14.

PLANNING COMMISSION RECOMMENDATION

V 21-11-04 DENIAL

Case # RZ 21-11-03 & V 21-11-04
131 Briarwood Rd
Parcel: MS75000017 000

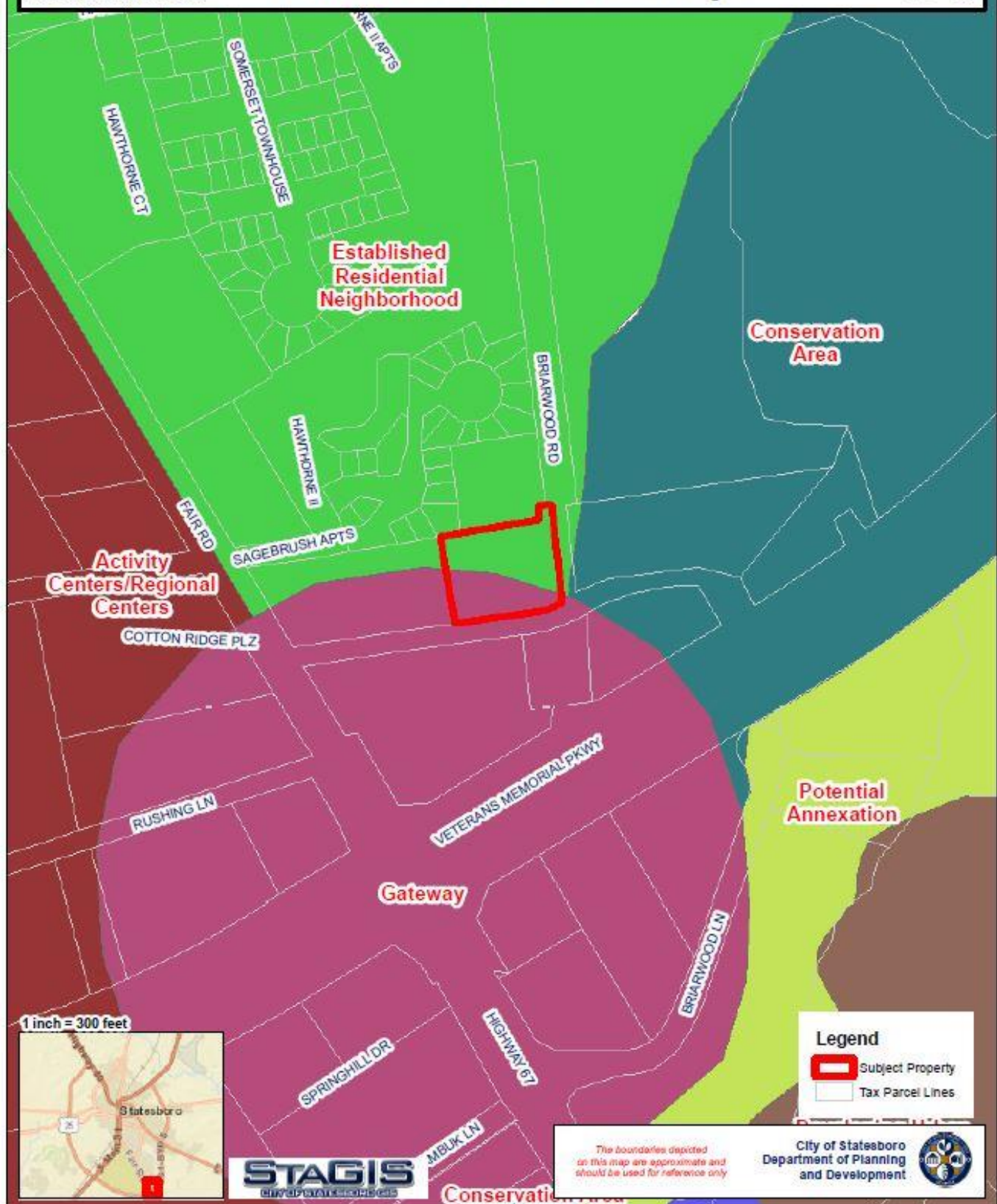
Location Map

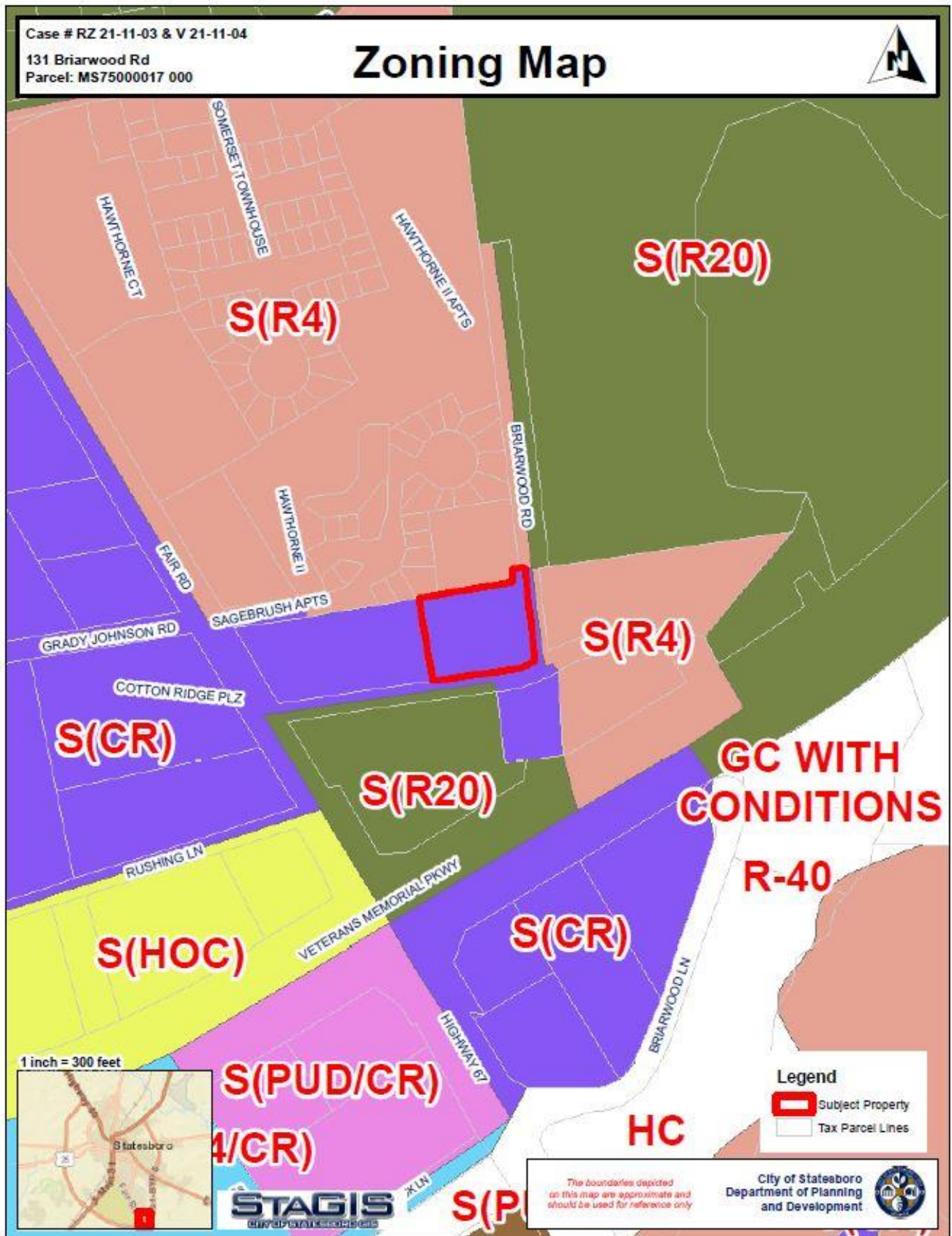


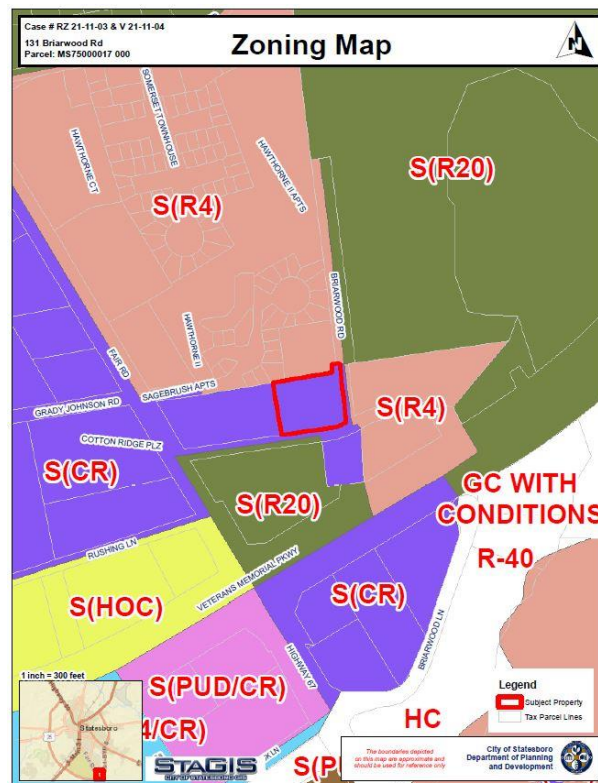
Case # RZ 21-11-03 & V 21-11-04

131 Briarwood Rd
Parcel: MS75000017 000

Future Landuse Map







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R4 (High Density Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R20 (Single Family Residential)	Water Treatment Plant
Northwest	Location Area #3: R4 (High Density Residential)	Senior Living Facility
East	Location Area #4: CR(Commercial Retail)	Undeveloped Land
West	Location Area #5: R4 (High Density Residential)	Single-Family Residential Dwelling
Southwest	Location Area #6: R20 (Single-Family Residential)	Church
Southeast	Location Area #7: R4 (High Density Residential)	Single-Family Dwelling
South	Location Area #8: R20 (Single-Family Residential)	Medical Office

SUBJECT SITE

The subject site is a vacant 1.4 acre lot, on Briarwood Court. The property has no historical usage. The location is currently wooded, and is adjacent to a proposed development for additional multi-family housing. The proposal for the site currently designates a majority of the parcel for construction, and does not currently include specific areas to resolve issues of drainage and tree canopy.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Gateway” area, which is primarily located on major arterials at their intersections with the bypass and should make it clear to residents that they are entering the incorporated City through careful attention to developmental standards, signage, landscaping, and similar elements. The site is also partially located in the “Established Residential Area.”

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood zone. The property is adjacent to wetlands so care must be taken to reduce impacts to surrounding and future developments. This would create an essential need for the inclusion of a stormwater detention facility.

COMMUNITY FACILITIES AND TRANSPORTATION

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

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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

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

- The proposed use is of a similar density to the adjacent property. **The surrounding lots are zoned R4 (High Density Residential), R20 (Single-Family Residential), and CR (Commercial Retail)**, and are currently occupied by a mix of single-family homes, a church, medical office, senior living center, water treatment plant, and undeveloped land.

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

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

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

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

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

- The site has not been developed at this time, and serves no general use for the public. The development would serve the public by increasing the stock of housing within the City limits.

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

- This property would be developed adjacent to a recently approved multi-family project, and it would add some housing to the City.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The property has historically not been developed.

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

- Population density in the area.
 - The population density would increase as a result of a new residential development in the area.
- Community facilities.
 - It is not believed that there will be a negative impact in the use of City Sewer and Water.
- Living conditions in the area.
 - Additional development could benefit the area. With the lack of stormwater mitigation efforts, it is likely that the surrounding properties would be adversely affected by an increase in drainage from the property.
- Traffic patterns and congestion.
 - Congestion of this road could increase with the adjacent development, although it has not been determined to require a new traffic study.
- Environmental aspects.
 - There are no wetlands on the property. The addition of the parking structure and buildings would trigger the drainage ordinance and would require all necessary items be met through both the City and State.
- Existing and future land use patterns.
 - Generally the area is surrounded by a mix of high density residential, commercial developments, wetlands and the flood plain.
- Property values in the adjacent areas.
 - Additional development could drive the cost of surrounding property higher.

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

- The proposed residential use of the property is consistent with the overall developmental design of the area, and does meet the community desire to increase the housing stock of single-family dwellings within the City. As

there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels. This development is very similar to the development described under RZ 21-04-01. Specifically, this case was a townhome development on the roughly 3 acre parcel located on the opposite side of Briarwood Court, which consisted of the development of 18 units.

Subject Property



Southern Property



Northern Property



Adjacent Property



Proposed Layout



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of V 21-11-04 due to the increased impervious coverage being added to the lot, and the lack of space available to create the necessary spacing for stormwater retention.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Granting of this Variance and Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. All parking and tree canopy requirements must be met with the development of this property.
3. Due to the amount of disturbance, the property must adhere to all stormwater drainage requirements, specifically, Georgia Soil and Water Conservation Commission approval, detention facilities for excess water and land disturbance permitting prior to land disturbance.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 21-11-05 ZONING VARIANCE REQUEST 41 WEST MAIN STREET		
LOCATION:	41 West Main Street	
EXISTING ZONING:	CBD (Central Business District)	
ACRES:	0.25 acres	
PARCEL TAX MAP #:	S18 000065 000	
COUNCIL DISTRICT:	District 2 (Chavers)	
EXISTING USE:	Art Center	
PROPOSED USE:	Arts Center	

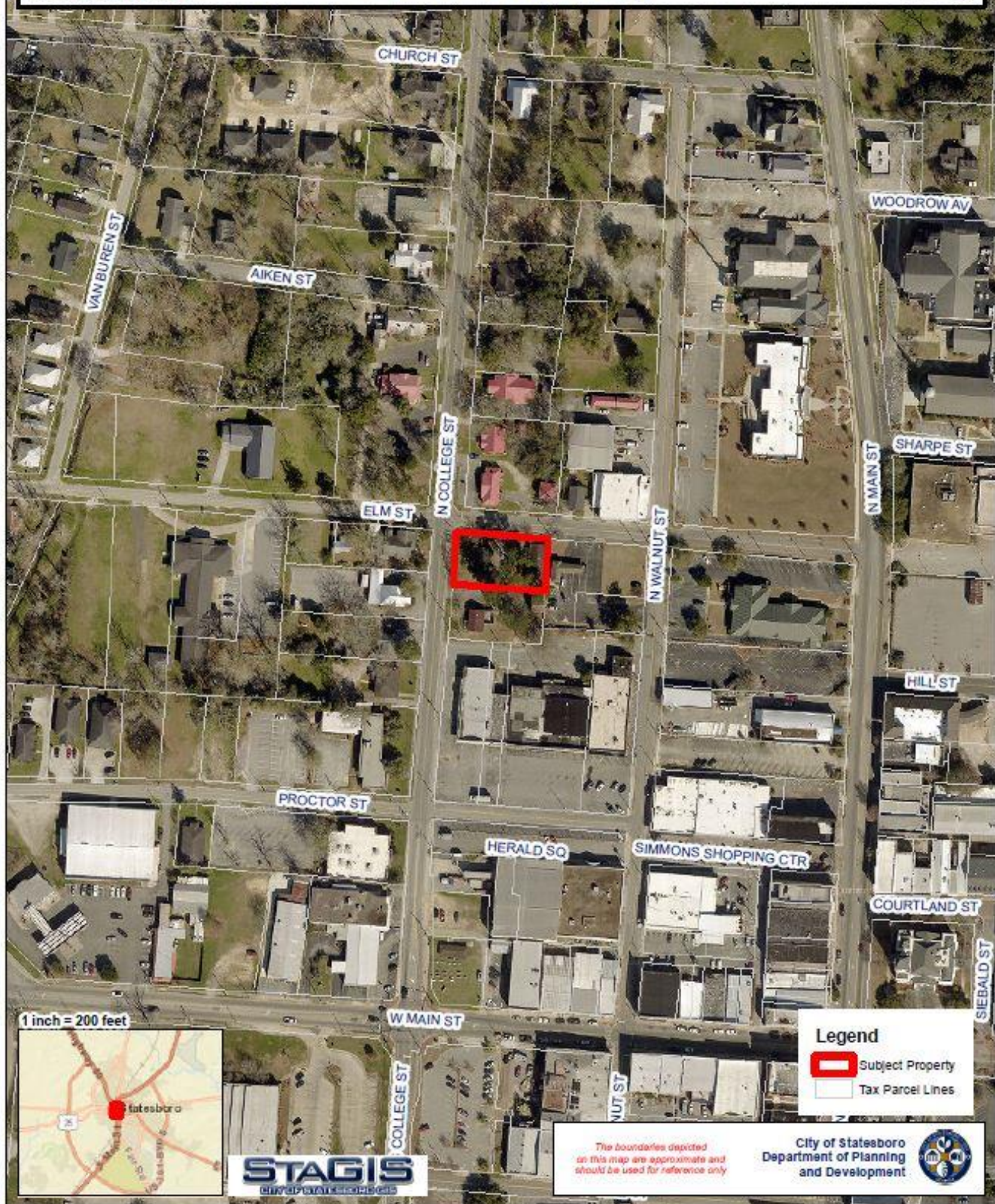
PETITIONER Bulloch County Historical Society
ADDRESS 315 Savannah Ave, Statesboro GA 30458

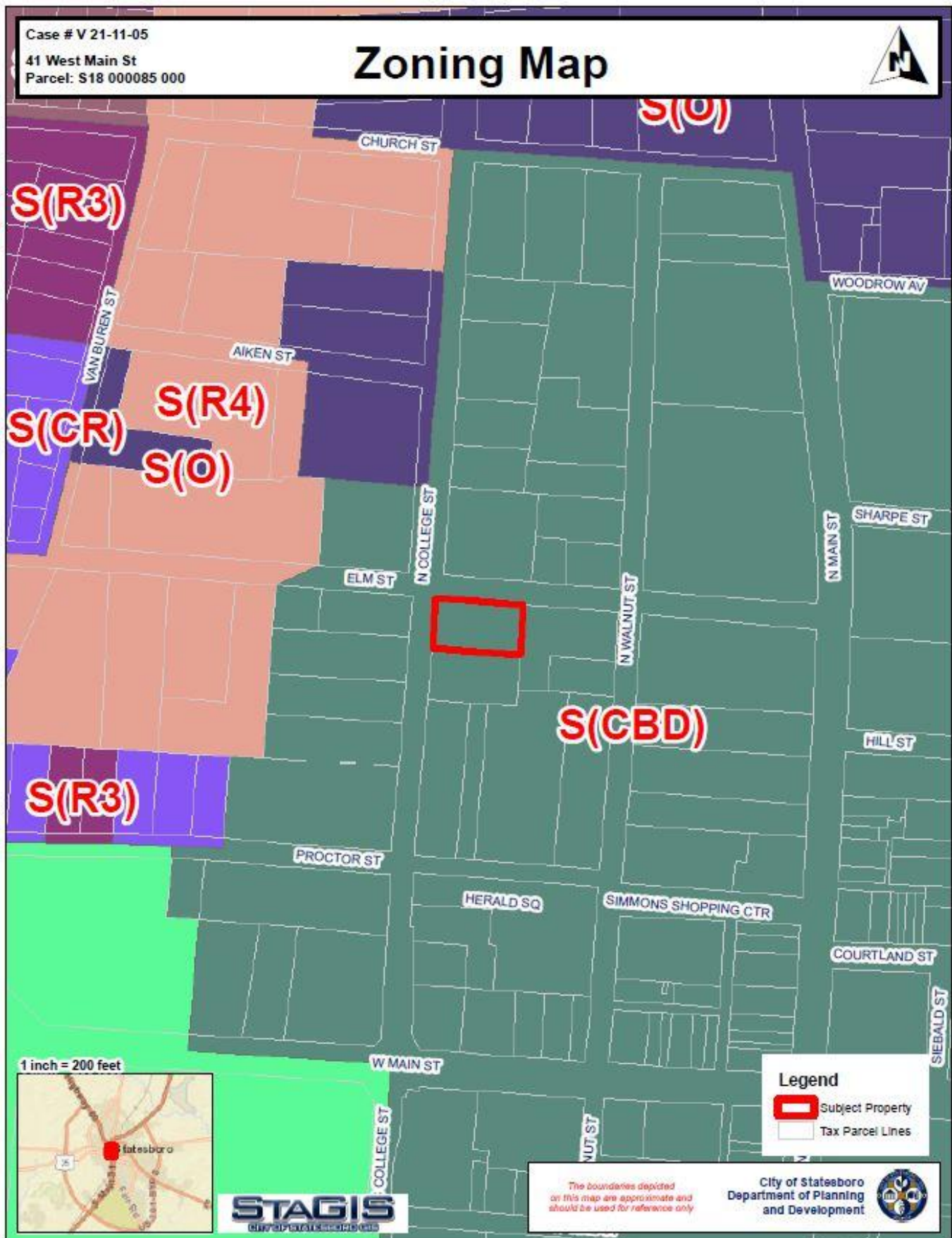
REPRESENTATIVE SAME AS ABOVE
ADDRESS

PROPOSAL
The applicant requests a variance from Article XXX, Section 3005(B) of the <i>Statesboro Zoning Ordinance</i> to allow for a mural on the exterior of the existing building located at 41 West Main Street in the CBD (Central Business District) zoning district.
PLANNING COMMISSION RECOMMENDATION
<u>V 21-11-05 Conditional Approval</u>

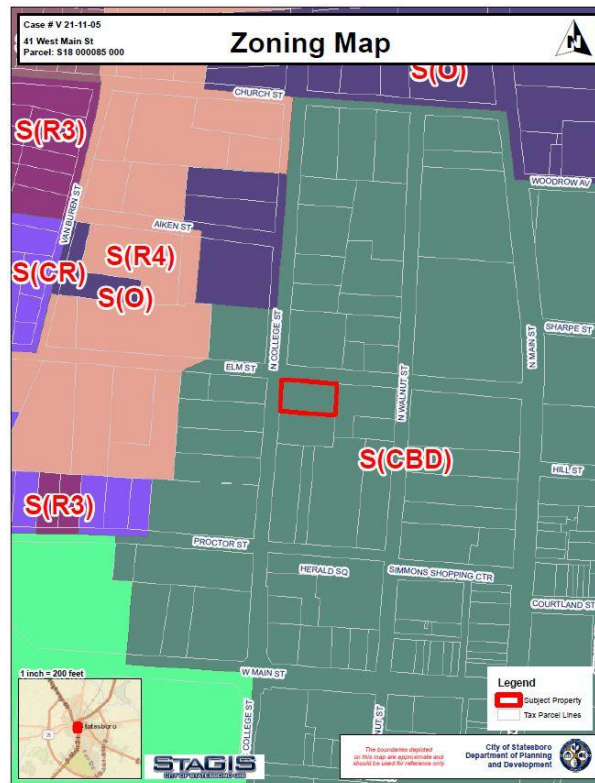
Case # V 21-11-05
41 West Main St
Parcel: S18 000085 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CBD (Central Business District)	Retail/Office Space
Northeast	Location Area #2: CBD (Central Business District)	Parking Lot
East	Location Area #3: CBD (Central Business District)	Residential Conversion
Northwest	Location Area #4: CBD (Central Business District)	Furniture Store
Southeast	Location Area #5: CBD (Central Business District)	Residential Development
South	Location Area #6: CBD (Central Business District)	Apartments
Southwest	Location Area #7: CBD (Central Business District)	Undeveloped Lot
West	Location Area #8: CBD (Central Business District)	Furniture Store

SUBJECT SITE

The subject site is a 0.25 acre lot containing the extension of the Averitt Center. The applicant is seeking to add a mural on the exterior of the building that exceeds the maximum allowed size of 25% of a single façade of the building, as per Article XXX; Section 3005 of the Statesboro Zoning Ordinance.

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

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area.

COMMUNITY FACILITIES AND TRANSPORTATION

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

ZONING VARIANCE STANDARDS OF REVIEW

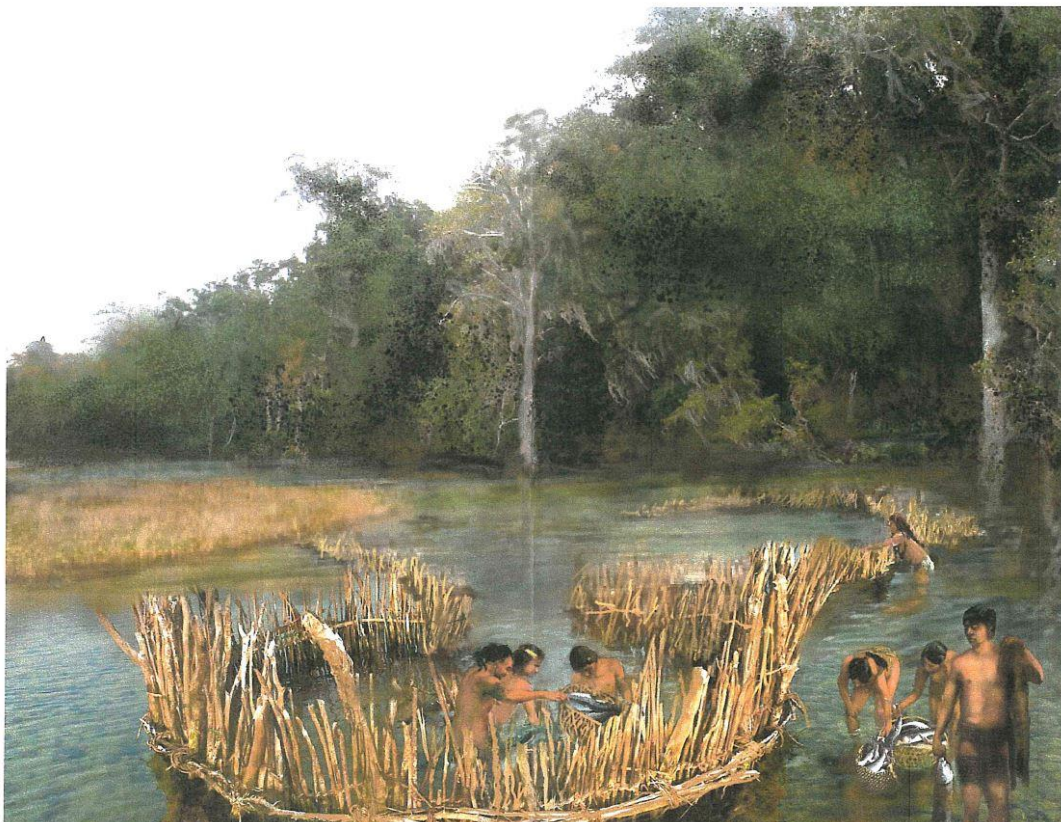
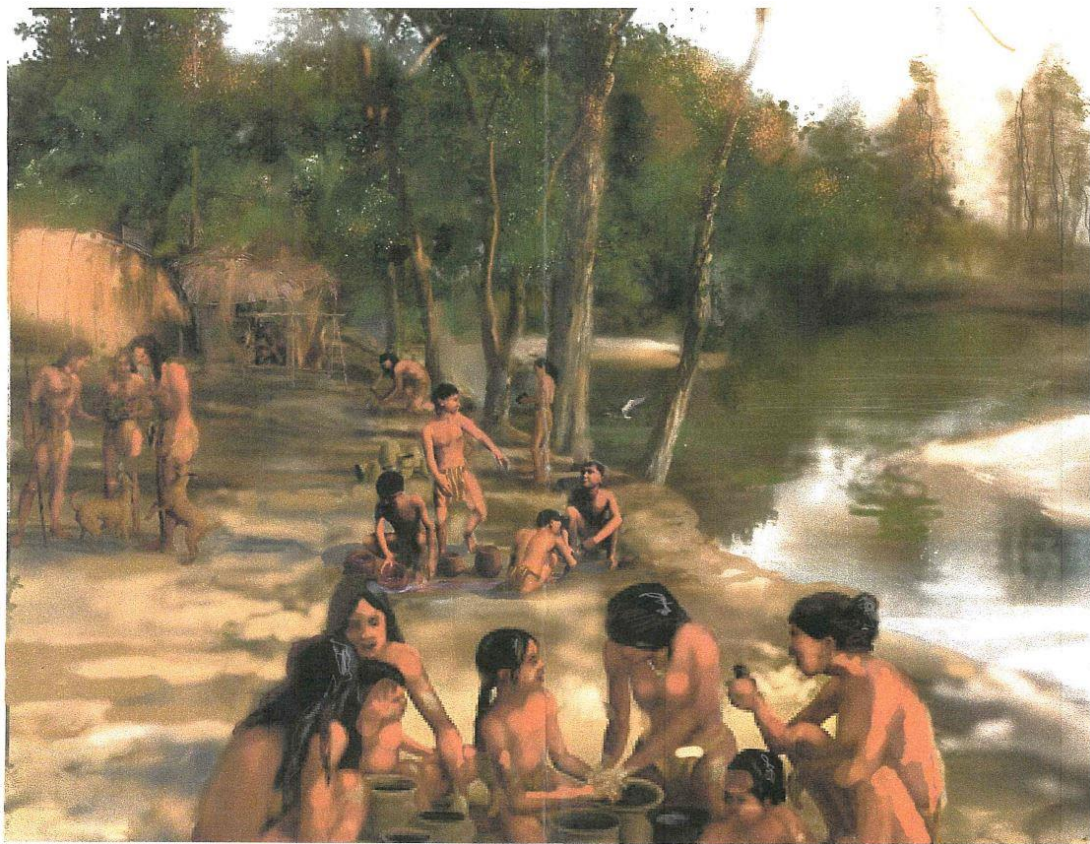
The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

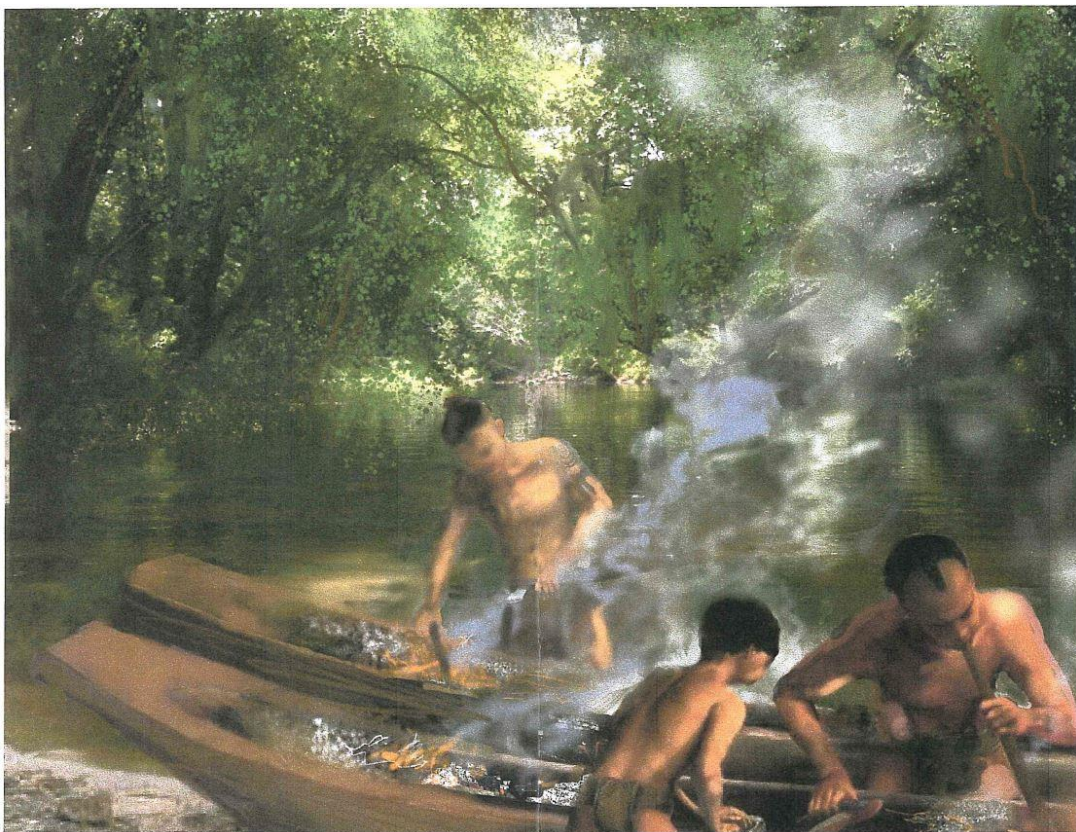
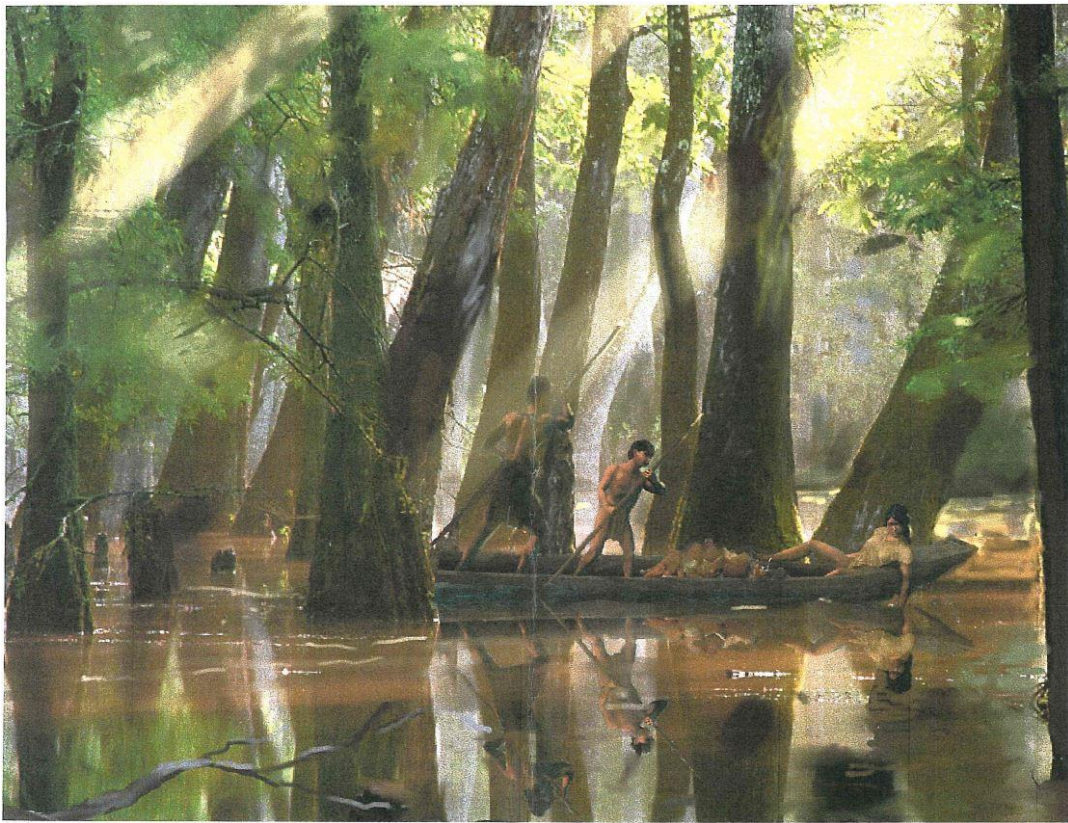
- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The applicant is requesting a historically themed mural.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The request exceeds the square footage allowance by being greater than 25% of the wall. However, the applicant does meet all other section 3005 requirements including:
 1. Murals shall not contain text, graphics or symbols that promote or advertise a service, product or business or promote a political party or candidate.
 2. Murals may be placed on commercial walls, structures, or fences only.
 3. The mural's theme should be historical in nature to the City of Statesboro and respect the greater context of the community.

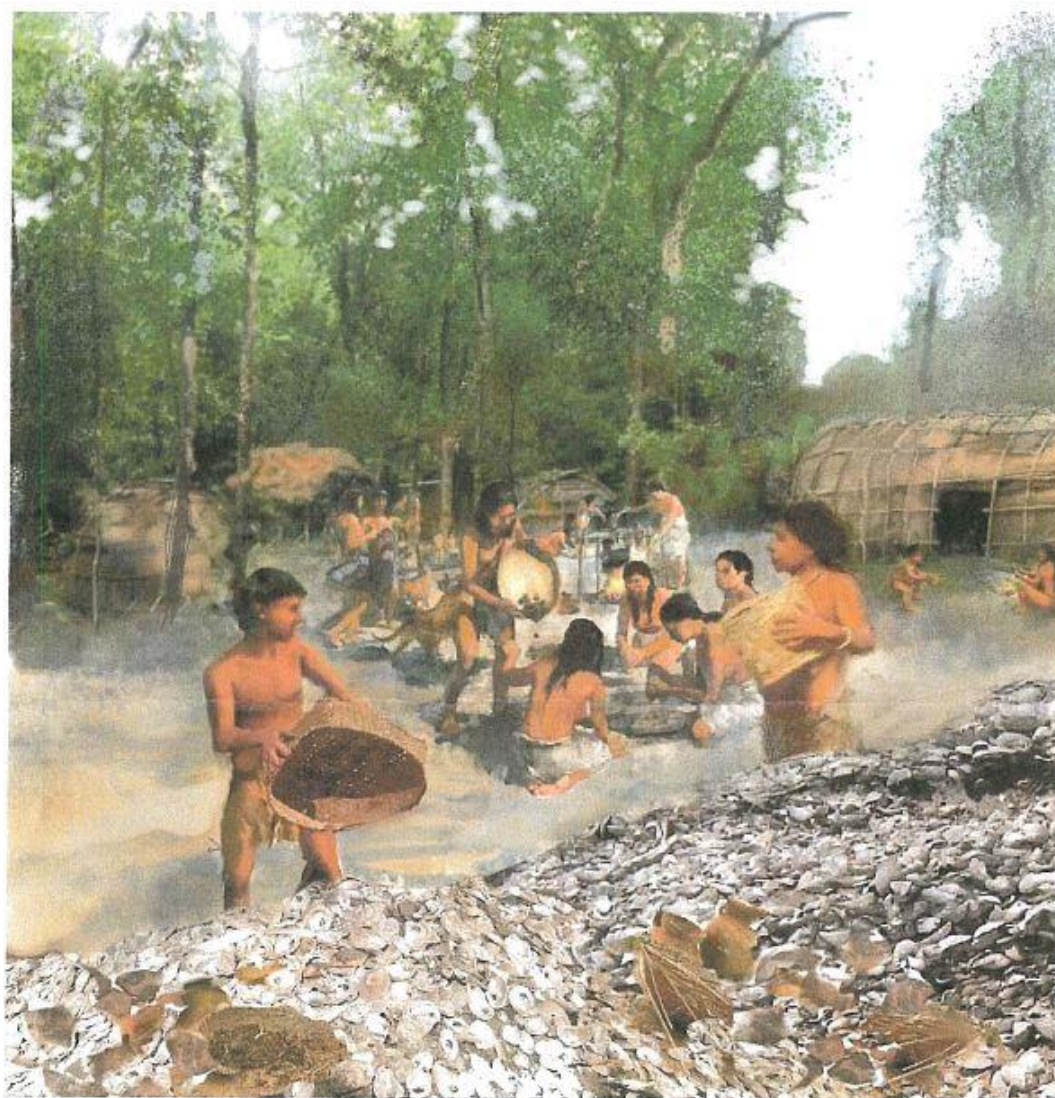
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - This scope of the project could not be completed in detail with the application of this ordinance.
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - There is no substantial detriment to the public.

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

- The proposed use is consistent with the subject site's character area "Downtown" as stated in the *2019 – 2029 Comprehensive Master Plan*.







Subject Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 21-11-05**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Final specifications for the mural must be reviewed and approved by City staff before placement of the mural.