



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

January 7, 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.) November 5, 2019 Meeting Minutes

IV. New Business

1. **APPLICATION RZ 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).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

November 5, 2019

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Mary Foreman, Russell Rosengart, Jamey Cartee, Benjamin McKay, and Sean Fox; **City of Statesboro**

Staff: Assistant City Manager Jason Boyles, DSDA Director Allen Muldrew, City Planner II Owen Dundee, 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.) October 1, 2019 Meeting Minutes

Commissioner Cartee made a motion to approve the October 1, 2019 meeting minutes, seconded by Commissioner McKay. The motion carried 7-0.

IV. New Business

- 1. APPLICATION V 19-10-01:** Brent Watts requests a variance from Article VIII, Section 801(P) regarding the placement of apartment units on the first floor of a building in the Central Business District for 0.20 acres of property located at 9 Hill Street (Tax Parcel S28 000005 000).

Jason Boyles introduced the case, and Jeff Wilson spoke as a representative of the applicant for this zoning variance case. Mr. Wilson provided some brief background information on the purpose of the proposed renovations of the Old Norris Hotel building and the applicant's success in receiving historical tax credits for this project. Commissioner Cartee requested further clarification on the parking requirements for this project. Mr. Wilson stated that the applicant had reached a ten year lease agreement with BB&T for use of their parking lot facility adjacent to the proposed project. Commissioner Brown requested information on the number of spaces included in the lease agreement with BB&T. Mr. Wilson stated that they had agreed to a total of fifteen (15) parking spaces for the lease. Commissioner Rosengart requested clarification on the public parking located nearby the project. Mr. Dundee confirmed that there is a public parking lot facility located directly across from the project for overflow parking if needed. Commissioner Cartee inquired if there was any on-street parking located near the building. Mr. Wilson stated that there may be approximately six (6) spaces located in this area.

Commissioner Rosengart made a motion to recommend approval of V 19-10-01.
Commissioner Cartee seconded, and the motion carried 7-0.

2. **APPLICATION V 19-10-03:** HSE Permit Solutions requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage of building signs in Sign District 3 for 2.10 acres of property located at 427 South Main Street (Tax Parcel S21 000021 000).

Jason Boyles introduced the case, and Ted Hasbrouck spoke as a representative of the applicant and Holiday Inn Express Worldwide. Mr. Hasbrouck provided some brief information on the hotel renovation project and the requested signage. Commissioner Byrd inquired if the proposed signage was similar to the Holiday Inn signage located on Veterans Memorial Parkway. Mr. Hasbrouck confirmed that the signage is similar to the other Holiday Inn as well as the previous Baymont Hotel located on the subject property. Commissioner Brown inquired if the sign would be illuminated. The applicant confirmed that the signage would be backlit and operating from dusk until dawn. Commissioner Byrd requested a comparison between the previous Baymont Hotel signage and the proposed Holiday Inn Express signage. City staff stated that we did not have any previous signage information available for the subject property. Mr. Hasbrouck confirmed that it will be in a similar location to the previous Baymont Hotel signage on the front of the building. The applicant representative provided some additional information on the proposed signage and the hotel renovation projects. Commissioner Rosengart inquired if the Holiday Inn Express would also have a monument sign. Mr. Hasbrouck stated there would be a monument sign located at street level and provided some additional signage information. Commissioner Cartee inquired on the similarity of this request to other recently approved sign variances. City Staff confirmed that this requested sign variance is similar to that of other recently approved sign variances.

Commissioner McKay made a motion to recommend approval of V 19-10-03.
Commissioner Brown seconded, and the motion carried 7-0.

3. **APPLICATION SE 10-10-04:** Barbara W. Lee requests a special exception for 0.09 acres of property located at 380 Johnson Street to utilize a portion of the existing building as a beauty shop in the R-8 (Single Family Residential) zoning district (Tax Parcel MS40 000030 001).

Jason Boyles introduced the case, and the applicant's brother, Percell Hendrix spoke as a representative of the applicant, Barbara Lee. Commissioner Cartee inquired if the proposed use could be transferred to another individual and/or entity. City Staff confirmed that the proposed use could not be transferred to another individual and/or entity if approved. Additionally, the cessation of the proposed use for greater than twelve (12) months would exceed the grandfather clause and necessitate the approval of another special exception request. Commissioner Brown inquired if the subject property's current parking facilities would be adequate to serve the proposed use and neighboring restaurant use. Staff confirmed that the parking facilities would be adequate for the applicant's proposal.

Commissioner Rosengart made a motion to recommend approval of SE 19-10-04.
Commissioner Brown seconded, and the motion carried 7-0.

4. **APPLICATION V 19-10-09:** West District Development, LLC requests a variance from Article XXX, Section 3008(A)(e) regarding exterior building materials within the Downtown District for 0.166 acres of property located on South College Street (Tax Parcel S19 000001 002).
5. **APPLICATION CBD 19-10-05:** West District Development, LLC requests approval of the proposed architectural drawings submitted for 0.166 acres of property located on South College Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S19 000001 002).

Jason Boyles introduced V 19-10-09 & CBD 19-10-05 collectively, and Josh Whitfield spoke as a representative of the applicant, West District Development, LLC. Mr. Whitfield provided a brief overview of the integration of metal siding into the proposed events venue building. Per Mr. Whitfield, the metal siding was used as an architectural element to tie the new proposed building into the adjacent 50,000 sq. ft. Whitfield Signs warehouse building. Additionally, Mr. Whitfield provided some additional overview information on the West District Development architectural features and regulations. Commissioner Rosengart inquired on the total occupant load for the proposed events venue building. Mr. Whitfield stated that the events venue space would have an approximately 300 to 400 person occupant load pending final Fire Department calculations.

Commissioner Fox made a motion to recommend approval of V 19-10-09 and CBD 19-10-05. Commissioner Rosengart seconded, and the motion carried 7-0.

6. **APPLICATION V 19-10-10:** West District Development, LLC requests a variance from Article XXX, Section 3008(A)(e) regarding exterior building materials within the Downtown District for 0.112 acres of property located on South College Street (Tax Parcel S19 000001 006).
7. **APPLICATION CBD 19-10-06:** West District Development, LLC requests approval of the proposed architectural drawings submitted for 0.112 acres of property located on South College Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S19 000001 002).

Jason Boyles introduced V 19-10-10 & CBD 19-10-06 collectively, and Josh Whitfield spoke as a representative of the applicant, West District Development, LLC.

Commissioner Foreman made a motion to recommend approval of V 19-10-10 and CBD 19-10-06. Commissioner Brown seconded, and the motion carried 7-0.

8. **APPLICATION CUV 19-10-07:** Paula Becker requests a conditional use variance from Article VII-A of the *Statesboro Zoning Ordinance* for 0.21 acres of property located at 109 Broad Street to utilize the property as an addiction recovery community residence in the R-6 (Single Family Residential) zoning district (Tax Parcel S29 000073 000).

Jason Boyles introduced CUV 19-10-07, and Paula Becker, the applicant, spoke on behalf of her request. Commissioner Rosengart requested clarification on the applicant's request for reasonable accommodations under the Fair Housing Act and the City's current community residence moratorium. Mr. Boyles confirmed that Mr. Dundee worked with the City Attorney closely on this conditional use variance request to arrive at the staff recommendation and conditions of the request's approval. Ms. Becker provided a brief overview of the proposed conditional use variance request by describing the use to be a sober living house for females. Commissioner Rosengart and Commissioner Byrd further discussed the Fair Housing Act. Next, Pete Williams spoke in opposition of the request. He voiced several concerns on the proposed conditional use variance and his 25-year experience of living on Broad Street. He further stated that he owned several properties in the immediate area of 109 Broad Street and has six letters of neighborhood opposition from other surrounding property owners and residents. Lastly, he mentioned four other similar types of the proposed use nearby. Next, David Posner spoke in opposition of this request. He voiced several concerns on the proposed conditional use variance request. Mr. Posner resides directly next door to the requested conditional use. He voiced concerns by comparing the proposed conditional use to a similar use at 207 Broad Street as well as stated several concerns with the proposed use's effect on the neighborhood, potential diminishment of property values, and a general displeasure with this proposed use next door to his residence. Additionally, he stated that he has resided on Broad Street for 40 years. Commissioner Rosengart inquired if Planning Commission would be putting the City at any legal risk by denying this conditional use variance request under the Fair Housing Act regulations. Mr. Boyles stated the City could potentially have some legal risk if this request were to be denied. Further, Mr. Boyles stated that Mr. Dundee worked closely on this request with the City Attorney to craft the staff recommendation of conditional approval for this request. Commissioner McKay stated his concerns on this conditional use variance request. The applicant, Ms. Becker, addressed some of the opposing neighborhood concerns. Ms. Becker stated that the home would have strict regulations, tenants would be required to sign a sober living contract, and that congregation on the front porch of the home would not be allowed. Ms. Becker further stated her support for the population of adults in recovery that are in need of this type of housing being proposed as the conditional use. Commissioner Brown inquired if the applicant had any other sober living rental units in the City. Ms. Becker stated that she owned some other rental properties in the City, where the tenants were required to sign sober living contracts. Commissioner Brown then inquired if Ms. Becker has had any issues with her past tenants. She stated in the six years, which she has been acting as landlord to various sober living arrangements/contracts that she has had two problem tenants, which were both required to vacate her properties immediately upon violation of their lease agreements. Commissioner Byrd commented on the prior zoning history of the subject site, 109 Broad Street. Mr. Williams further spoke in opposition of the location of the proposed conditional use variance request. Next, Mr. Posner provided some additional background information on previous zoning and variance requests for the 109 Broad Street property. Additionally, Mr. Posner stated his concerns regarding inappropriate noise levels from prior tenants of the 109 Broad Street property. Commissioner Rosengart requested some additional clarification on the Fair Housing act regulations as it pertains to this conditional use variance request. Mr. Boyles provided an overview of the Fair Housing Act and the regulations of the proposed conditional use. There was further discussion on the potential legal repercussions of denying this request. Commissioner Byrd commented on the subject property's prior zoning and variance requests. Commissioner McKay stated his frustration on the lack of City regulations for community residence uses. Commissioner Rosengart further clarified the legal risks of potentially denying this request.

Commissioner Cartee requested some additional clarification on reasonable accommodation requests. Mr. Posner inquired if the requested conditional zoning change would be extendable to future property owners. Commissioner McKay responded that this request is non-transferable and would only be applicable to the applicant, Paula Becker. Commissioner Rosengart inquired to Ms. Becker if this property had already been purchased by her. She provided confirmation of being the property owner of record. Mr. Posner requested information on the types of recourse available to neighboring residents if a zoning change presented a potential threat to public safety and the surrounding neighborhood. Commissioner Byrd and Commissioner Fox requested that Mr. Posner clarify what he considers a threat to public safety. Then, Mr. Boyles stated there is an appeals process to any municipal zoning decision. Mr. Posner described some potential threats of the proposed use to the Planning Commission. Next, Commissioner Byrd stated threats cannot be assumed and there are proper authorities in place to deal with any such threats. Mr. Posner then requested additional information on the appeals process to zoning decisions. Mr. Boyles stated that there is an appeals process in place and would need to gather some additional information on how the process can be initiated.

Commissioner McKay made a motion to recommend approval of CUV 19-10-07. Commissioner Rosengart requested that the staff conditions be stated again. Mr. Boyles stated the staff conditions for the Planning Commission. Commissioner Cartee requested additional information from the applicant on the rental rate structure. The applicant stated that the rent is per bedroom and for room and board only. Mr. Posner requested additional clarification on the proposed conditional use variance. Ms. Becker responded to Mr. Posner's question regarding the number of individuals, who would be visiting the home on a daily basis. Commissioner Byrd then requested clarification on the approval process for this conditional use variance request. Mr. Boyles clarified the process for Commissioner Byrd. Commissioner Rosengart, Commissioner Byrd, and Commissioner McKay briefly discussed the procedures of the current motion on the floor to recommend approval of CUV 19-10-07. Commissioner Rosengart seconded the motion, and the motion was denied 7-0.

Mr. Dundee stated this case will next be heard by City Council on November 19th at 5:30 PM.

9. **APPLICATION V 19-10-08:** Richard Haynes 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 an additional single family residence on 0.82 acres of property located at 103 Niver Road (Tax Parcel MS50 000044 000).

Jason Boyles introduced V 19-10-08, and Jay Saxon spoke as representative of the applicant, Richard Haynes.

Commissioner McKay made a motion to recommend approval of V 19-10-08. Commissioner Brown seconded the motion, and the motion carried 7-0.

V. Announcements

Commissioner McKay left the meeting early at 6:04 PM.

There was further discussion on the Fair Housing Act, Reasonable Accommodation Requests, the current Community Residence Moratorium, and Sober Living Arrangements.

VI. Adjourn

Commissioner Byrd made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 6-0. The meeting adjourned at 6:14 PM.

Chair – James W. Byrd, Sr.

Secretary – Jason Boyles
Assistant City Manager



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

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RZ 19-12-01 ZONING MAP AMENDMENT REQUEST 8 NORTH MULBERRY STREET		
LOCATION:	8 North Mulberry Street	<div> <div> Case # RZ 19-12-01 8 North Mulberry St Parcel: S28 000091 000 </div> </div>
REQUEST:	Zoning map amendment from R-3 (Medium Density Multiple Family Residential) to CR (Commercial Retail).	
APPLICANT:	James Hendry	
OWNER(S):	Seabean LLC	
ACRES:	0.692 +/- acres	
PARCEL TAX MAP #:	S28 000091 000	
COUNCIL DISTRICT:	District 1 (Boyum)	

PROPOSAL & BACKGROUND:

The applicant requests a zoning map amendment from the R-3 (Medium Density Multiple Family Residential) zoning district to the CR (Commercial Retail) zoning district in order to allow for the development and use of a commercial building with multiple units of business, which is not an allowed use under the property's existing zoning designation.

The parcel is currently being developed as a construction company's office per issued building permits #02012 and #02009. The subject site's building renovations will potentially allow for multiple units of business, therefore the applicant has requested a zoning map amendment in order to allow a more intensive land use on the subject property. In November 2015, the City previously issued a building permit, PD #01400, which authorized the construction of a metal building with a one bedroom apartment. In September 2014, the City issued a demolition permit, DPD #17, which authorized the demolition of a dilapidated single family residence. See **Exhibit C – Photos of Subject Site**.

SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
NORTH:	LI (Light Industrial)	Bulloch Telephone Data/Telecommunications Building, Commercial Office Building with Large Parking Lot, a Warehouse Building, and City of Statesboro Public Utilities Building.
SOUTH:	R-3 (Medium Density Multiple Family Residential)	Single Family Residences.
WEST:	LI (Light Industrial)	JTL Cabinets Commercial Office/Warehouse Building and Southeast Pecan Company Warehouse Buildings.
EAST:	CR (Commercial Retail)	Light Industrial and Commercial Building Uses.

The subject property is located within the R-3 (Medium Density Multiple Family Residential) district, has frontage along North Mulberry Street, and lies adjacent to a variety of uses and previously developed lots. Surrounding parcels include commercial, office, light industrial, and single family residential 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), **Exhibit D** (Proposed Site Plan)

COMPREHENSIVE PLAN:

The *City of Statesboro 2019 - 2029 Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>"Urban Core/Downtown District"</u>	
<i>Narrative:</i>	The Statesboro <i>Downtown</i> 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. Also, it can 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.
<i>Suggested Development and Implementation Strategies:</i>	<ul style="list-style-type: none">• 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.• 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.• Economic development strategies should continue to nurture thriving commercial activity.• Redevelop warehouses for major employer/tenant to build critical mass downtown. <p><i>Statesboro Comprehensive Master Plan, Future Development Map & Land Use Plan, page 80, 84-85.</i></p>

The subject area is also adjacent to the "Commercial Redevelopment Area #1" character area.

<u>"Commercial Redevelopment Area #1"</u>	
<i>Vision:</i> The <i>Commercial Redevelopment #1</i> character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the City and unincorporated portions of Bulloch County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.	<i>Suggested Development & Implementation Strategies:</i> <ul style="list-style-type: none">• Provide incentives for new businesses to locate here.• Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.• Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, while matching the character of the surrounding neighborhood in lieu of more development on greenfield sites. <p><i>Statesboro Comprehensive Master Plan, Future, page 86-87.</i></p>

In addition, the *Statesboro 2019 – 2029 Comprehensive Plan and "Community Goals"* has the following supporting policies:

- "Improve the appearance of the City to serve as an enticement for additional business investment."
- "Promote the formation of local private business groups that can focus their energy on marketing Statesboro as an attractive business location."

Statesboro Comprehensive Master Plan, Community Agenda, page 18.

ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

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

ENVIRONMENTAL:

The subject property does not contain any wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedure.

ZONING CONSIDERATIONS:

Whether or not to grant a zoning map amendment from the R-3 (Medium Density Multiple Family Residential) zoning district to the CR (Commercial Retail) zoning district.

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Article XX, Section 2007 of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro 2019 – 2029 Comprehensive Plan*
- the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed CR (Commercial Retail) district as set forth in the *Statesboro Zoning Ordinance*.

Current Zoning	Requested Zoning
The R-3 (Medium Density Multiple Family Residential) district allows for any use specifically permitted in the R-15 district as well as single-family detached, two-family twin, and two-family duplex dwellings. However, a commercial building is not listed as a permissible use allowed by right in the R-3 district. Those uses are permitted in the CR district.	The CR (Commercial Retail) district allows for commercial buildings with professional offices and personal service facilities, which are the applicant's intended uses for the subject property. The applicant intends to use the building primarily as the office for a construction company with additional commercial space proposed to be leased as a barbershop and medical message practice.

STANDARDS: ZONING MAP AMENDMENT

Article XX, 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 property nearby varies. **The surrounding lots are zoned LI (Light Industrial), CR (Commercial Retail), and R-3 (Medium Density Multiple Family Residential)**, and are occupied by a single family dwellings, Bulloch Telephone telecommunications building, warehouse buildings, commercial offices, light industrial uses and a City of Statesboro Public Utilities Department building.

(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 the 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.**
 - a. This request will bring investment into an area where infill redevelopment is needed.
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - a. The subject site is currently zoned R-3 (Medium Density Multiple Family Residential). Per Article VI, Section 600, this parcel can be occupied by any use specifically permitted in the R-15 district, as well as single-family detached, two-family twins, and two-family duplex dwellings. Under the proposed CR zoning, the applicant would be able to open a commercial building with multiple units of business, which is the intended use of the 0.692 +/- acre development site. This request gives the applicant an opportunity to serve members of the community and neighborhood by contributing an infill, commercial redevelopment.
- (5) The suitability of the subject property for the zoned purposes.**
 - a. There is no indication that the subject property is not suitable for the requesting zoning.
- (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.**
 - a. Currently, the parcel is occupied by a commercial building undergoing renovations and a building addition. There have been no major recent commercial developments surrounding the property. Historically, this property was occupied by a metal warehouse building with a one bedroom apartment.
- (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 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 *2019 – 2029 Future Development Map and the Statesboro Comprehensive Plan*.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**
 - a. The *Statesboro Comprehensive Plan* supports appropriate infill within established areas of the City; however, the plan also supports that the placement and scale of infill complement surrounding land uses and zoning districts and requires it to occur in a manner that protects established residential areas.

RECOMMENDATION:

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by application **RZ 19-12-01** with the following condition(s):

- (a) Subject site shall adhere to all applicable regulations listed within the *Statesboro Zoning Ordinance*, Article XXX: Downtown District Design Standards and Article XXIII: Buffer Requirements.
- (b) Approval of this zoning map amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.

EXHIBIT A: LOCATION MAP

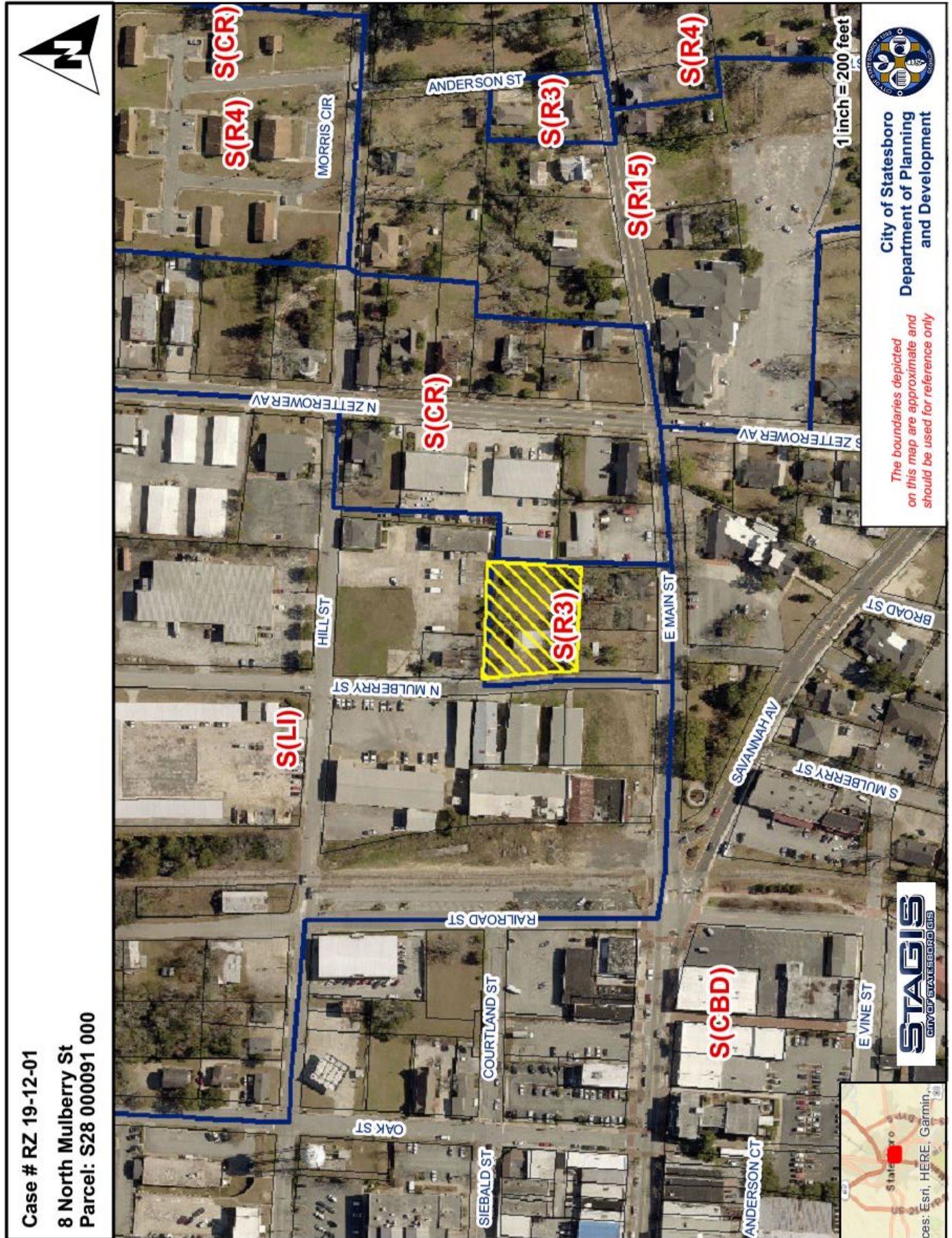


EXHIBIT B: CITY OF STATESBORO'S 2019 – 2029 COMPREHENSIVE PLAN FUTURE DEVELOPMENT MAP

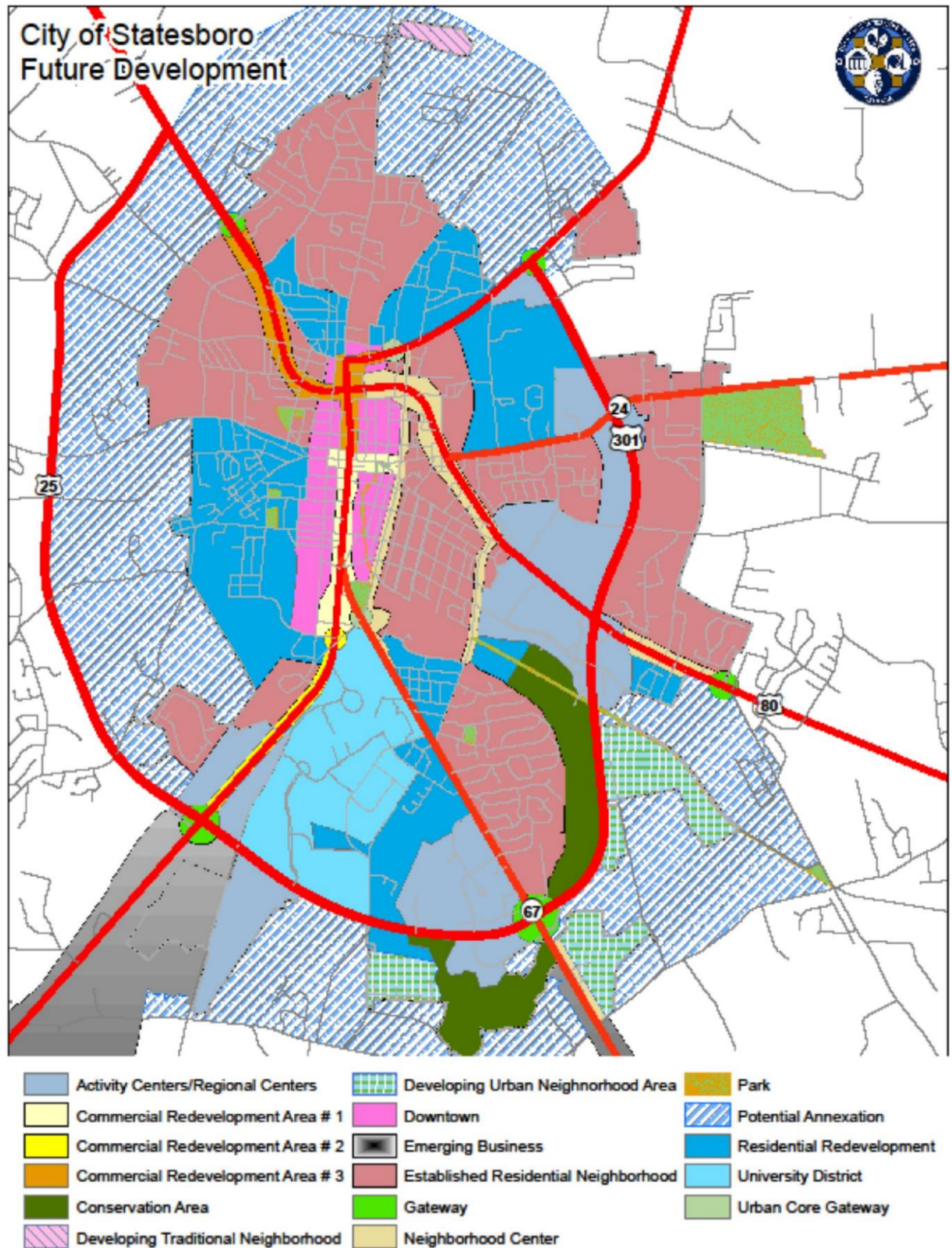


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and **RZ 19-12-01**, looking east from North Mulberry Street.



Picture 2: Additional views of the subject property and **RZ 19-12-01**, looking east from North Mulberry Street.



Picture 3: A view of the adjacent property to the north of the subject site, Bulloch Telephone Telecomm. Building.



Picture 4: A view of the adjacent property to the south of the subject site, currently single family residences.



Picture 5: Looking east from the subject site, currently light industrial and commercial uses.



Picture 6: Looking southeast from the subject site, currently light industrial and commercial uses.



Picture 7: Looking northeast from the subject site, currently a City of Statesboro Public Utilities Building.



Picture 8: View of the surrounding properties to the northwest of the subject site, currently light commercial and industrial uses.



Picture 9: View of the subject site prior to the renovations permitted under building permit #02012 and #02009, previously a metal warehouse building with a one bedroom apartment.



Picture 10: View of the subject site prior to the single family home demolition permitted under demolition permit #17. This single family residence was permitted for demolition on September 18, 2014.



