



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

June 3, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. May 6, 2025

IV. New Business

1. **APPLICATION V 25-05-01:** Sapp Outdoor Advertising requests a variance from Section 2.5.3 H (6) (vi) (setback) of the Unified Development Code to install a billboard sign on Bernard Lane (Tax Parcel# MS84000102 016).
2. **APPLICATION V 25-05-02:** Sapp Outdoor Advertising requests a variance from Section 2.5.3 H (6) (vi) (height) of the Unified Development Code to install a billboard sign on Bernard Lane (Tax Parcel# MS84000102 016).
3. **Public Hearing & Recommendation for Approval:** Unified Development Code Amendments

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

May 6, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Ronald Simmons, Matthew Lovett, and Len Fatica: **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development) Justin Williams (Planning & Housing Administrator), Monica Gann (Senior Planner), Jermaine Foster (City Planner) **Absent:** Jim Thibodeau

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. April 1, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of April 1, 2025 with a second from Commissioner Beck. The motion was passed to approve the minutes of with 5-0 vote.

IV. New Business

1. APPLICATION RZ 25-23-05: Blue Water Bulloch LLC requests a Zoning Map Amendment from the R-40 (One-Household Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop a townhome subdivision of approximately 198 units at 285 Herman Rushing Road (Tax Parcel# 108 000013 000).

Kathleen Field introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Simmons. The Motion passed on a 6-0 vote. The petitioner's representative Evan Bennett and Attorney Steve Rushing spoke on this case. Mandy Pierce resident of Chatham Place voiced her concerned regarding traffic and the city utilities. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

Commissioner Simmons motioned to approve the request, with staff conditions with a second from Commissioner Lovett. The motion passed 6-0.

2. APPLICATION V 25-04-01: Romona Hagin requests a variance from Section 2.4.1 B of the Unified Development Code in order to convert an existing building into an accessory

dwelling unit greater than the allowed 749 square feet at 109 Sandy Way (Tax Parcel # MS85 000006 000).

Kathleen Field introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Folsom. The Motion passed on a 6-0 vote. The applicant's representative Steve Rushing and the applicant Romona Hagin spoke about the case. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

Commissioner Simmons motioned to approve the request, with staff conditions with a second from Commissioner Folsom. The Motion passed 5-1.

3. **APPLICATION SUB 25-04-02:** 3SD Investments LLC requests a Preliminary Subdivision PLAT on 0.98 acres of property in order to develop a cottage court consisting of 8 units on East Main Street (Tax Parcel# S49 000016 001).

Kathleen Field introduced the case. The Commissioner Fatica motioned to approve the request, with staff conditions with a second from Commissioner Beck. The Motion passed on a 6-0 vote.

4. **APPLICATION SU 25-04-03:** Bill Gross requests a Special Use Permit to allow for an increased number of units in the R-4 (High-Density Multihousehold) zoning district in order to complete Phase III of the Bryant's Landing Senior Housing Project.

Kathleen Field introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Beck. The Motion passed on a 6-0 vote. The applicant Bill Gross spoke about the case. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

Commissioner Fatica motioned to approve the request, with staff conditions with a second from Commissioner Fatica. The Motion passed 6-0.

V. Announcements

VI. Adjourn

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Fatica seconded, and the motion carried 6-0.

Chair – Cathy Dixon

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development

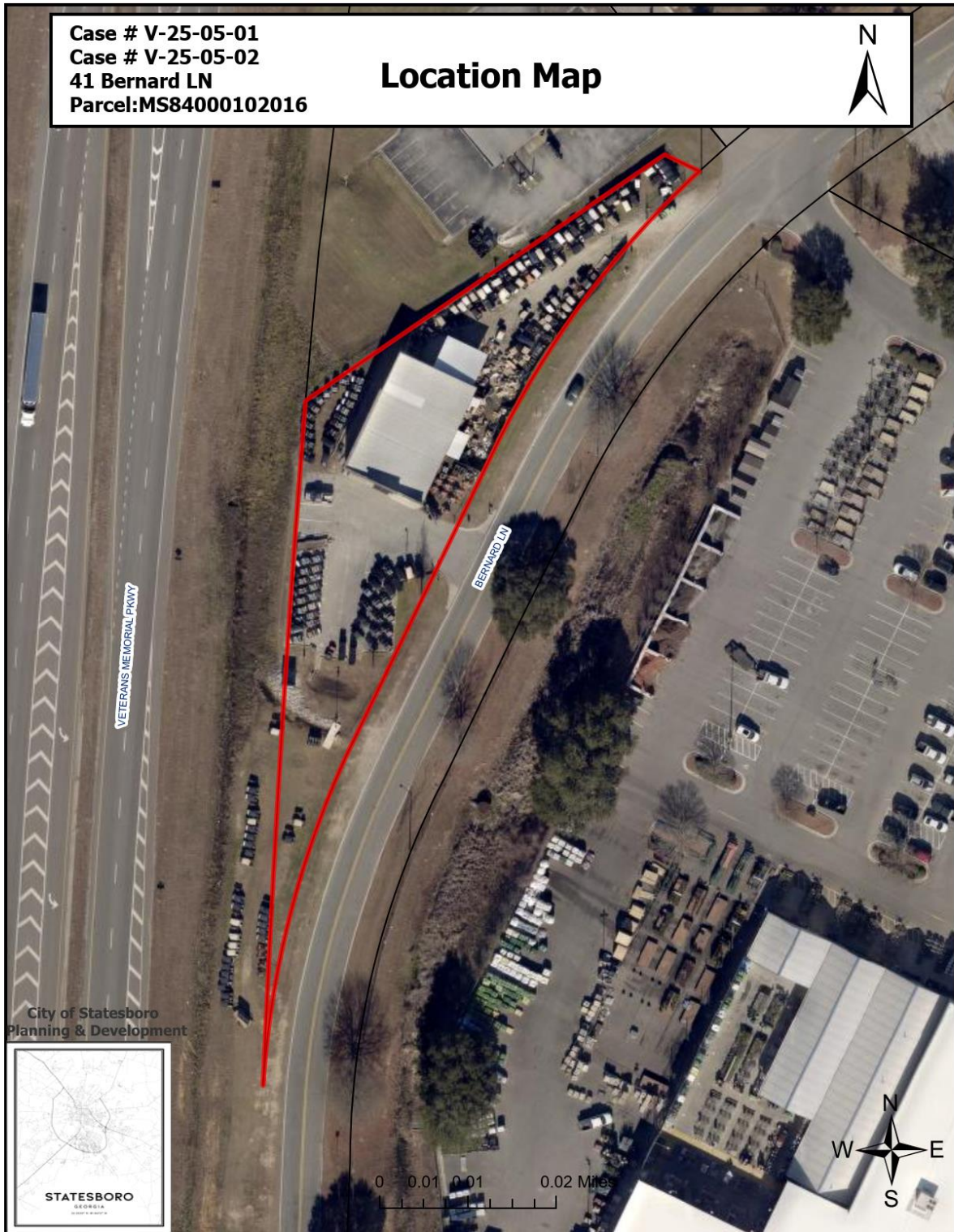
ZONING SERVICES REPORT

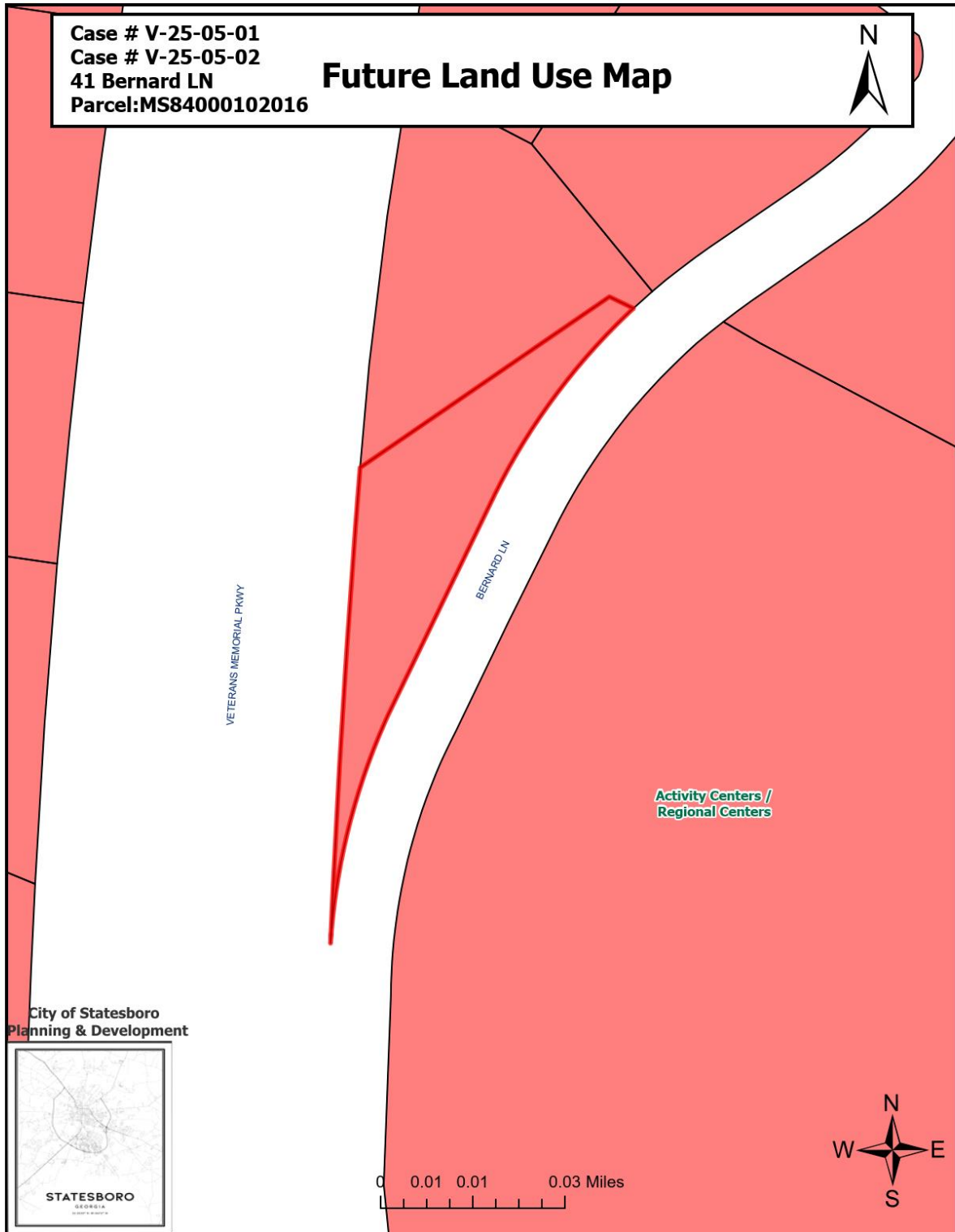
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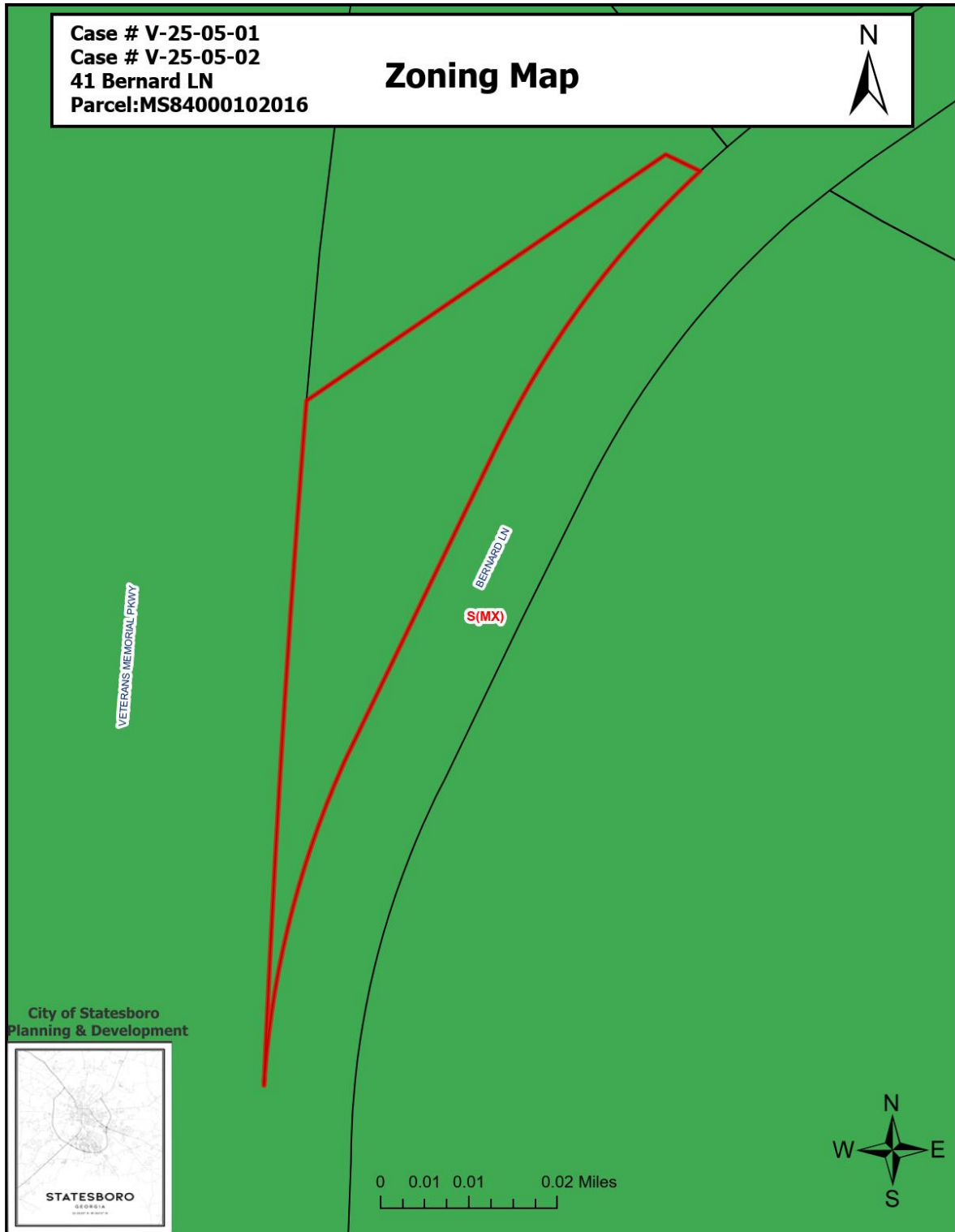
(912) 764-0630
(912) 764-0664 (Fax)

V 25-05-01 and V 25-05-02 ZONING VARIANCE REQUEST	
LOCATION:	41 Bernard Lane
PETITIONER /REPRESENTATIVE	Sapp Outdoor Advertising-Zachary Sapp
EXISTING ZONING:	MX (Mixed Use)
ACRES:	.73-acres (31,798.8 sq ft)
PARCEL TAX MAP #:	MS84000102 016
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Warehouse (showrooms)
VARIANCE REQUEST(S):	Variance to the height and setback requirement establish by Section 2.5.3 (6) (IV)

REQUEST
The petitioner is requesting a variance from Section 2.5.3 H (6) (vi) and which allows the setback at a minimum to be twenty (20) feet and the height at a maximum at twenty-five (25) feet. The petitioner is proposing the setback to be set at ten (10.6) feet and the height at thirty-five (35) feet.
STAFF/PLANNING COMMISSION RECOMMENDATION
V 25-05-01 and V 25-05-02 – <u>DENIAL</u>







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Retail Stores
Northeast	Location Area #2: MX (Mixed Use)	Retail Stores
East	Location Area #3: MX (Mixed Use)	Retail Stores
Northwest	Location Area #4: MX (Mixed Use)	Retail Stores
Southeast	Location Area #5: MX (Mixed Use)	Retail Stores
South	Location Area #6: MX (Mixed Use)	Retail Stores
Southwest	Location Area #7: MX (Mixed Use)/PUD (Planned Unit Development)	Retail Stores
West	Location Area #8: MX (Mixed Use)	Retail Stores

<u>SITE CHARACTERISTICS</u>	
Acreage	.73-acres (31,798 sq ft)
Building on site	Retail space
Active frontage	Bernard Lane and Veterans Memorial Parkway

<u>SITE DESIGN DETAILS:</u>	
<u>UDC Section 2.5.3 H (6) (i-vi, xi), J (3)</u>	
Required:	Proposed:
H. Standards by Sign Type: (6) Billboards (ii) size 300 sq ft (max) and number: 1 (max) one sign per sign structure (iii) location and orientation: 1(one) per platted plot (vi) setback: 20 feet (min) 100 feet (max) from any ROW and height: 25 feet (max) (xi) required fall zone: equal to 100% of the height of the billboard J. Maximum total permitted sign area for each lot: (3) If a lot has frontage on two or more streets,	300 sq ft 1 billboard sign 1 (one) billboard sign 10.6 feet on each side of the proposed sign 35 feet 100% of height = 35 feet

<u>Required:</u>		<u>Proposed:</u>
<u>UDC Section 2.5.3- Table C, Dimensional Standards for Sign District 2:</u>	350 sq ft	New billboard is 300 square feet Existing freestanding sign is 31 sq ft
Aggregate Sign Area: Total Max Area:		
<u>UDC Section 2.5.3- Table D, Dimensional Standards for Sign District 3</u>	200 sq ft	Existing building sign is 113.53 sq ft. south facing sign is 44 sq ft. west facing sign is 69.53 sq ft.
Aggregate Sign Area: Total Max Area:		
Total aggregated sign allowed: 550 sq ft.		Total proposed: 441.53 sq ft.
<u>UDC Section 2.5.3- Table D, Dimensional Standards for Sign District 2 and 3:</u>		Three (3) signs.
Number of Signs (Max): One (1) sign structure per road frontage; up to two (2) signs total:		

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.5.3- H (6) (iv) which requires twenty (20) foot minimum setbacks and a variance from the required twenty-five (25) feet maximum in height. The subject site is a .73-acre parcel located in a MX (Mixed Used) zone and located in Sign District 2 and 3 due to the parcel fronting two streets' Veterans Memorial Parkway and Bernard Lane. The subject site currently has the allowable signage on the property, a freestanding and building signs. The proposed billboard would exceed the number of signs allowed per the UDC. In addition, the fall zone is 100% of the height of the billboard if the proposed height would be allowed, it would fall outside the parcel lot lines by about five (5) to the west and about three (3) to the east. Additionally, if the billboard sign fell north towards the parking lot, it would fall twenty-five feet into the parking lot.

Based upon review of the current conditions of the parcel, including shape, the existing building and signage, it's the opinion of Staff that the provided analysis is demonstrating that these requests do not meet the review criteria on the Standards of Review.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Activity Centers/ Regional Centers," which is an area where primarily dominated by auto-oriented and large surface parking lots. The area may evolve overtime into pedestrian oriented shopping, office, and entertainment places.

ENVIRONMENTAL SITE ANALYSIS

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

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 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;**

Analysis: The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would not result in a particular hardship upon the owner. The property does have a triangular shape fronting Veterans' Highway and Bernard Lane.

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

Analysis: The applications and request for the variance to setbacks and height requirements are not based upon any conditions or circumstances.

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

Analysis: No, petitioner may decrease the overall billboard measurements and in addition there are other signage options available.

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

Analysis: In the event the billboard does fall, the fall zone radius would cause significant damage to neighboring streets and vehicles.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones. The proposed billboard signage has no correlation with the subject site's character area "Activity Centers/ Regional Centers," as stated in the *2024 Comprehensive Master Plan*.



Subject Property: view of proposed sign site with existing signage and building with a business sign from Veterans Memorial Parkway, facing northeast.



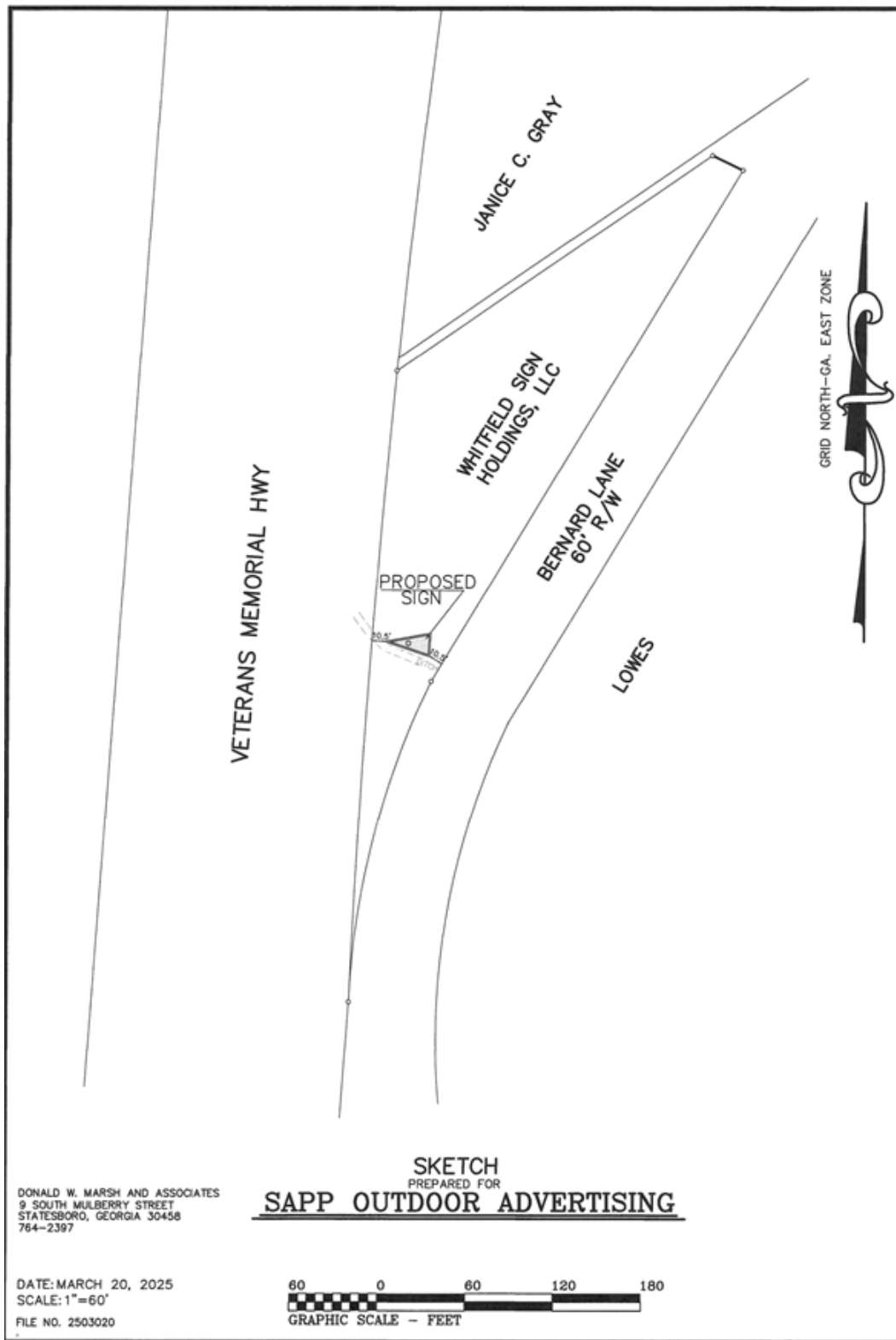
Subject Property: view of proposed sign site with existing signage and building with a business sign from Bernard Lane, facing northwest.



Subject Property: view of proposed sign site from property's parking lot, facing southwest.



Subject Property: view of the proposed sign site from Bernard Lane, facing west.



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of V 25-05-01 and V 25-05-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s):

- (1) The existing freestanding sign shall be removed from the site.
- (2) The existing parking lot must be reconfigured to ensure parked vehicles are outside of the fall zone.

Section Amendments

Section 5.21.A - Definitions

Amenity space. Any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, community lawns, community gardens, hardscape areas improved for pedestrian enjoyment, splash pads, walking trails, dog parks, and wooded areas.

Amenity space. Any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, **community lawns located outside of existing utility easements**, community gardens, hardscape areas improved for pedestrian enjoyment, splash pads, walking trails, dog parks. and wooded areas.

Table 2.2.9-B - Excerpt: MX Dimensional Standards

(MX) Dimensional Standards	
Dimensional Standard	Requirement (Excerpt of Table 2.3.3-A - Comprehensive Dimensional Standards Table)
Minimum Lot Area	N/A
Maximum Building Height	65 feet ⁽¹⁾
Maximum Building Coverage of Lot	N/A
Minimum Lot Width	N/A
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	10 feet

Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Amenity Space	5% of development site ⁽²⁾
Table Notes: (1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet. (2) To encourage outdoor dining, it may be counted towards amenity space requirements.	

Table 2.2.9-B - Excerpt: MX Dimensional Standards

(MX) Dimensional Standards	
Dimensional Standard	Requirement (Excerpt of Table 2.3.3-A - Comprehensive Dimensional Standards Table)
Minimum Lot Area	N/A
Maximum Building Height	65 feet ⁽¹⁾
Maximum Building Coverage of Lot	N/A
Minimum Lot Width	N/A
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	25 feet*

Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Amenity Space	5% of development site ⁽²⁾
Table Notes: (3) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet. (4) To encourage outdoor dining, it may be counted towards amenity space requirements. Amenity space requirements will only be required for residential developments or eating establishments.	

***This will also amend the language found in Table 2.3.3-A, deleting “Maximum Front Yard Setback of 10 feet” from table.**

Table 2.2.9-A - Excerpt: MX Use Permissions and Parking Requirements

VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area

Table 2.2.9-A - Excerpt: MX Use Permissions and Parking Requirements

VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area
Parking Lot	●	1 per 1,000 square feet of customer service area

***This will also amend the language found in Table 2.3.3-A, deleting “Maximum Front Yard Setback of 10 feet” from table.**

Section 2.5.9 (E3) – Multi-Unit Fire Protection

All multi-household dwellings and townhomes exceeding 3 units, both new construction and existing developments undergoing substantial renovation or reconstruction as defined by adopted building and fire codes, shall be equipped with a sprinkler system that complies with the most current edition of the International Fire Code. The requirement for the inclusion of fire sprinklers will be provided in addition to the minimum standards as outlined by currently adopted Fire and Building codes. All ongoing construction at the time of adoption of this Ordinance may be completed without implementation of this requirement for one year.

Section 2.2.12 (F1) – Mixed Use Concurrency Requirements

At least 20% of the total gross floor area of the completed PUD development must be devoted to residential uses and at least 20% of the total gross floor area of the completed PUD development must be devoted to non-residential uses.

At least 20% of the total gross floor area of the completed PUD development must be devoted to residential uses and at least 20% of the total gross floor area of the completed PUD development must be devoted to non-residential uses. For developments exceeding 100 acres in size, the concurrency requirement is reduced to 10% of the gross floor area for both residential and commercial uses.

Section 2.2.12 (G) – PUD Infrastructure Requirements

All roads built within a PUD, whether being considered for public or private ownership, must be built to the minimum standards of a local road as outlined in Articles 3.2.2. & 3.2.3. of the of the UDC unless serving as a multifamily parking lot.

Section 2.4.12-H (4)

Any townhouse dwelling that is visible from right-of-way external to the site must include the following elements on all facades visible from said right-of-way are subject to the following:

Any townhouse dwelling that is visible from ~~right-of-way~~ any external roadways to the site must include the following elements on all facades visible from said ~~right-of-way~~ roadways are subject to the following:

Section 3.4.1 (B3)-XV

The approximate location and square footage of any proposed signage, to include the base of the signage and appropriate setbacks as determined by the sign district of the property.

Section 5.2.4(4) - Definitions

Dwelling: Townhouse. A building designed for and occupied exclusively for dwelling purposes by three or more units living independent of one another and where each dwelling unit is attached to another unit and separate from it vertically by a common side wall, and where no dwelling unit is located above or below another dwelling unit.

Dwelling: Townhouse. A building designed for and occupied exclusively for dwelling purposes by three or more units living independent of one another and where each dwelling unit is attached to another unit and separate from it vertically by a common side wall, and where no dwelling unit is located above or below another dwelling unit.

Townhomes are distinguished from multifamily units by adherence to all sections of Article 2.4.12 and require individual permitting per unit and not for the individual building.

Section 5.2.4(6) - Definitions

Dwelling: Tiny Home. A building between 400 and 749 square feet designed exclusively for dwelling purposes, and generally as a part of a larger development containing common areas managed by an appropriate association or management company within the medium-density and high-density multi-family residential districts upon approval of a special use permit. Tiny homes may not fall under American National Standards Institute A.119.2 which regulates recreational vehicles, and must meet all applicable building codes as adopted by the City. Tiny home developments must additionally meet the site requirements as set forth in Section 2.4.2.

Section 5.2.12 – Definitions

Landfill: Any facility used solely for the disposal of solid waste and classified as either Sanitary or Inert.

- **Landfill: Inert.** A disposal facility that accepts waste that is unlikely to produce leachate that is a concern to the environment as defined by EPD.
- **Landfill: Sanitary.** A designed disposal site for general household waste, where waste is layered with soil to prevent contamination.

Section 4.2.5(A) – Adoption and Implementation of GSMM

In implementing this Article, the city ~~shall~~ **may** use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.

Table 2.3.3-A – Comprehensive Dimensional Standards Table

District	Dimensional Standards ⁽¹⁾							
	Minimum Lot Area	Maximum Building Height	Maximum Lot Building Coverage	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Minimum Amenity Space
R-4 ⁽⁴⁾	N/A	35 feet	50%	N/A	20 feet unless Section 2.3.3 -D applies	20 feet from abutting residential district; 10 feet from all other districts	20 feet from abutting residential district; 10 feet from all other districts	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
	ADDITIONAL DIMENSIONAL STANDARDS							
	Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits							
R-6 ⁽⁴⁾	6,000 square feet	35 feet	45%	60 feet	20 Feet unless Section 2.3.3 -D applies	8 feet for each side setback	20 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
R-15	15,000 square feet	35 feet	25%	80 feet	25 feet unless Section 2.3.3 -D applies	25 feet total; 10 feet for each side setback	25 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>

District	Dimensional Standards ⁽¹⁾							
	Minimum Lot Area	Maximum Building Height	Maximum Lot Building Coverage	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Minimum Amenity Space
R-4 ⁽⁴⁾	N/A	75 feet	50%	N/A	20 feet unless Section 2.3.3 -D applies	20 feet from abutting residential district; 10 feet from all other districts	20 feet from abutting residential district; 10 feet from all other districts	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
	ADDITIONAL DIMENSIONAL STANDARDS							
	Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits							
R-6 ⁽⁴⁾	6,000 square feet	35 feet	45%	60 feet	20 Feet unless Section 2.3.3 -D applies	8 feet for each side setback	20 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
R-15	15,000 square feet	35 feet	25%	80 feet	25 feet unless Section 2.3.3 -D applies	25 feet total; 10 feet for each side setback	25 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>

~~Chapter 54 – Manufactured Homes and Trailers~~

~~Sec. 54-1. – Location for residential occupancy.~~

~~(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:~~

~~House trailer means any structure intended for or capable of being used for human habitation, vehicular in design, which may be driven, towed or propelled from one location to another without change in such structure or design, whether or not the structure is supported by wheels.~~

~~Industrialized modular home means any structure or component thereof which is wholly or in substantial part made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site and which has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to or destruction thereof, and which bears the insignia of approval of the department of community affairs of the state.~~

~~Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or which, when erected on site, is 320 or more square feet in size, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Mobile Home Construction and Safety Standards Act of 1974, 42 USC 5401 et seq.~~

~~(b) Permitted locations.~~

~~———(1) Generally. It shall be unlawful for any person to occupy or maintain, for living purposes, any house trailer, manufactured home or industrialized modular home in the limits of the city, except in a duly licensed and approved house trailer, manufactured home or industrialized modular home park.~~

~~———(2) Temporary location outside licensed park. Any person desiring to place or have occupied a house trailer, manufactured home or industrialized modular home within the limits of the city outside of a regularly licensed house trailer, manufactured home or industrialized modular home park may make an application for such use to the~~

~~city engineer. The application will be referred to the mayor and city council and will be passed upon and determined in the following manner: If, in the opinion of the mayor and city council, it should become necessary due to a temporary emergency or hardship or for security or protection, such permit may be granted on a limited basis for a period not exceeding one year from the date of the permit. If before the anniversary date of the permit the emergency or other reason for the house trailer, manufactured home or industrialized modular home shall no longer exist, then the permit will be automatically canceled and the structure removed by the owner. If the structure is not removed, it will be removed by the city at the owner's expense. Such permit, if granted, shall be a privilege and not a right and shall be issued strictly at the discretion of the city council, which shall prescribe the terms, the location, the duration of the permit, the utility connections for electricity and gas, and the sanitary system for water and sewage, and its decision shall be final.~~

~~(Code 1987, §§ 16-9, 16-10; Ord. of 1-19-88)~~

~~Sec. 54-2. Mobile home registration.~~

~~(a) All persons, firms, businesses, institutions or corporations who have placed a mobile home or manufactured home within the city limits are required to register such mobile home or manufactured home with the city clerk or the city clerk's designated representative within 30 days of placement within the city and then shall renew the registration on or before November 1 of each subsequent year. The city clerk shall maintain a registration listing which shall include the name and current address of the owner of the mobile home or manufactured home as well as the make, model and vehicle identification number of each unit. Furthermore, the city clerk shall issue a registration sticker for each unit, which shall be displayed prominently by the occupant and/or owner on the outside of each unit so that it shall be easily visible to any code enforcement officer.~~

~~(b) For the purposes of this section, a mobile home or manufactured home shall be defined as follows:~~

~~———(1) Manufactured home. A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electric systems contained therein; except that such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies~~

~~with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42, USC § 5401 et seq.~~

~~———(2) Mobile home. A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.~~

~~———(3) Any other trailer or enclosed unit similar to the items described in subsections (1) and (2) above and which are subject to ad valorem taxation as personal property by the city.~~

~~(c) Failure to comply with the requirements of this section or the act of occupying a unit not in compliance herewith shall be a violation of this section and subject the owner of the unit, any occupant thereof or both to the general penalties contained in section 1-12 of this Code.~~

Table 2.2.7-B – MX Use Permissions

<div>● = Permitted</div> <div>○ = Special Use Permit</div> <div>Use Type</div>	(MX) Use Permissions and Parking Requirements	
	Use Permissions (Excerpt of Table 2.3.2-A - Comprehensive Principal Use Permissions Table)	Minimum Parking Requirements (Excerpt of Table 2.5.2-A – Comprehensive Vehicular Parking Requirements)
VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area
WHOLESALE ESTABLISHMENTS		
Wholesale Establishments	●	1 per 1,000 square feet of customer service area
INDUSTRIAL USES		
Artisan Manufacturing	●	1 per 2,000 square feet of total floor area
INSTITUTIONAL USES		
EDUCATIONAL FACILITIES		
Day Care Center or Day Care, Group (Section 2.4.3 - Day Cares)	●	1 per 2,000 square feet of customer service area
Educational Facilities	●	1 per 2,000 square feet of customer service area
HEALTH CARE FACILITIES		
Clinics and Medical Offices	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
Hospitals	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
MUNICIPAL, COUNTY, STATE, OR FEDERAL USES		

Municipal, County, State, or Federal Uses (Other than Correctional or Penal Institutions; Sanitary Landfills)	●	None
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<div> <div>● = Permitted</div> <div>○ = Special Use Permit</div> <div>Use Type</div> </div>	(MX) Use Permissions and Parking Requirements	
	Use Permissions (Excerpt of Table 2.3.2-A - Comprehensive Principal Use Permissions Table)	Minimum Parking Requirements (Excerpt of Table 2.5.2-A – Comprehensive Vehicular Parking Requirements)
VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area
Automotive and Allied Sales and Services*	○	1 per 1,000 square feet of customer service area
WHOLESALE ESTABLISHMENTS		
Wholesale Establishments	●	1 per 1,000 square feet of customer service area
INDUSTRIAL USES		
Artisan Manufacturing	●	1 per 2,000 square feet of total floor area
INSTITUTIONAL USES		
EDUCATIONAL FACILITIES		
Day Care Center or Day Care, Group (Section 2.4.3 - Day Cares)	●	1 per 2,000 square feet of customer service area
Educational Facilities	●	1 per 2,000 square feet of customer service area
HEALTH CARE FACILITIES		
Clinics and Medical Offices	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
Hospitals	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
MUNICIPAL, COUNTY, STATE, OR FEDERAL USES		

Municipal, County, State, or Federal Uses (Other than Correctional or Penal Institutions; Sanitary Landfills)	●	None
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This also amends Table 2.3.2-A, adding the Special Use classification to this type of development.

First Reading:

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk