



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
February 4, 2020
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) January 7, 2020 Meeting Minutes

IV. New Business

1. **APPLICATION V 20-01-01**: Josh Whitfield is requesting a variance from Article XV; Section 1509 (C) Table 6 of the Statesboro Zoning Ordinance, for the installation of 2 signs with a maximum height of 24 feet at the property located on 87 South College Street in Sign District 4 and the CBD (Central Business) zoning district (Tax Parcel S19 000001 003).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

January 7, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Mary Foreman, Jamey Cartee, and Benjamin McKay,; **City of Statesboro Staff:** Assistant City Manager Jason Boyles, DSDA Director Allen Muldrew, and City Planner I Justin Williams

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 5, 2019 Meeting Minutes

Commissioner Foreman made a motion to approve the November 5, 2019 meeting minutes, seconded by Commissioner Cartee. The motion carried 5-0.

IV. New Business

1. **APPLICATION V 19-12-01:** James Hendry requests a zoning map amendment of 0.692 acres of property located at 8 North Mulberry Street from R-3 (Medium Density Multiple Family Residential) to the CR (Commercial Retail) zoning district in order to redevelop an existing warehouse building as a commercial building with multiple units of business (Tax Parcel S28 000091 000).

Jason Boyles introduced the case, and explained the general history of the property. There was no representative for the applicant to provide any additional information.

Commissioner Cartee made comments related to the surrounding zoning, but voiced agreement that the property would serve as proper transitional zoning. Commissioner Cartee questioned if the change in zoning would trigger issues of compliance with the requirements of the Ordinance. Allen Muldrew commented that much of the work has been done already, and that the applicant has been very open to all requirements.

Motion to approve with conditions made by Commissioner Foreman and seconded by Commissioner McKay. The motion carried 5-0.

V. Announcements

Next Planning Commission will be held on February 4, 2020.

VI. Adjourn

Commissioner Cartee made a motion to adjourn. The Motion was seconded by Commissioner Brown and carried 5-0. The meeting adjourned at 5:10 PM.

Chair – James W. Byrd, Sr.

**Secretary – Jason Boyles
Assistant City Manager**



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

*P.O. Box 348
 Statesboro, Georgia 30458*

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

V 20-01-01 SIGN VARIANCE REQUEST 87 S COLLEGE STREET	
LOCATION:	87 S College Street
REQUEST:	Variance from Article XV: Section 1509(C), Table 6; for the height of signs in Sign District 4.
APPLICANT:	Josh Whitfield (Whitfield Signs)
OWNER(S):	DTM Enterprises LLC
ACRES:	0.09
PARCEL TAX MAP #:	S19 000001 003
COUNCIL DISTRICT:	District 2 (Chavers)



PROPOSAL:

The applicant requests a variance to Article XV; Section 1509(C), Table 6 of the Statesboro Zoning Ordinance. Specifically, this application requests a variance from the restriction of sign height in Sign District 4 and the CBD (Central Business) zoning district. Applicant is requesting the placement of a building signs on the new construction at 87 S College Street (See **Exhibit D – Proposed Signage Plans**).

BACKGROUND:

The applicant submitted a sign permit application on November 19, 2019 to place two wall signs on the currently developing building at 87 South College Street. This signs are the only proposed signage for this building, although the adjoining building has yet to be completed and will require signage upon completion. The originally submitted sign permit application was denied on November 19, 2019 for requesting a maximum height of 24 feet in the Central Business District, which is not authorized as per Section 1509, Table 6 of the Statesboro Zoning Ordinance.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	LI (Light Industrial)	Commercial Building (Empty Warehouse)
SOUTH:	CBD (Central Business District)	Commercial Building (Whitfield Signs) & Parking Lot
EAST:	CBD (Central Business District)	Commercial Building (attached) & Currently Developing Lot
WEST:	CBD (Central Business District)	Currently Developing Lot

The subject property is located within the CBD (Central Business) district. Surrounding parcels include Commercial retail uses. (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:

<u>"Downtown – Urban Core"</u>	
<i>Vision:</i>	The Statesboro Downtown character area includes the central historic portion of Statesboro in the intersecting area of Main Street. The area is intended to be redeveloped to create a central business district including many of the characteristics of a traditional downtown by promoting building, site and street-scape design features that encourage street-level pedestrian activity. The area should support a wide mixture of office and retail uses within structures with the potential for residential uses to be located on upper floors. It can also include office-related government and institutional uses. Urban building form should be promoted except for properties that contain the City's few remaining historic homes which should be redeveloped according to their more pastoral character.
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) /Main Street program. • New development should respect historic context of building mass, height and setbacks. • 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. • Historic structures should be preserved or adaptively reused wherever possible. • 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. • Create local historic districts. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 85-86.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“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 of buildings along the sidewalk and a lively streetscape should be respected and promoted.”

Statesboro Comprehensive Master Plan, Community Agenda page 82.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 6: Sign District 4 Dimension standards to allow for installation of signage above 12 feet in the Central Business District.

The applicant is requesting a variance from Article XV (Signs) regarding the internal illumination of signs in Sign District 4. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the placement, maintenance and removal of all signs within the City of Statesboro. The subject site is located in the CBD (Central Business) zoning district and is regulated by the dimensional standards of Sign District 4. As per Table 6 (**Exhibit E**), signs may not exceed a height of 12 feet when affixed to a wall.

The intention of this request is to allow for the installation of two (2) standard signs on two separate wall elevations of a new business, locating at 87 South College. These buildings are new constructions and currently have no signage in place on any elevation. The building currently being constructed is the first of numerous buildings to be located in the West District that will likely require similar signage due to the type of proposed construction for each building. Additionally, This request will not exceed the maximum square footage allowed for this individual establishment due to the placement of the construction and the frontage for the surrounding streets (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

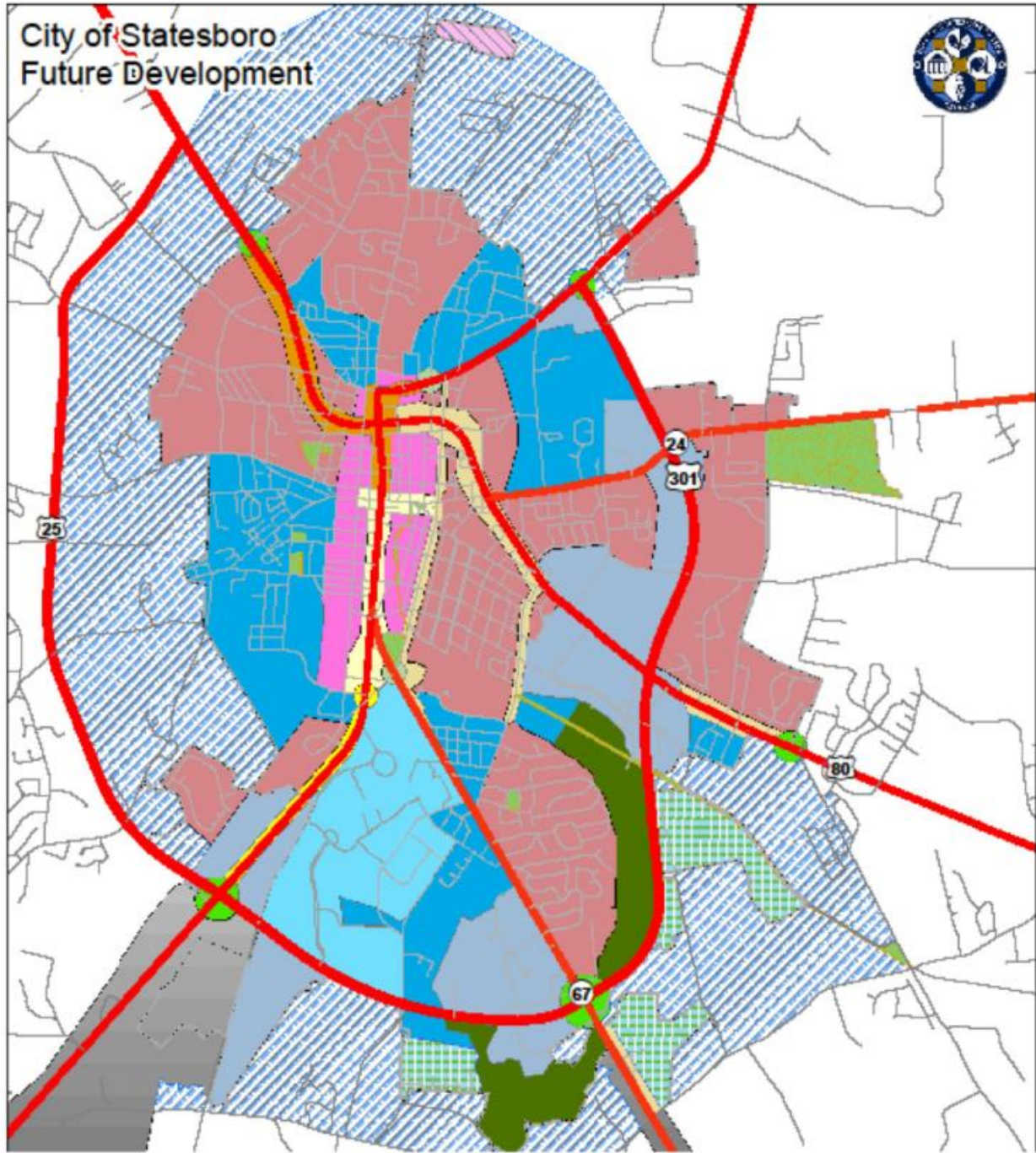
Staff recommends approval of the variance requested by application **V 20-01-01** with the following conditions:

1. Approval of this variance does not allow for the construction of the proposed signage. Applicant will be required to submit a sign permit application for staff review and DSDA approval prior to construction commencement.
2. Signage must comply with all other requirements of Sign District 4, and associated DSDA requirements.

EXHIBIT A: LOCATION MAP



EXHIBIT B: FUTURE DEVELOPMENT MAP



- | | | |
|-------------------------------------|--------------------------------------|---------------------------|
| Activity Centers/Regional Centers | Developing Urban Neighborhood Area | Park |
| Commercial Redevelopment Area # 1 | Downtown | Potential Annexation |
| Commercial Redevelopment Area # 2 | Emerging Business | Residential Redevelopment |
| Commercial Redevelopment Area # 3 | Established Residential Neighborhood | University District |
| Conservation Area | Gateway | Urban Core Gateway |
| Developing Traditional Neighborhood | Neighborhood Center | |

EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and area where V 20-01-01 is being requested.



Picture 2: View of the adjoining property to the west of the subject site, currently under construction.



Picture 3: View of the adjacent properties to the east of the subject site, currently under construction.



Picture 4: View of the adjacent parking lot to the south of the subject site, currently serving Whitfield Sign Company.



Picture 5: View of the adjacent property, serving as the hub of the West District, currently Whitfield Sign Company.



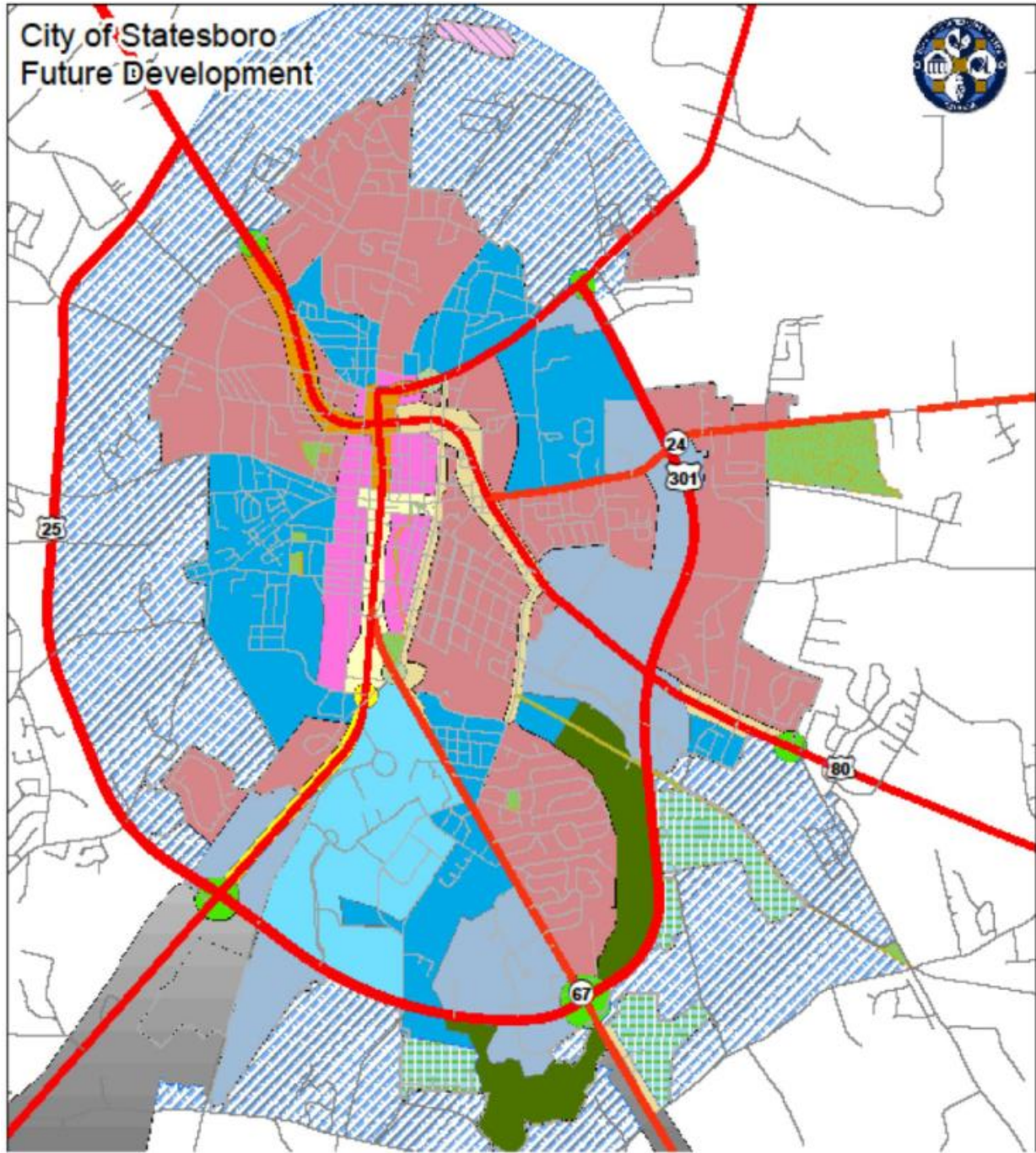
Picture 6: View of the adjacent parking lot, currently under preparation for additional construction.



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>		

EXHIBIT B: FUTURE DEVELOPMENT MAP



- | | | |
|-------------------------------------|--------------------------------------|---------------------------|
| Activity Centers/Regional Centers | Developing Urban Neighborhood Area | Park |
| Commercial Redevelopment Area # 1 | Downtown | Potential Annexation |
| Commercial Redevelopment Area # 2 | Emerging Business | Residential Redevelopment |
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Exhibit D: Proposed Signage Plans

(#2)



Colors & Finishes
 C1 ■ BLACK
 C2 ■ BRASS-GOLD

Construction Specifications
 A) 42" x 14" Panel and Mount 1/2" Anod. Panel

V&S WHITFIELD SIGN CO.
 4751 W. 12th Street, Suite 100
 Grand Rapids, MI 49508
 Phone: (616) 941-1111
 Fax: (616) 941-1112
 Email: info@vandsign.com
 Website: www.vandsign.com

Project Name: RANCO HEADQUARTERS
Address: 100 ft
City: GRAND RAPIDS
State: MI
Zip: 49508
Contract No.:
Order No.:
Estimate No.:
Material:
Quantity: 2
Color/Finish:
 C1 ■ BLACK
 C2 ■ BRASS-GOLD

RANCO PANELS 2



Colors & Finishes
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QTY 2
 RANCO PANELS 2

Exhibit E: Table 6: Statesboro Zoning Ordinance

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