



*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**

**February 5, 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.) December 4, 2018 Meeting Minutes
- 2.) January 2, 2019 Planning Commission Meeting Cancellation Minutes

**IV. New Business**

1. **APPLICATION V 19-01-01**: Frontline Internal Medicine, LLC requests a variance from Article X, Section 1003(D) to reduce the required left side yard setback in order to allow for an expansion of medical office space on 0.27 acres of property located at 6 Lester Road (Tax Parcel MS71 000037 000).
2. **APPLICATION V 19-01-02**: Frontline Internal Medicine, LLC requests a variance from Article X, Section 1003(D) to reduce the required right side yard setback in order to allow for an expansion of medical office space on 0.27 acres of property located at 6 Lester Road (Tax Parcel MS71 000037 000).
3. **APPLICATION RZ 19-01-03**: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels, dated August 11, 2017, and revised dated January 23, 2018, addressed 91 South College Street and South College Street (Tax Parcels S19 000002 000 & S19 000001 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**December 4, 2018**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Rev. David McLendon, Benjamin McKay, Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Director of Planning and Development Frank Neal, City Planner II Owen Dundee, and City Planner I Justin Williams, Interim Assistant City Manager Jason Boyles; **Absent:** Mary Foreman.

**I. Call to Order**

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

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. November 6, 2018 Meeting Minutes

Commissioner McLendon made a motion to approve the November 6, 2018 meeting minutes, seconded by Commissioner Rosengart. The motion carried 4-0.

**IV. New Business**

1. **APPLICATION V 18-11-01:** Habitat for Humanity of Bulloch County requests a variance from Article IV, Section 403(A) to reduce the minimum lot size requirements for property to be considered for the R-20 (Single Family Residential) zoning district in order to develop a single family residence on 0.33 acres located at 7 Jef Road (Tax Parcel S24 000004 000).

Frank Neal introduced the case, and Kathy Jenkins spoke as a representative of Habitat for Humanity of Bulloch County. Ms. Jenkins clarified that the parcel is a combination of two smaller lots and provided an update on some of the surrounding land uses. Robert Costomiris, a member of the public in attendance, inquired on the proposed single family home's distance from the street. Ms. Jenkins responded by stating the lot had plenty of room to meet the standard setbacks. Mr. Neal confirmed that the project would have to meet all City ordinances as a condition of the variance request. Commissioner McLendon inquired on the lot size peculiarity. Mr. Neal and Ms. Jenkins stated that the lot was platted prior to the current zoning ordinance. Commissioner Brown inquired on the size of the proposed single family home. Ms. Jenkins stated approximately 1,100 square feet. Commissioner Cartee made a motion to recommend approval of V 18-11-01. Commissioner Rosengart seconded, and the motion carried 4-0.

2. **APPLICATION V 18-11-02:** Milen Nikolov requests a variance from Article XV, Section 1509, Table 6 to increase the maximum height allowed for wall signage in the Commercial Business District in order to place signage on the currently operating Farmer's Insurance storefront located at 45 East Main Street (Tax Parcel S28 000034 000).

Frank Neal introduced the case, and Milen Nikolov spoke as a representative of Farmers Insurance and the applicant. Commissioner Rosengart and McLendon briefly discussed the proposed signage. Mr. Nikolov stated his reason behind the sign variance request. Commissioner Rosengart made a motion to recommend approval of V 18-11-02. Commissioner McLendon seconded, and the motion carried 4-0.

Commissioner McKay arrived at approximately 5:30 PM.

3. **APPLICATION V 18-11-03:** Annlyn Williams requests a conditional use variance from Article IV of the Statesboro Zoning Ordinance for 0.81 acres of property located at 208 Aldred Hills Road to utilize the property as a community living arrangement facility (Tax Parcel S14 000063 000).

Frank Neal introduced the case, and Annlyn Williams spoke as a representative of the applicant and Marlans Silver Lining PCH, LLC. Commissioner Cartee inquired if the applicant would be renting the home. Owen Dundee responded that the applicant would be purchasing the house not renting it. Commissioner Cartee stated that most of the community living homes did not have a parking issue. Mr. Neal confirmed Commissioner Cartee's statement as accurate. Commissioner Byrd inquired if the application had received any opposition. Mr. Dundee responded that the Planning & Development offices had received a few phone calls with concerns on the conditional use variance request. Mr. Neal then opened the discussion to public comment. Mr. Costomiris stated that he lived in this neighborhood and had some concerns on this case. Mr. Costomiris stated his concerns with the project as the City's process for approving applications of this type, the need for additional background information on the applicant, and the location of the conditional use. Finally, he requested that Planning Commission reject this application. Commissioner Byrd requested further clarification on the telephone calls received expressing opposition for this case. Mr. Dundee responded stating that the concerns were similar to that of Mr. Costomiris. Commissioner Byrd requested clarification on the city's regulations and rules for this type of case. Mr. Neal stated that these types of uses are federally protected by both the Federal Housing Act and Americans with Disabilities Act. Mr. Neal further stated that this process was a formality and the city's right to know where these types of homes are located. Commissioner Rosengart and Mr. Neal discussed the possibility of denying these types of uses. Commissioner Byrd requested clarification on the distance requirement for these types of uses and sex offenders. Commissioner Brown inquired if the applicant had any existing and/or previous issues at their present location. Mr. Neal stated that the City was not aware of any. Commissioner Rosengart expressed concerns on this type of use at this proposed location. Next, Ms. Beverly Mikell spoke on behalf of the applicant. She provided a brief background on the conditional use variance request and her history with Marlans Silver Lining PCH, LLC. Then, Ms. Williams spoke on behalf of Marlans Silver Lining and herself, the applicant. She provided background information on Marlans Silver Lining, the certifications held by the community home, a description of the proposed residents for the Aldred Hills Road location, and

some insight on how the home was regulated and inspected by several government agencies. Commissioner Rosengart requested clarification on the type of use being requested by the applicant at this location. Ms. Williams stated the residents living in this home would be classified as intellectually disabled. Then, Ms. Mikell spoke further on her background and her positive experience with Marlans Silver Lining. Next, Ms. Williams spoke further on the residents that would live at the Aldred Hills Road home. Commissioner Rosengart requested clarification on the number of residents and staff hours at the home. Ms. Williams stated a total of four residents and staff would be available at the home 24 hours. Commissioner Rosengart requested information regarding the funding for this home. Ms. Williams responded that the home would be state funded and provided additional information on the disability program. Next, Eleanor Schneider spoke as representative of the neighborhood. She provided some information on her familiarity and history with the neighborhood. Then, she expressed some concerns on the proposed use type in this neighborhood and the rental market in Statesboro. Next, Ms. Williams addressed some of Ms. Schneider's concerns. Also, she further described the regulations under which the property would be subject to. Then, Mr. Costomiris expressed his concerns that the character of his neighborhood would be greatly impacted by this conditional use if approved. Next, Mr. James Williams spoke as a representative of the applicant and Marlans Silver Lining. He addressed some of the concerns stated by Mr. Costomiris in regards to commercial uses. Then, Ms. Mikell spoke again in favor of the conditional use variance. Next, Ms. Williams addressed some of the concerns expressed by the neighborhood. Commissioner Rosengart requested that Mr. Neal repeat his comment in regards to the federal protection of these community living arrangement facilities. Mr. Neal again stated that these groups are protected by the Fair Housing Act and American with Disabilities Act. Then, he again mentioned the distance requirement from schools are for sex offenders. Next, Mr. Dixon, a member of the community in attendance spoke in favor of the conditional use variance request. Then, Ms. Schneider expressed further concerns with the conditional use being request. Commissioner Byrd addressed some of the concerns. Next, Mr. Costomiris requested clarification on the reasoning for the conditional use variance process. Then, Commissioner McLendon requested clarification on the potential approval and/or denial of the requested conditional use variance. Mr. Neal clarified both items. Then, Mr. Cartee stated the reasoning for the variance was due to the use type and number of unrelated people occupying a home. Next, Ms. Williams further spoke on the regulations under which this home would be subject to. Mr. Cartee requested clarification on the conditional use variance being requested. Mr. Neal stated that the variance was specific to the property ownership and not the property itself. Then, Commissioner McLendon spoke on his views of the requested conditional use variance. Then, Commissioner Rosengart spoke on his views of the requested conditional use variance. Then, Commissioner Byrd spoke on his views of the requested conditional use variance. Next, Commissioner Cartee spoke on his views of the requested conditional use variance. Next, Commissioner McKay spoke on his views of the requested conditional use variance. Lastly, Commissioner Brown spoke on his views of the requested conditional use variance. Commissioner McKay made a motion to recommend approval of CUV 18-11-03. Commissioner Brown seconded and the motion carried 5-0.

Commissioner Cartee exited the meeting at approximately 6:05 PM.

4. **APPLICATION V 18-11-04:** El Larry Dixon IV requests a variance from Article X, Section 1003(A) to reduce the minimum lot size requirements for property to be considered for the CR (Commercial Retail) zoning district in order to renovate an existing commercial building into a fresh seafood market and light convenience store on 0.16 acres of property located at 323 Johnson Street (Tax Parcel S11 000011 000).

Frank Neal introduced V 18-11-04, RZ 18-11-05, V 18-11-06, V 18-11-07, & V 18-11-08 collectively, and Larry Dixon spoke as a representative of the application requests. Commissioner McLendon requested additional information on the existing signage and property boundary line. Mr. Neal responded to Commissioner McLendon's request. Mr. Dixon provided an overview of the property and his proposed commercial land use. Commissioner McLendon inquired on the proposed land use. Mr. Dixon confirmed that he is proposing a fresh seafood market and light convenience store. Commissioner Brown requested some additional information about the seafood being provided at the market. Mr. Dixon answered Commissioner Brown's request. Mr. Neal added one additional staff condition. Commissioner McLendon made a motion to recommend approval of V 18-11-04. Commissioner McKay seconded and the motion carried 4-0.

5. **APPLICATION RZ 18-11-05:** El Larry Dixon IV requests a zoning map amendment of 0.16 acres located at 323 Johnson Street from R-8 (Single Family Residential) to the CR (Commercial Retail) zoning district in order to renovate an existing commercial building into a fresh seafood market and light convenience store (Tax Parcel S11 000011 000).

Commissioner McLendon made a motion to recommend approval of RZ 18-11-05. Commissioner Rosengart seconded and the motion carried 4-0.

6. **APPLICATION V 18-11-06:** El Larry Dixon IV requests a variance from Article XXIII, Section 2301 regarding the required left side yard landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for 0.16 acres located at 323 Johnson Street (Tax Parcel S11 000011 000).

Commissioner McLendon made a motion to recommend approval of V 18-11-06. Commissioner McKay seconded and the motion carried 4-0.

7. **APPLICATION V 18-11-07:** El Larry Dixon IV requests a variance from Article XXIII, Section 2301 regarding the required right side yard landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for 0.16 acres located at 323 Johnson Street (Tax Parcel S11 000011 000).

Commissioner McLendon made a motion to recommend approval of V 18-11-07. Commissioner McKay seconded and the motion carried 4-0.

8. **APPLICATION V 18-11-08:** El Larry Dixon IV requests a variance from Article XXIII, Section 2302 regarding the required front yard landscape buffer between all nonresidential and multifamily uses adjacent to a local street and directly across from a single-family or two-family residence or district for 0.16 acres located at 323 Johnson Street (Tax Parcel S11 000011 000).

Commissioner McLendon made a motion to recommend approval of V 18-11-08. Commissioner Brown seconded and the motion carried 4-0.

**V. Announcements**

Mr. Neal provided a reminder that the next City Council meeting has been cancelled. The next planning commission meeting will be held on Wednesday, January 2, 2019.

Mr. Neal gave recognition to Commissioner McLendon on serving the Planning Commission well during his term. This was his last meeting as a Planning Commissioner.

**VI. Adjourn**

Commissioner McLendon made a motion to adjourn the meeting. Commissioner Brown seconded, and the motion carried 4-0. The meeting adjourned at 6:21 PM.

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**Chair – James W. Byrd, Sr.**

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

**STATESBORO PLANNING COMMISSION**

**January 2, 2019**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

The January 2, 2019 Planning Commission meeting was cancelled due to a lack of agenda items.

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**Chair – James W. Byrd, Sr.**

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



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

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| <b>V 19-01-01 &amp; V 19-01-02</b><br><b>ZONING VARIANCE REQUESTS</b><br><b>6 LESTER ROAD – FRONTLINE INTERNAL MEDICINE EXPANSION</b> |   |
|---|---|
| <b>LOCATION:</b>  | 6 Lester Road   |
| <b>REQUEST:</b>   | Variance from Article X Section 1003(D) to reduce the minimum right side yard setback and Variance from Article X Section 1003(D) to reduce the minimum left side yard setback. |
| <b>APPLICANT:</b>   | Frontline Internal Medicine, LLC  |
| <b>OWNER(S):</b>  | Frontline Internal Medicine, LLC  |
| <b>ACRES:</b>   | 0.27 Acres (11,761 Sq. Ft.)   |
| <b>PARCEL TAX MAP #:</b>  | MS71 000037 000   |
| <b>COUNCIL DISTRICT:</b>  | District 1 (Boyum)  |
|   |   |

**PROPOSAL & BACKGROUND:**

The applicant is proposing the expansion of the existing 1,941 Sq. Ft. Frontline Internal Medicine Office building by the construction of an additional 1,891 Sq. Ft. two-story medical office space, with an Infusion Room, storage, and additional office space. In order to construct a larger medical office building at the same location, the applicant is requesting two (2) variances in order to reduce both side yard setbacks.

Therefore, the applicant requests the following:

- 1) Application **V 19-01-01**, a variance from Article X Section 1003 D to reduce the **right side yard setback from 15 feet to 12 feet**, and
- 2) Application **V 19-01-02**, a variance from Article X Section 1003 D to reduce the **left side yard setback from 15 feet to 12 feet**.

**SURROUNDING LAND USES/ZONING:**

|               | ZONING:   | LAND USE:   |
|---------------|---|---|
| <b>NORTH:</b> | R-3 (Medium Density Multiple Family Residential District) | Statesboro High School  |
| <b>SOUTH:</b> | CR (Commercial Retail)                                    | Wells Fargo Bank and Statesboro Family Practice Medical Offices |
| <b>EAST:</b>  | CR (Commercial Retail)                                    | Larry G. Hubbard Dentist Office                                 |
| <b>WEST:</b>  | CR (Commercial Retail)                                    | Statesboro Imaging Center (East GA Regional Medical Center)     |

The subject property is located in an area mostly surrounded by property with the CR (Commercial Retail) zoning district designation. The surrounding land uses include medical offices, Wells Fargo Bank, and Statesboro High School. (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map, & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan) **Exhibit E** (Proposed Floor Plans), **Exhibit F** (Proposed Building Elevations).



**COMPREHENSIVE PLAN:**

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

| <b><u>“Activity Centers/Regional Centers”</u></b>   |   |
|---|---|
| <i>Vision</i>   | <i>Suggested Development &amp; Implementation Strategies</i>  |
| <p>Currently dominated by auto-oriented design and large surface parking lots, the <b>Activity Centers</b> 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.</p> <p><i>Appropriate Land Uses:</i> Medical</p> | <ul style="list-style-type: none"> <li>• Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating parking areas primarily to the sides and rear of buildings).</li> <li>• Focus on redevelopment in areas of disinvestment (such as those that have become or are in danger of becoming greyfields). Development strategy should encourage uses and activities that are suitable for the immediately-surrounding character areas.</li> </ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda pages 25-26.</i></p> |

In addition, the “2014 Quality Community Objectives” section of the Comprehensive Plan states the following:

“Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.”

“Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.”

*Statesboro Comprehensive Master Plan, Quality Community Objectives, page 43 & 46.*

|                 |
|-----------------|
| <b>ANALYSIS</b> |
|-----------------|

- I. **Variance from Article X Section 1003 D: Side yards. Side yards shall be at a minimum 15 feet. On a lot which abuts a residential district, the side yard abutting such district shall have a width not less than that required in such adjoining district.**

The applicant is requesting a variance from Article X Section 1003 D to reduce the **minimum right side yard setback from 15 feet to 12 feet**. This variance is specifically being requested in order to allow for the expansion of medical office space at the same location. A portion of the building will be located in the area where the normal 15 foot building setback would be regulated in the CR (Commercial Retail) zoning district.

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- II. Variance from Article X Section 1003 D: Side yards. Side yards shall be at a minimum 15 feet. On a lot which abuts a residential district, the side yard abutting such district shall have a width not less than that required in such adjoining district.**

The applicant is requesting a variance from Article X Section 1003 D to reduce the **minimum left side yard setback from 15 feet to 12 feet**. This variance is specifically being requested in order to allow for the expansion of medical office space at the same location. A portion of the building will be located in the area where the normal 15 foot building setback would be regulated in the CR (Commercial Retail) zoning district.

**ANALYSIS (Cont'd)**

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. A variance may not be granted for the use of land that is not permitted by zoning regulations.”

**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;**

The subject site is smaller in size compared to all of the surrounding parcels in the same zoning district. Additionally, there is a drainage ditch near the rear property line of the subject site.

- 2. The special conditions and circumstances do not result from the actions of the applicant;**

The applicant did not take action to result in this zoning classification.

- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**

The application of the ordinance to this particular piece of property does not create an unnecessary hardship to the property owner as the medical office has been open and operating.

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

**In the course of exercising any of the above powers, the zoning board of appeals may attach conditions to its approval.**

**RECOMMENDATION:**

Staff recommends approval of the variances requested by applications V 19-01-01 and V 19-01-02 with the following condition(s):

1. Approval of this variance does not grant site plan approval as submitted. Project will be required to meet all City Ordinances.
2. The construction of this building addition shall not impact the access to or the parking areas of the adjacent properties.
3. Proposed building addition shall not encroach on adjacent drainage ditch.
4. Provision for a dumpster pad may be required as it is currently located near the proposed building expansion.
5. Installation of a fire lane on the long side of the building shall be installed and marked as per IFC Chapter 5 Section 503 and approved by The Prevention Division of SFD.

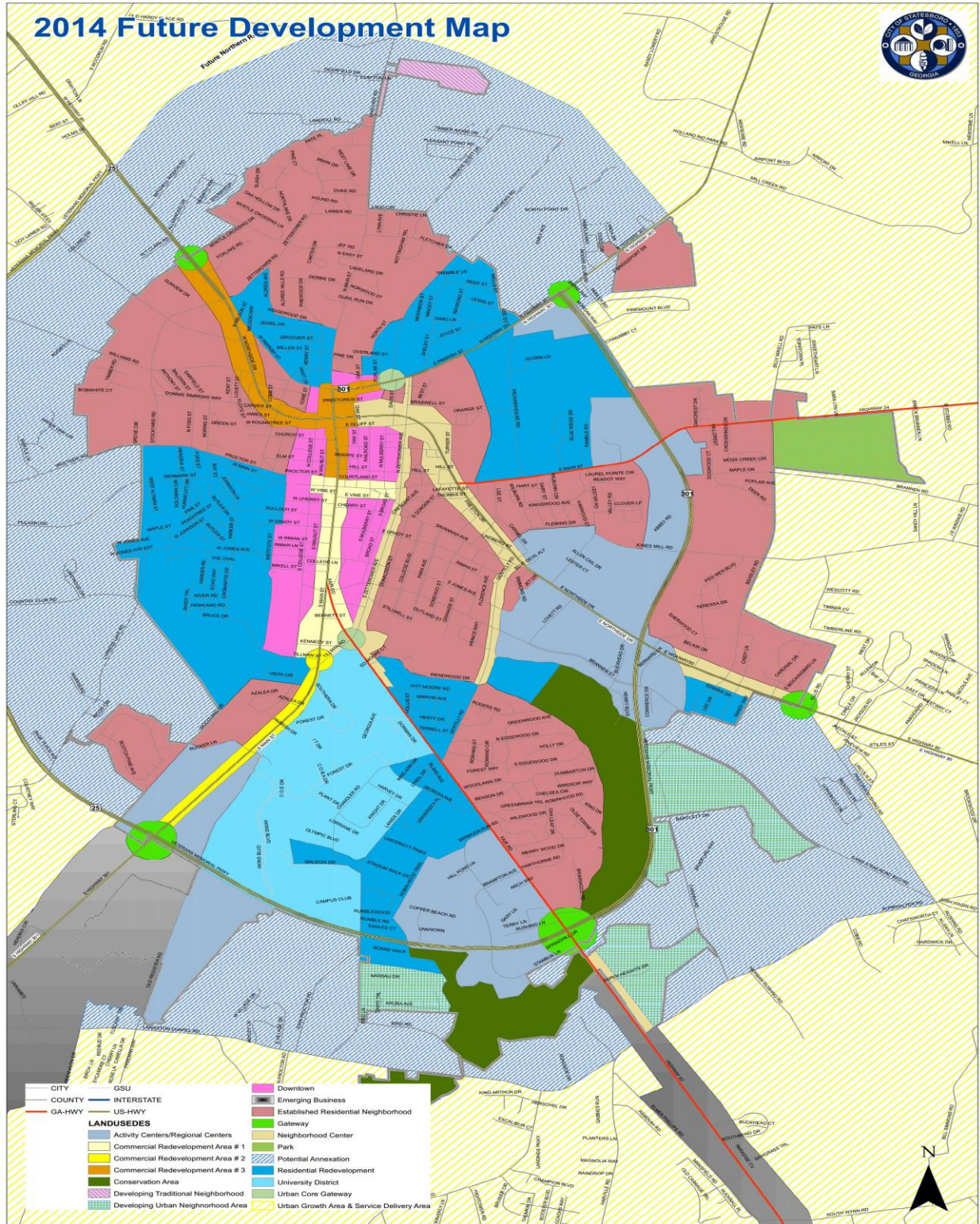
EXHIBIT A: LOCATION MAP



Case # V 19-01-01 & V 19-01-02  
6 Lester Road  
Parcel: MS000037 000



**EXHIBIT B: FUTURE DEVELOPMENT MAP**





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

**Picture 1:** View of the subject site looking north from the adjoining property, Frontline Internal Medicine.



**Picture 2:** View of the subject property's right (eastern) side yard, looking north from the adjoining property. Also a view of the area where **V 19-01-01** is being requested.





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 3:** View of the subject property's left (western) side yard, looking north from the adjoining property. Also a view of the area where **V 19-01-02** is being requested.



**Picture 4:** View of the subject property's rear yard, looking northwest from the adjacent property to the east. Also, a view of the proposed area for the new two-story 1,891 Sq. Ft. doctor's office addition.





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 5:** View of the adjacent property to the southeast of the subject site, currently Wells Fargo Bank.



**Picture 6:** View of the adjacent property to the east of the subject site, currently Larry G. Hubbard, D.D.S. Dentistry.





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 7:** View of the adjacent property to the northwest of the subject site, currently Statesboro Imaging Center.



**Picture 8:** View of the adjacent property to the southwest of the subject site, currently Statesboro Medical Center.





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 9:** View of the adjacent property to the north of the subject site, currently Statesboro High School.



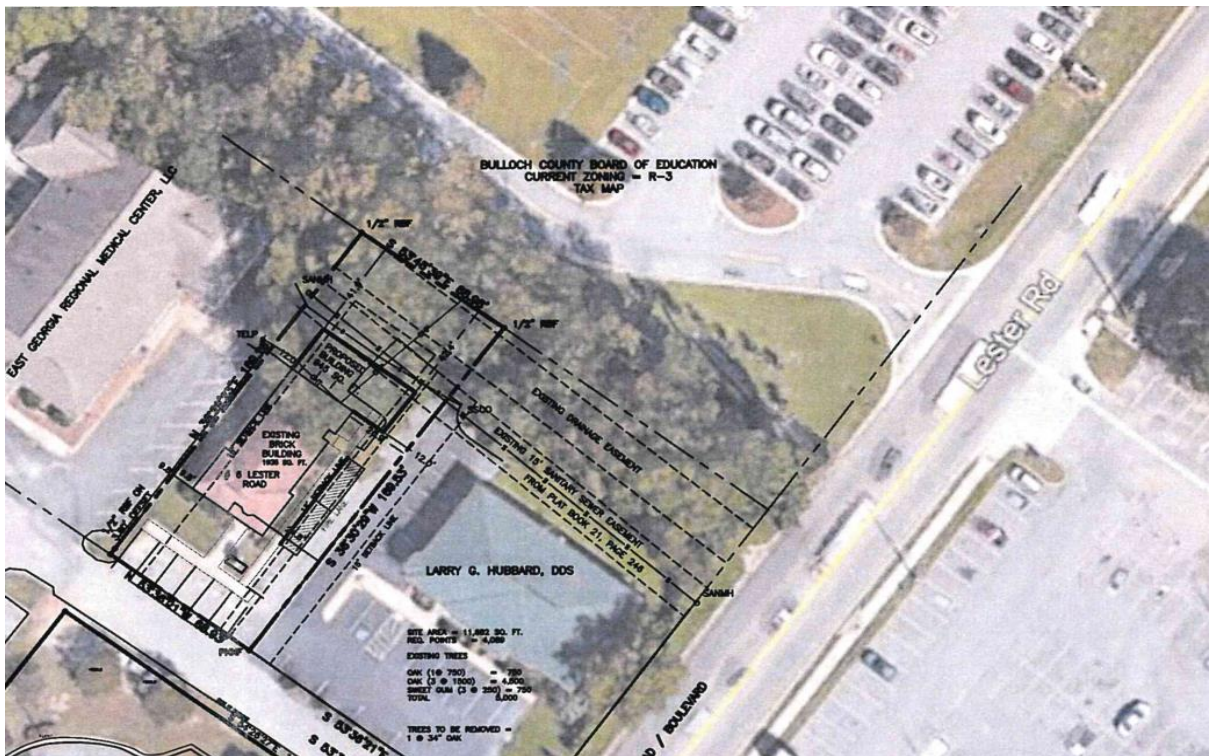
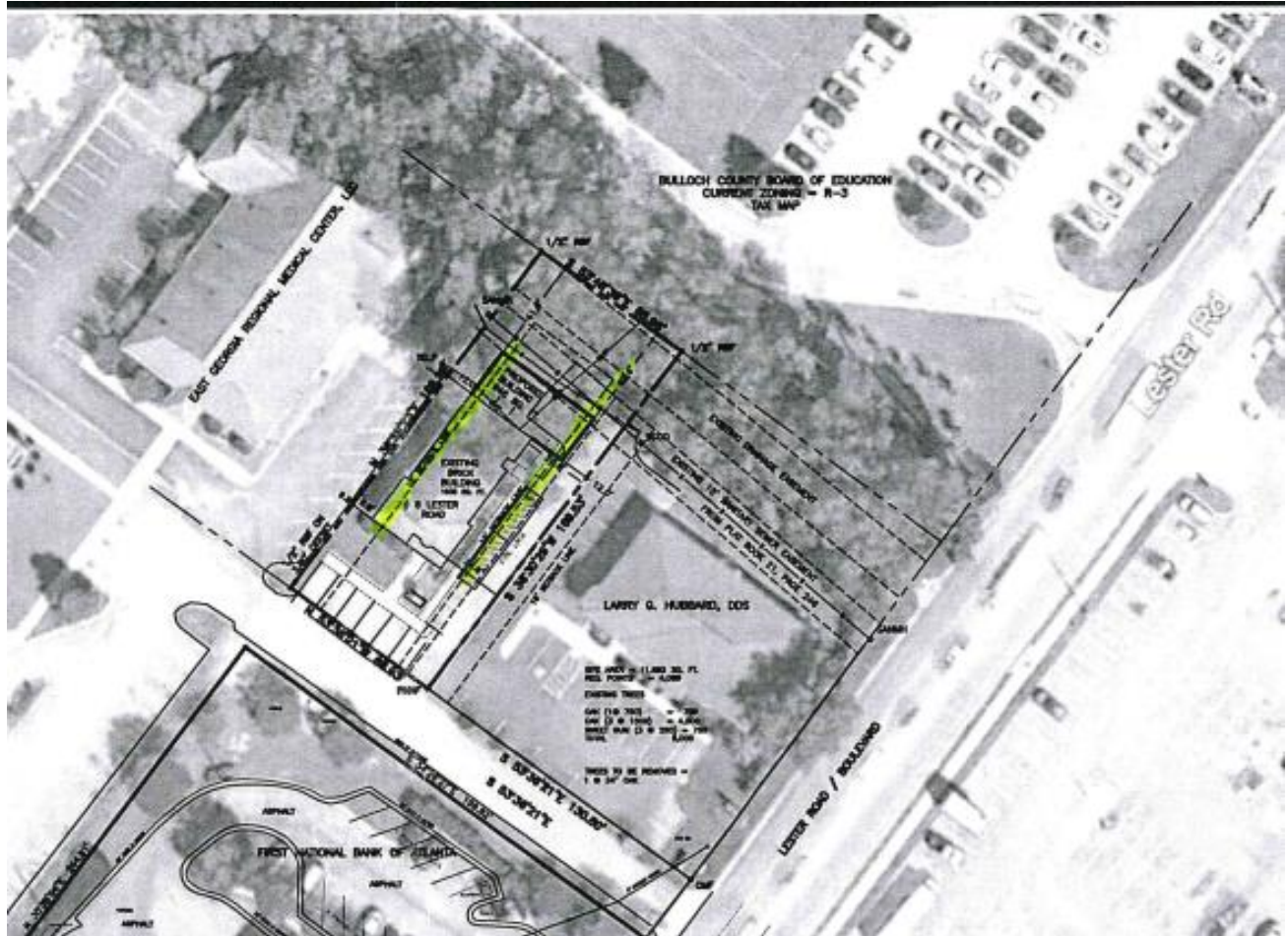


**EXHIBIT D: PROPOSED SITE PLAN**

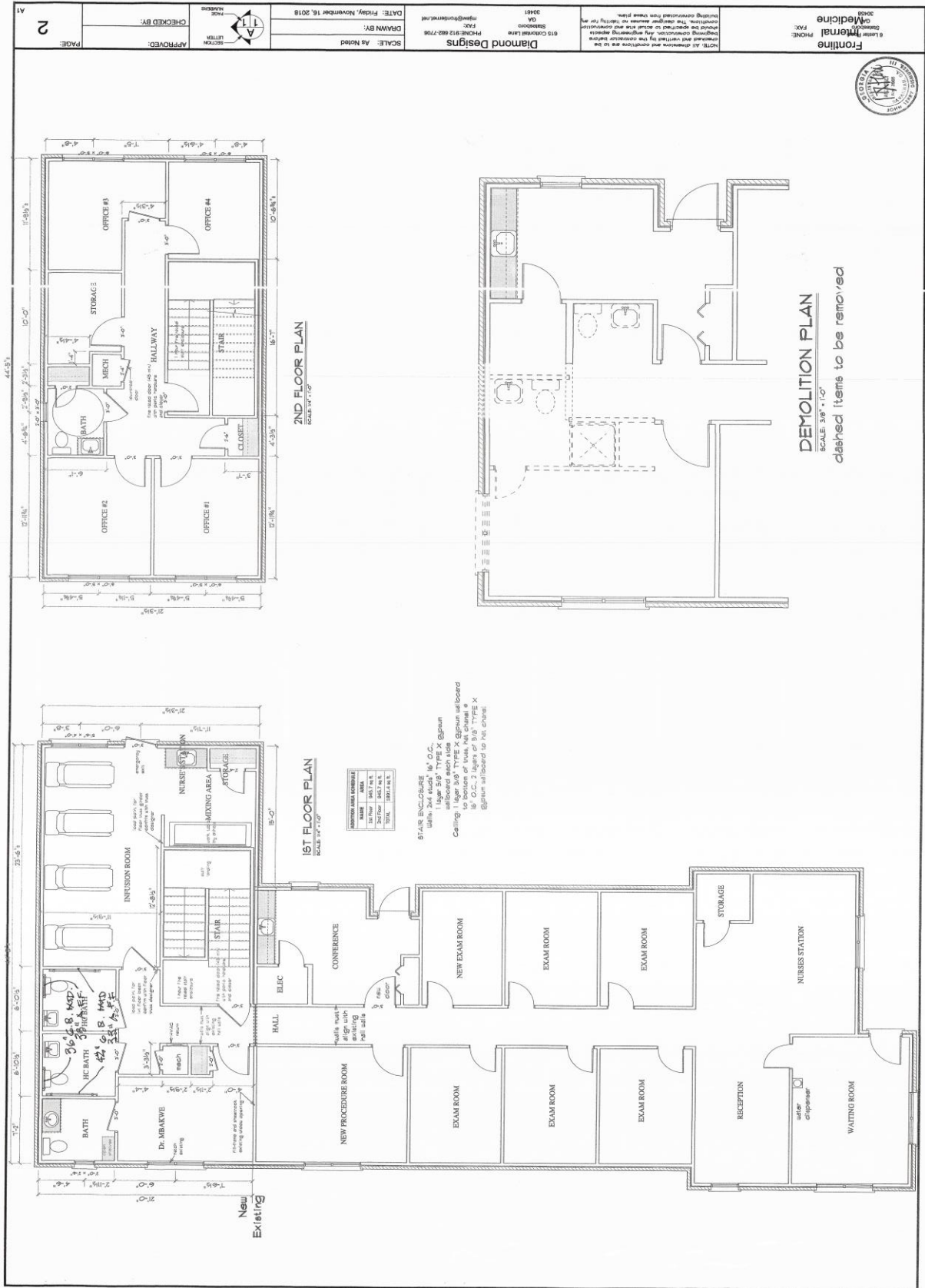




**EXHIBIT D: Proposed Site Plan (Side Yard Variances Highlighted)**



**EXHIBIT E: Proposed Floor Plans**





**EXHIBIT F: Proposed Elevations**

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> | <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> | <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> | <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> | <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> | <p>DATE: Friday, November 16, 2018</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PAGE: 3</p> |
| <p><b>FRONT ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>   | <p><b>RIGHT ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>   | <p><b>REAR ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>  | <p><b>LEFT ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>  | <p><b>FRONT ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>   | <p><b>RIGHT ELEVATION</b><br/>SCALE: 1/4" = 1'-0"</p>   |



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

P.O. Box 348  
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(912) 764-0630  
 (912) 764-0664 (Fax)

| RZ 19-01-03<br>ZONING MAP AMENDMENT REQUEST<br>THE WEST DISTRICT: 91 S COLLEGE ST & S COLLEGE ST |  |
|--|--|
| <b>LOCATION:</b>   | 91 South College Street, South College St  |
| <b>REQUEST:</b>  | Zoning Map Amendment to alter a previously approved site plan per the requirements of Article VIII: Central Business District (CBD), Section 803: Requirements |
| <b>APPLICANT:</b>  | West District Development, LLC   |
| <b>OWNER(S):</b>   | Whitfield Signs Holdings & West District Development   |
| <b>ACRES:</b>  | 5.28 acres (combined)  |
| <b>PARCEL TAX MAP #:</b>   | S19 000002 000 (2.97)<br>S19 000001 000 (2.31)   |
| <b>COUNCIL DISTRICT:</b>   | District 2 (Jones)   |



**PROPOSAL & BACKGROUND:**

The applicant is in the process of creating a mixed-use development with offices, retail, & residential lofts and requests a zoning map amendment in order to revise a previously approved site plan dated January 23, 2018 for this combination of parcels, which is considered the West District development site (see **Exhibit D—Proposed Site Plan**).

Specifically of note in **Exhibit D**:

- A. The site plan dated January 23, 2018, which was approved by Council on July 17, 2018 with the zoning map amendment from CBD (Central Business District) to CBD (Central Business District), had a larger parcel (100' x 72' Sq. Ft.) in the northeastern portion of the mixed-use development, where this revision (requested under **RZ 19-01-03**) shows a smaller parcel at 56' x 78' Sq. Ft. (See **Exhibit D, E, and F**)

**SURROUNDING LAND USES/ZONING:**

|               | ZONING:  | LAND USE:  |
|---------------|--|--|
| <b>NORTH:</b> | LI (Light Industrial)                                      | Vacant Land & Existing Industrial Warehouse                        |
| <b>SOUTH:</b> | R-8 (Single Family Residential),<br>CR (Commercial Retail) | Single family homes, Professional and Business Offices             |
| <b>EAST:</b>  | HOC (Highway Oriented Commercial)                          | Religious Facilities   |
| <b>WEST</b>   | LI (Light Industrial)                                      | Non-profit organization; Municipal, county, state, or federal use: |

The subject property is located within the CBD (Central Business District). Surrounding properties include the Open Hearts Community Mission, residential lots, Bulloch County Recycling Center and a recreational area for a nearby religious facility. (See **Exhibit A –Location Map**, **Exhibit C—Photos of Subject Site**).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan), **Exhibit E** (Previously approved site plan dated January 23, 2018), **Exhibit F** (Previously approved site plan dated August 11, 2017), **Exhibit G** (Judgment Letter- July 20, 2018), **Exhibit H** (Architectural Elevations),

**COMPREHENSIVE PLAN:**

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

| <b><u>"Urban Core/Downtown"</u></b>   |   |
|---|---|
| <b><i>Vision</i></b>  | <b><i>Suggested Development &amp; Implementation Strategies</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. | <ul style="list-style-type: none"> <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.</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>• Redevelop warehouses for major employer/tenant to build critical mass downtown.</li> </ul> <p align="right"><i>Statesboro Comprehensive Master Plan, Community Agenda page 16.</i></p> |

Per Article VIII: Central Business District (CBD), Section 800: Declaration of legislative intent:

"It shall be the purpose of the CBD district to provide for the orderly development of a major business and commerce area of the City of Statesboro in accordance with the objectives, policies and proposals of the future land use plan of the city. The logical and timely development of land for business purposes is herein a stated purpose of this district. The district proposes to permit a uniformity of design to ensure the orderly arrangement of buildings, land uses and parking areas, and all construction hereafter proposed for this area shall be related to this objective. The architectural and design arrangement of buildings are encouraged to conform to the general character and plans of the central business district".

**ANALYSIS & ZONING MAP AMENDMENT STANDARDS**

- I. **Zoning map amendment to CBD (site plan revision): Section 803 states that "a site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.**

The applicant has submitted for consideration a revised site plan that shows a smaller parcel (56' x 78' Sq. Ft.) in the northeastern portion of the mixed-use development (specifically Parcel #2), where the site plan approved in the City Council decision of July 17, 2018 showed a larger parcel at 100' x 72' Sq. Ft. As stated in the letter to the applicant containing the conditions of the approval, and alterations to the approved site plan (dated January 23, 2018) must be resubmitted for Council approval.

Section 2007 of the *Statesboro Zoning Ordinance* provides **eight (8) standards** for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment, in "**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**" Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby

- 
- a. Existing uses and zoning of nearby property varies. **The surrounding lots are zoned LI (Light Industrial), R-8 (Single Family Residential), HOC (Highway Oriented Commercial), CR (Commercial Retail), and Central Business District (CBD)**, and are occupied by residential lots, Whitfield Signs Building, Open Hearts Community Mission, Vacant Industrial Land, Bulloch County Recycling Center, and a religious facility's recreational area.
- (2) **The extent to which property values are diminished by the particular zoning restrictions.**
- a. The proposed use is not expected to have an adverse effect on property values in the area given the surrounding uses. Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on property value.
- (3) **The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- (4) **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- a. This request would provide the applicant an opportunity to serve community members while contributing with a mixed-use development as encouraged by the *Statesboro Comprehensive Plan*.
- (5) **The suitability of the subject property for the zoned purposes.**
- (6) **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- (7) **The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
- a. Impacts on local traffic patterns should be considered.
- b. Positive impact on the existing and future land use patterns as the proposed use is compatible with the surrounding area as well as consistent with the 2014 Future Development Map and *Statesboro Comprehensive Plan*.
- (8) **Consistency with other governmental land use, transportation, and development plans for the community.**
- a. Use of the property as a mixed-use development is consistent with the vision and guiding principles of the "Urban Core/Downtown" character area as articulated within the *Statesboro Comprehensive Plan* which promotes mixed-use development.

## RECOMMENDATION

Staff recommends approval of the zoning map amendment requested by RZ 19-01-03 with the following condition(s):

- (1) Staff Approval of CBD site plan dated May 18, 2018 and architectural elevations dated January 5, 2019.



EXHIBIT A: LOCATION MAP

Case # RZ 19-01-03 Parcel # S19 000001 000 & S19 000002 000



Location Map:

91 South College St



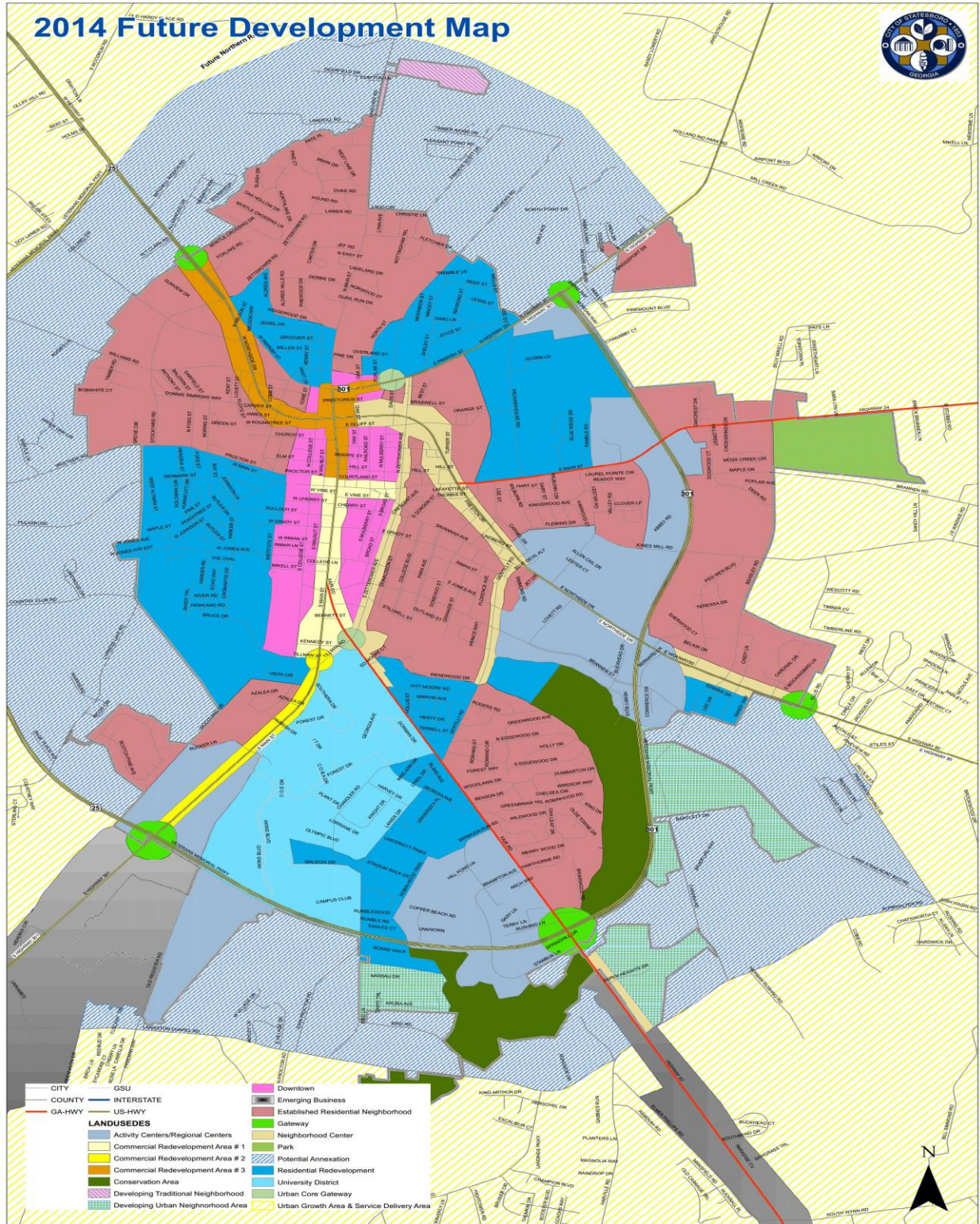
City of Statesboro Department of Planning and Development



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



EXHIBIT B: FUTURE DEVELOPMENT MAP





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

**Picture 1:** View of subject site looking south from West Cherry Street, view of the location of Parcel #2 and Zoning Map Amendment, **RZ 19-01-03**.



**Picture 2:** Additional view of the subject site looking south from West Cherry Street, also a view of the Parcel #2 location and Zoning Map Amendment, **RZ 19-01-03**.



**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

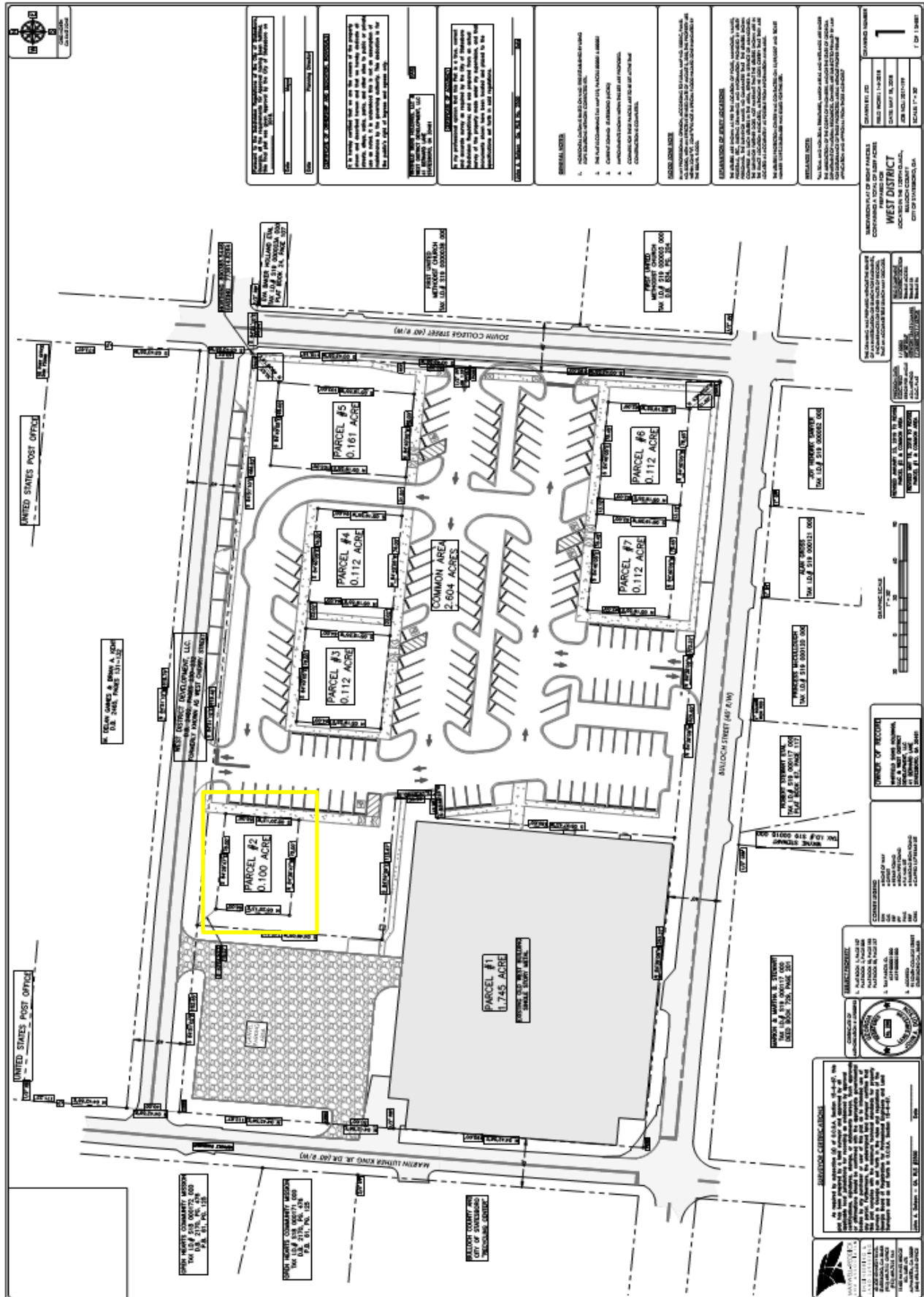
**Picture 3:** View of the West District Development site and Whitfield Signs Building, looking west from South College Street.



**Picture 4:** Panoramic view of the West District Development site and Whitfield Signs Building, looking west from South College Street.

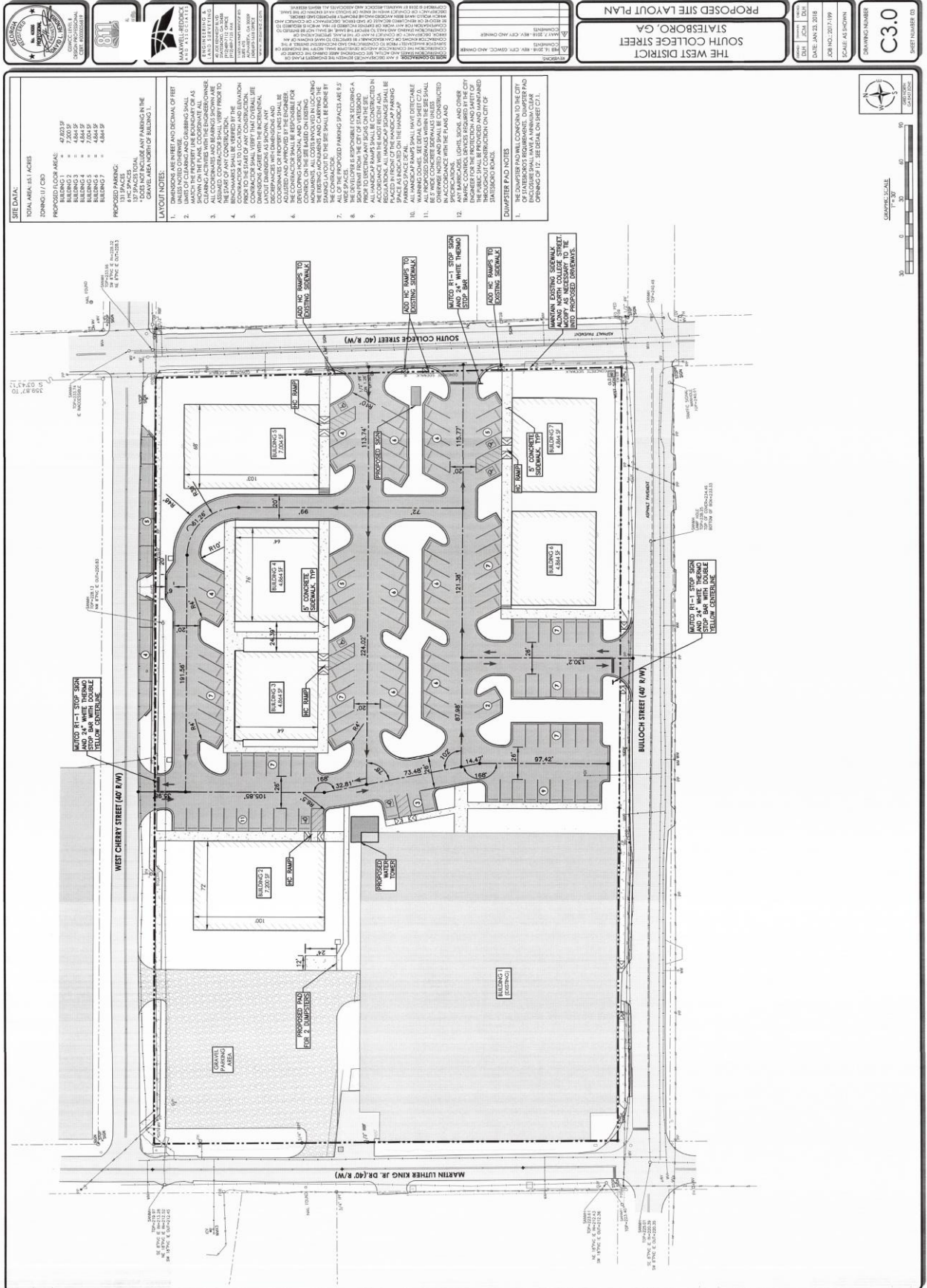


EXHIBIT D: PROPOSED SITE PLAN (DATED MAY 18, 2018) RZ 19-01-03 Highlighted in Yellow.





**EXHIBIT E: PREVIOUSLY APPROVED SITE PLAN UNDER RZ 18-06-03 (Dated January 23, 2018)**



**EXHIBIT F: PREVIOUSLY APPROVED SITE PLAN UNDER RZ 18-01-08 (Dated August 11, 2017)**



EXHIBIT G: APPLICANT JUDGMENT LETTER (Dated July 20, 2018)

CITY OF STATESBORO

**COUNCIL**

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5



Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

July 20, 2018

Josh Whitfield  
Whitfield Signs  
41 Bernard Lane  
Statesboro, GA 30461

RE: **APPLICATION # V 18-06-01, APPLICATION # V 18-06-02, APPLICATION # RZ 18-06-03: ZONING MAP AMENDMENT & VARIANCE REQUESTS (91 SOUTH COLLEGE ST, SOUTH COLLEGE ST)**

Dear Mr. Whitfield:

At its regularly scheduled meeting, held Tuesday, July 17, 2018 at 5:30 PM, the Statesboro City Council **approved** the following requests:

**APPLICATION V 18-06-01:** West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

**APPLICATION V 18-06-02:** 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 (Tax Parcels S19 000002 000 & S19 000001 000).

**APPLICATION RZ 18-06-03:** West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Please be advised that the approval of amendment to the CBD permits the use of the property pursuant to the CBD (Central Business District) zoning district regulations found in the *Statesboro Zoning Ordinance*. Any development of the property must first be properly reviewed and permitted by the City of Statesboro.

Approval of the specific variances requested in the applications does not confer rights to develop the site in a manner that may ultimately conflict with other provisions of the *Statesboro Zoning Ordinance* or other applicable chapters of city code. Please be aware that per Article XVIII Section 1807 of the *Statesboro Zoning Ordinance*, the variances and zoning map amendment shall be void if a building permit is not obtained by the applicant within six months of the date of City Council authorization.

Georgia Municipal Association City of Excellence  
Telephone: (912) 764-5468 Fax: (912) 764-4691

Certified City of Ethics  
[www.statesboroga.gov](http://www.statesboroga.gov)



EXHIBIT G: APPLICANT JUDGMENT LETTER (Dated July 20, 2018) CONTINUED



*CITY OF STATESBORO*  
50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

Additionally, all color selections, building materials, roofing materials, etc. must be submitted and approved prior to the issuance of a building permit, per Article XXX of the *Statesboro Zoning Ordinance*.

Should you have any questions, please do not hesitate to contact me at 912-764-0630 or by email at [sharon.anton@statesboroga.gov](mailto:sharon.anton@statesboroga.gov).

Sincerely,

Sharon Anton  
City Planner II

cc: Planning Commission Members via email  
Frank Neal, Director of Planning and Development via email  
Justin Williams, City Planner I via email  
Jason Boyles, Director of Engineering and Public Works via email  
Justin Daniel, GIS Technician via email  
Tim Grams, Fire Chief via email  
David Campbell, Assistant City Engineer via email

EXHIBIT H: ARCHITECTURAL ELEVATIONS (Dated January 5, 2019)



1 FRONT ELEVATION  
SCALE: 3/16"=1"

Georgia Technologies - Elevation - White Brick Option

**WEST DISTRICT**  
91 South College  
Savannah, GA 31408

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Drawn By: JP  
Date: 1.5.2019

Revisions: N/A

Drawing Status:  
 NO EXCEPTIONS NOTED  
 EXCEPTIONS NOTED  
 REJECTED  
 RESUBMIT

Approved Signature: \_\_\_\_\_  
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Filename/Path: Elevations v1

Drawing Type:  
 Preliminary  
 Production

**2**



1 FRONT ELEVATION  
SCALE: 3/16"=1"

Georgia Technologies - Elevation - Savannah/Red Brick Option

**WEST DISTRICT**  
91 South College  
Savannah, GA 31408

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Filename/Path: Elevations v1

Drawing Type:  
 Preliminary  
 Production

**2**