



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

March 3, 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.) February 4, 2020 Meeting Minutes

IV. New Business

1. **APPLICATION SE 20-02-01**: Lufituaeb McCray Holloway requests a special exception for 0.14 acres of property located at 324 James Street to utilize a portion of the existing building as a beauty salon/barbershop in the R-6 (Single Family Residential) zoning district (Tax Parcel S09 000033 000).

2. **APPLICATION V 20-02-02**: Bryan Davis requests a variance from Article VI, Section 603(A)(1) to reduce the minimum lot size requirements for property to be considered for the R-3 (Medium Density Multiple Family Residential) zoning district in order to construct a detached single-family dwelling on 0.17 acres of property located at 206 Johnson Street (Tax Parcel S10 000064 000).

3. **APPLICATION V 20-02-03**: Bryan Davis requests a variance from Article XXII, Section 2203.1(A) to reduce the minimum square footage of heated living space requirements in order to construct a detached single-family dwelling on 0.17 acres of property located at 206 Johnson Street (Tax Parcel S10 000064 000).

4. **APPLICATION V 20-02-04**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the aggregate square footage allowed in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

5. **APPLICATION V 20-02-05**: Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the number of free standing signs allowed in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

6. **APPLICATION V 20-02-06:** Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage allowed for free standing signs in Sign District 3 for approximately 49.65 acres of property located on Old Register Road (Tax Parcel 076 000001 000).

7. **APPLICATION V 20-02-07:** Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum height for freestanding signs allowed in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

8. **APPLICATION V 20-02-08:** Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum square footage allowed for building signs in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

9. **APPLICATION V 20-02-09:** Watkins Real Estate Group requests a variance from Article XV, Section 1509(C), Table 5 regarding the maximum number of building signs allowed on a single elevation in Sign District 3 for approximately 49.65 acres located on Old Register Road (Tax Parcel 076 000001 000).

10. **APPLICATION V 20-02-10:** Frank Parker requests a variance from Article XXX, Section 3010(A) regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 1.06 acres of property located at 239 South Main Street (Tax Parcel S19 000019 001).

11. **APPLICATION V 20-02-13:** J.R. Hendley Foundation, Inc. requests a variance from Article XXX, Section 3010(A) regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 2.44 acres of property located at 672 South College Street (Tax Parcel MS51 000024 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

February 4, 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, Sean Fox; **City of Statesboro Staff:** Assistant City Manager Jason Boyles, , 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.) January 7, 2020 Meeting Minutes

Commissioner Cartee made a motion to approve the January 7, 2020 meeting minutes, seconded by Commissioner Brown.

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).

Jason Boyles introduced the case, and explained the general history of the property. Josh Whitfield was present to provide any additional discussion related to the variance case. Commissioner Byrd requested information as to why the zoning causes additional restrictions, and Commissioner Cartee commented on the nature of growth within the City. Jason explained the initial intent of Sign District 4, and the general idea that it is currently in need of broader language to ensure that signage is not prohibited in circumstances where they are excessive and may cause continued variances. Questions related to the possibility of changing the West District to a Planned Unit Development were addressed at the behest of Commissioner Foreman. Specifically addressed was if it was feasible to make the area a PUD, to which Jason replied that it is currently being considered.

Motion to approve with conditions made by Commissioner Cartee and seconded by Commissioner Brown. The motion carried 6-0.

V. Announcements

Next Planning Commission will be held on March 3, 2020.

VI. Adjourn

Commissioner Cartee made a motion to adjourn. The Motion was seconded by Commissioner McKay and carried 6-0. The meeting adjourned at 5:14 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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SE 20-02-01
SPECIAL EXCEPTION REQUEST
324 JAMES STREET

LOCATION: 324 James Street

REQUEST: Special Exception to utilize a portion of the existing building on the subject site for a barber shop/beauty salon use within the R-6 (Single Family Residential) zoning district.

APPLICANT: Lufituaeb McCray Holloway

OWNER(S): John Raymond Holloway

LAND AREA: 0.14 acres

PARCEL TAX MAP #s: S09 000033 000

COUNCIL DISTRICT: District 2 (Chavers)



PROPOSAL:

The applicant requests a Special Exception to allow for the utilization of a 924 square foot building located at 324 James Street as a beauty salon/barbershop within the R-6 (Single Family Residential) zoning district, which is not a permissible use by right under this district's regulations (Tax Parcel S09 000033 000).

Pursuant to Article VII-A, Section 701-A(1)(7), "Beauty Salons, barbershops, doctors, and dentists, and similar businesses are not permitted home occupations" in the R-6 (Single Family Residential) zoning district. Beauty salons, barbershops, and similar businesses are permissible uses by right primarily within the HOC (Highway Oriented Commercial) and the CR (Commercial Retail) zoning districts (See **Exhibit A — Location Map**). The applicant's desired utilization of the property is not permitted without either the rezoning of the property or the granting of a special exception permitting the requested use.

BACKGROUND:

On November 16, 2005, City Council previously approved a conditional use variance (**#CUV 04-11-09**) to allow the subject property to operate a music lessons and home interior decorating business.

On November 20, 2012, City Council previously granted a special exception request (**#SE 12-10-04**) to operate a Group Daycare (not to exceed twelve (12) children at the subject property located at 324 James Street.

Per the Bulloch County Tax Assessor's website, the subject site is currently occupied by a 924 sq. ft., single family residential building constructed in 1995.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-6 (Single Family Residential)	Single Family Residential Uses
SOUTH:	R-6 (Single Family Residential)	James R. Barnes Mortuary and Bright Beginnings Day Care
EAST:	R-6 (Single Family Residential)	Single Family Residential Uses
WEST:	R-6 (Single Family Residential)	Single Family Residential Uses and a Vacant Commercial Building

The subject property has approximately 50 feet of frontage along James Street. All of the abutting properties are zoned R-6 (Single Family Residential) and are occupied by a variety of uses, such as a day care, mortuary, and the Elk's Lodge. (See **Exhibit B—Photos of Subject Site and Surrounding Properties**).

COMPREHENSIVE PLAN:

The subject site lies within the “Established Residential” character area as identified by the City of Statesboro’s Future Development Map within the City’s 2019 – 2029 Comprehensive Plan.

Vision:

The traditional neighborhoods in the **Established Residential** character area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of the major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side and rear setbacks.

Some neighborhoods within this area are facing decline issues with blight. These neighborhoods may require extra attention to return them to viable neighborhoods. Strengthening the urban core through additional commercial, retail and office development can benefit the neighborhoods surrounding the urban core by providing opportunities within walking or cycling distance to downtown.

Appropriate Land Uses:

- Neighborhood-scale retail and commercial
- Neighborhood services
- Small-lot single family residential

Suggested Development Strategies:

- Residential developments that incorporate “corner commercial” sites such as dry cleaning, convenience grocery, and/or similar retail services.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single-family development, which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.

Statesboro 2019 - 2029 Comprehensive Plan, Community Agenda page 94-95.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on city services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The applicant is requesting a special exception to permit the property to be utilized as a Beauty Salon/Barber Shop. The subject site is located in the R-6 (Single Family Residential) district and the applicant’s requested use is primarily permitted in the HOC (Highway Oriented Commercial) and CR (Commercial Retail) zoning districts by right.

Special exceptions allow for land uses that are not permitted by right within a zoning district, but which are defined as an acceptable use type, are of the same general character of permissible uses in the district, can meet the specific requirements contained in the ordinance and are listed as a special exception in the ordinance.

I. **Consideration of the Definition of the Applicant’s Proposed Use and its General Character**

The applicant is requesting to use a portion of the building located on the subject site for a Beauty Salon/Barbershop for a parcel zoned R-6 (Single Family Residential). Beauty salons, barbershops and similar businesses are not permissible uses by right within the R-6 (Single Family Residential) zoning district.

II. **Consideration of the Proposed Use’s Ability to Adhere to the R-6 District’s Requirements**

The *Statesboro Zoning Ordinance* allows for the operation of home occupations in the R-6 (Single Family Residential) district by specifically listing the permissible uses. However, the ordinance states that beauty salons, barbershops, and similar uses are not permitted or defined as a home occupation. Regardless, the applicant does not intend to live in the “unit” that the salon will be operated from; therefore, this use could not be considered as a home occupation otherwise.

Historically, the subject property and several neighboring parcels have been utilized for commercial, religious, philanthropic, and day care uses. Additionally, the subject property features ample vacant land area for parking.

III. Consideration of the Proposed Use's Inclusion in the CR District as a Special Exception

The applicant is requesting a Special Exception to permit the use of a beauty salon/barbershop in a portion of the existing single-family residence located at 324 James Street in the R-6 (Single Family Residential) zoning district. Special Exceptions allow for a land use that is not permitted by right within a zoning district, but which may be granted, where the requested use may be deemed appropriate and compatible with the surrounding neighborhood. In this case, a beauty salon/barbershop is not a use permitted by right within the R-6 (Single Family Residential) zoning district; thus necessitating this request for approval of the proposed use by the Mayor and City Council.

Furthermore, this request gives the applicant an opportunity to serve members of the community while contributing a neighborhood-scale retail use as encouraged by the *2019 – 2029 Comprehensive Plan*. Although the property is surrounded by residential zoning districts, the surrounding land uses include a variety of neighborhood-scale commercial uses, such as a day care, mortuary, the Elks Lodge, and Stevens Temple Church of Christ.

The *Statesboro Zoning Ordinance* permits the grant of a special exception upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the mayor and city council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors:”

Article XXIV: Section 2406 of the *Statesboro Zoning Ordinance* lists seven (7) factors that should be considered by Mayor and City Council “in determining compatibility” of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

- A. Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**
 - Staff is unaware of any environmental impacts this request would cause.
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**
 - The proposed use of the existing building on the subject site is not expected to cause a significant impact to vehicular traffic.
- C. Off street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**
 - The proposed use is anticipated to occupy a portion of the existing single-family home located on the subject site. Per Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every 500 square feet of area accessible to patrons within a personal service facility. The subject site already has adequate land area to meet the minimum requirements of the City’s parking ordinance for the proposed use.
- D. Public facilities and utilities are capable of adequately serving the proposed use.**
- E. The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**
 - The proposed use is not expected to have an adverse effect on property values in the area given the uses of the surrounding structures. Please note that staff has not consulted a professional appraiser regarding the impact of the requested Special Exception on property value.
- F. Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**
 - No site plan was required to be submitted for this request; however, the applicant does not intend to change or alter the existing structure in any way.
- G. Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**
 - This request, if approved, is personal to the applicant. Any future changes to this proposal must be approved by City Council.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Exception requested by application **SE 20-02-01** with the following conditions:

1. The Special Exception is limited to the single family dwelling on the subject site, rather than the entire parcel.
2. Parking must be compliant with the *Statesboro Zoning Ordinance*.
3. Signage limited to that of the Sign District #1 regulations per Article XV of the *Statesboro Zoning Ordinance*.
4. Approval of this Special Exception does not grant Occupational Tax Certificate approval as submitted. Applicant will be required to submit a business license application for City staff’s review and approval.
5. The Special Exception for the use of the subject site is specific to the applicant and therefore cannot be transferred to another individual or entity.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES

Picture 1: View of the subject site, looking north from James Street. Also, a view of the existing building where **SE 20-02-01** is being requested.



Picture 2: View of the surrounding properties to the east of the subject site, currently single-family residential uses.



EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT'D)

Picture 3: Views of the adjacent and surrounding properties to the west of the subject site, currently a religious use, a vacant commercial building, and a single-family residential use.



Picture 4: View of the surrounding properties to the southwest of the subject site, currently a demolition project (Elks Lodge).



EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT'D)

Picture 5: Views of the surrounding properties to the south of the subject site, a day care and mortuary use.



Picture 6: View of the surrounding properties to the north of the subject site, currently a religious use.



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

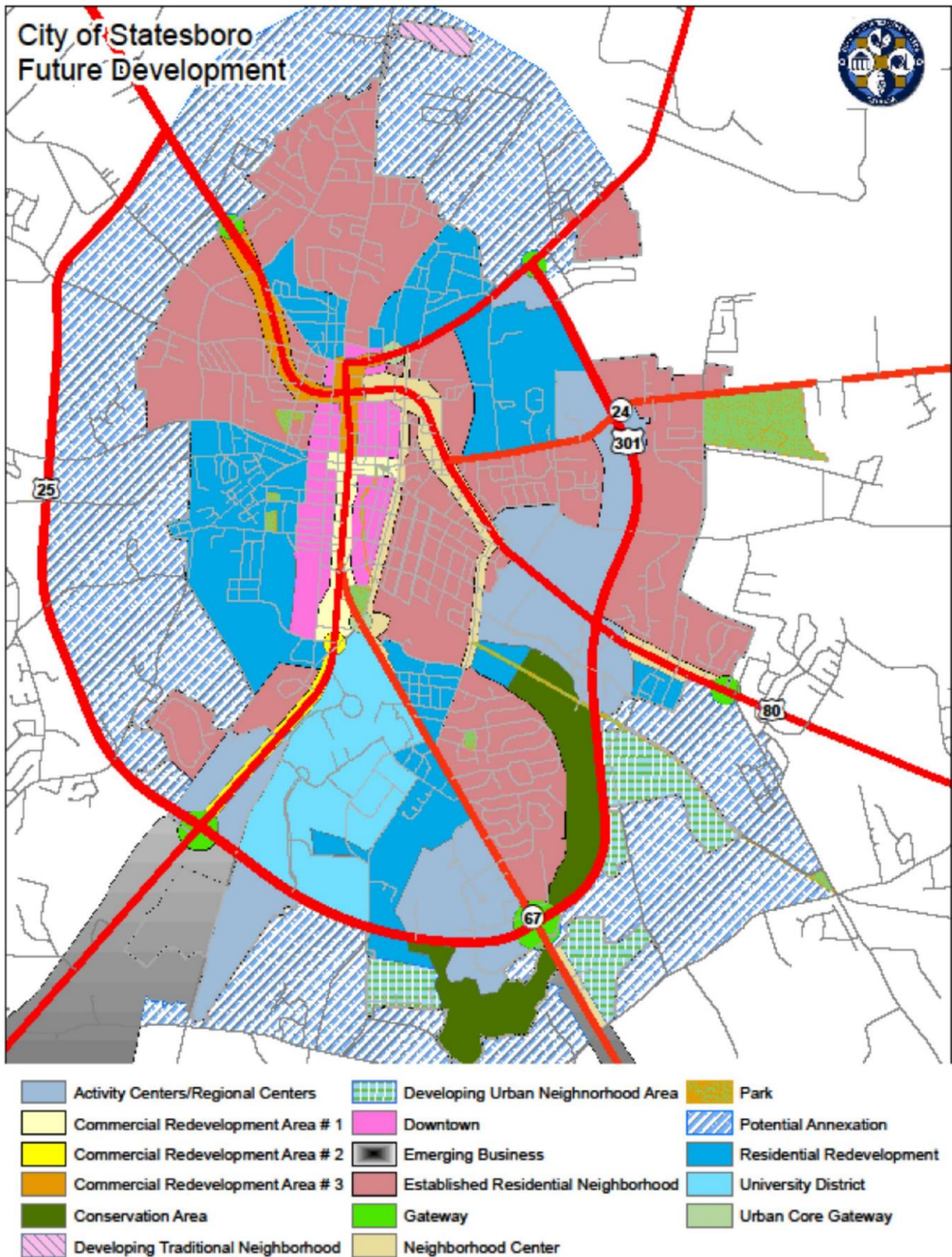


EXHIBIT D: PROPERTY LEGAL DESCRIPTION

EXHIBIT A *Ln# 3110631011*

Legal Description

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND LYING AND BEING IN THE 1209TH G.M.DISTRICT OF BULLOCH COUNTY, GA, AND DESIGNATED AS LOT NO.14 BLOCK 2 W.H.SMITH S/D ACCORDING TO A PLAT PREPARED BY LAMAR O.REDDICK, SURVEYOR, DATED AUGUST 19, 1993, RECORDED IN PLAT BOOK 44, PAGE 192, BULLOCH CNTY RECORDS. SAID LOT IS LOCATED IN THE CITY OF STATESBORO & BOUND NORTHERLY A DISTANCE OF 50.03 FEET BY LOT NO.31;EASTERLY A DISTANCE OF 124.31 FEET BY LOT NO.13;SOUTHERLY A DISTANCE OF 49.99FEET BY JAMES STREET; AND WESTERLY A DISTANCE OF 124.59 FEET BY LOT NO. 15. THE ABOVE REFERENCED PLAT AND THE DESCRIPTION THEREON ARE BY REFERENCE INCORPORATED HEREIN FOR ALL PURPOSES OF THIS DESCRIPTION.



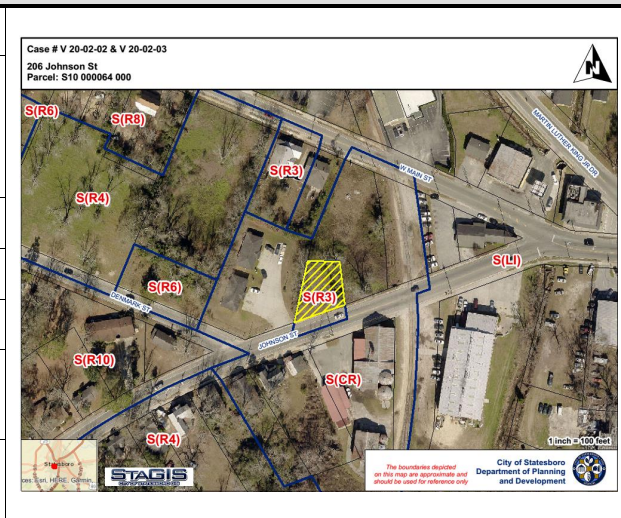
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DEVELOPMENT SERVICES REPORT

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V 20-02-02 & V 20-02-03
ZONING VARIANCE REQUESTS
206 JOHNSON STREET

LOCATION:	206 Johnson Street
REQUEST:	Zoning Variance from Article VI Section 603(A)(1) regarding lot area regulations and a Zoning Variance from Article XXII Section 2203.1(A) regarding minimum dwelling size.
APPLICANT:	Bryan Davis
OWNER(S):	Sam Lee Jones
ACRES:	0.17 acres
PARCEL TAX MAP #:	S10 000064 000
COUNCIL DISTRICT:	District 2 (Chavers)



BACKGROUND & PROPOSAL:

The subject site is a vacant lot consisting of 0.17 acres located at 206 Johnson Street in close proximity to the intersection of West Main Street and Johnson Street. The lot is currently zoned R-3 (Medium Density Multiple Family Residential). The applicant is proposing Statesboro’s first “tiny house”, which will be marketed to seniors (55+ years). The proposed “tiny house” will be approximately 484 square feet, all electric, and energy efficient. The home will feature a full size kitchen and washer/dryer connections. The applicant’s goal is introduce new affordable rental housing in areas that have lacked a lot of new investment in decades.

The applicant requests a variance from Article VI Section 603(A)(1) regarding lot area regulations, which requires a minimum lot area of eight thousand (8,000) square feet to be considered for the R-3 (Medium Density Multiple Family Residential) zoning district. The applicant is proposing a minimum lot size of 7,405 square feet. Additionally, the applicant requests a variance from Article XXII Section 2203.1(A) regarding minimum dwelling size, which requires that all single family detached dwellings, have at least 1,050 square feet. The applicant is a minimum dwelling size of 484 square feet. (See **Exhibit C**—Photos of Subject Site, **Exhibit D** – Proposed Floor Plan and Architectural Renderings).

In summary, the applicant requests the following:

- 1) Application **V 20-02-02**, a variance from Article VI Section 603(A)(1) to reduce the **minimum lot size requirement from 8,00 square feet to 7,405 square feet**, and
- 2) Application **V 20-02-03**, a variance from Article XXII Section 2203.1(A) to reduce the **minimum single family detached dwelling size requirement from 1,050 square feet to 484 square feet**.

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Floor Plan and Architectural Renderings), **Exhibit E** (Plat of Record)

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail), R-3 (Medium Density Multiple Family Residential)	Single Family Residential Uses and Vacant Land
SOUTH:	CR (Commercial Retail)	Single Family Residences, Duplex, Vacant Warehouse Buildings, and L&W Auto Detailing Business
EAST:	CR (Commercial Retail)	Vacant Land and the Railroad R/W
WEST	CR (Commercial Retail)	Residential Duplexes

The subject property is located within the R-3 (Medium Density Multiple Family Residential) zoning district. Surrounding properties include a variety of uses, such as single family residential, duplex, vacant warehouse buildings, light commercial uses, vacant land, and Railroad R/W (See **Exhibit A** –Location Map, **Exhibit C**—Photos of Subject Site).

COMPREHENSIVE PLAN:

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

“Residential Redevelopment Area”

<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>This character area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.</p> <p><i>Appropriate Uses:</i> Single Family detached housing, Lower Density, Single Family attached housing.</p>	<ul style="list-style-type: none"> • Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. • The redevelopment strategy for the area should focus on preserving what remains of the original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development. • Strengthen code enforcement, property maintenance, and the demolition of dilapidated structures in the area. <p><i>Statesboro Comprehensive Master Plan, Community Agenda page 100-101.</i></p>

In addition, the *Statesboro 2019 – 2029 Comprehensive Plan* contains the following “*Community Goals*” and supporting policies:

- “Provide safe, clean and affordable housing choices to Statesboro residents of varying income levels.
- Remove deteriorated structures throughout the City.
- Increase homeownership throughout the City.
- Supporting Policies:
 - Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.

- Acquire and demolish vacant and dangerous buildings that do not conform to minimum building codes.
- Focus redevelopment activity in the central portion of Statesboro to promote a more defined town center.
- Develop multi-family housing options for residents who may not be able to purchase single-family homes.
- Partner with the private sector and/or government agencies to develop housing assistance programs.
- Utilize the urban redevelopment plan for development decisions.”

Statesboro Comprehensive Master Plan, Community Agenda page 19.

SITE ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject site is currently served by city services including water, sewer, 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 wetland, but is located in a special flood hazard area (500 Year Flood Area/Zone VE). There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

VARIANCE ANALYSIS

I. Variance from Article VI: Section 603(A)(1): *Area, width and yard regulations.* (V 20-02-02)

The applicant is requesting a variance from Article VI: Section 603(A)(1), single-family detached dwelling lot area and width regulations, which states: “A minimum lot area of 8,000 square feet and a minimum lot width of 70 feet at the front setback line shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling. In the case of a lot held in single and separate ownership on the effective date of this ordinance, having an area of less than 8,000 square feet, or a width less than 70 feet, a dwelling may be built thereon when authorized as a variance.”

The variance in question is regarding the total area of the subject site, which is proposed to be approximately 7,405 square feet. The subject site is approximately 595 square feet less than the minimum 8,000 square feet required to be considered for the Medium Density Multiple Family Residential (R-3) zoning district.

II. Variance from Article XXII: Section 2203.1(A): *Minimum size dwelling.* (V 20-02-03)

The applicant is requesting a variance from Article XXII: Section 2203.1(A), minimum dwelling size regulations for single-family detached dwellings, which states: “Unless otherwise provided in this ordinance, no dwelling shall be constructed, erected, or located within the City of Statesboro which contains less than the minimum square footage of hearing living space as set forth for single-family detached dwellings: Each dwelling shall have at least 1,050 square feet.”

The variance in question is regarding the total proposed size of the “tiny house”, which is proposed to be approximately 484 square feet. The proposed single-family detached dwelling size is approximately 566 square feet less than the minimum 1,050 square feet required for the new construction of a single-family detached dwelling.

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.”

Article XVII: Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;

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

Article VI of the *Statesboro Zoning Ordinance* specifically restricts the minimum lot size for a single-family dwelling to 8,000 square feet in the R-3 (Medium Density Multiple Family Residential) zoning district.

Article XXII of the *Statesboro Zoning Ordinance* specifically restricts the minimum dwelling size for a detached, single-family housing unit to 1,050 square feet in all zoning districts.

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 variances requested by V 20-02-02 & V 20-02-03 with the following condition(s):

- (1) The minimum dwelling size of the “tiny home” structure shall not be less than 480 square feet.
- (2) Approval of this zoning variance does not grant site and/or building permit approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.

EXHIBIT A: LOCATION MAP

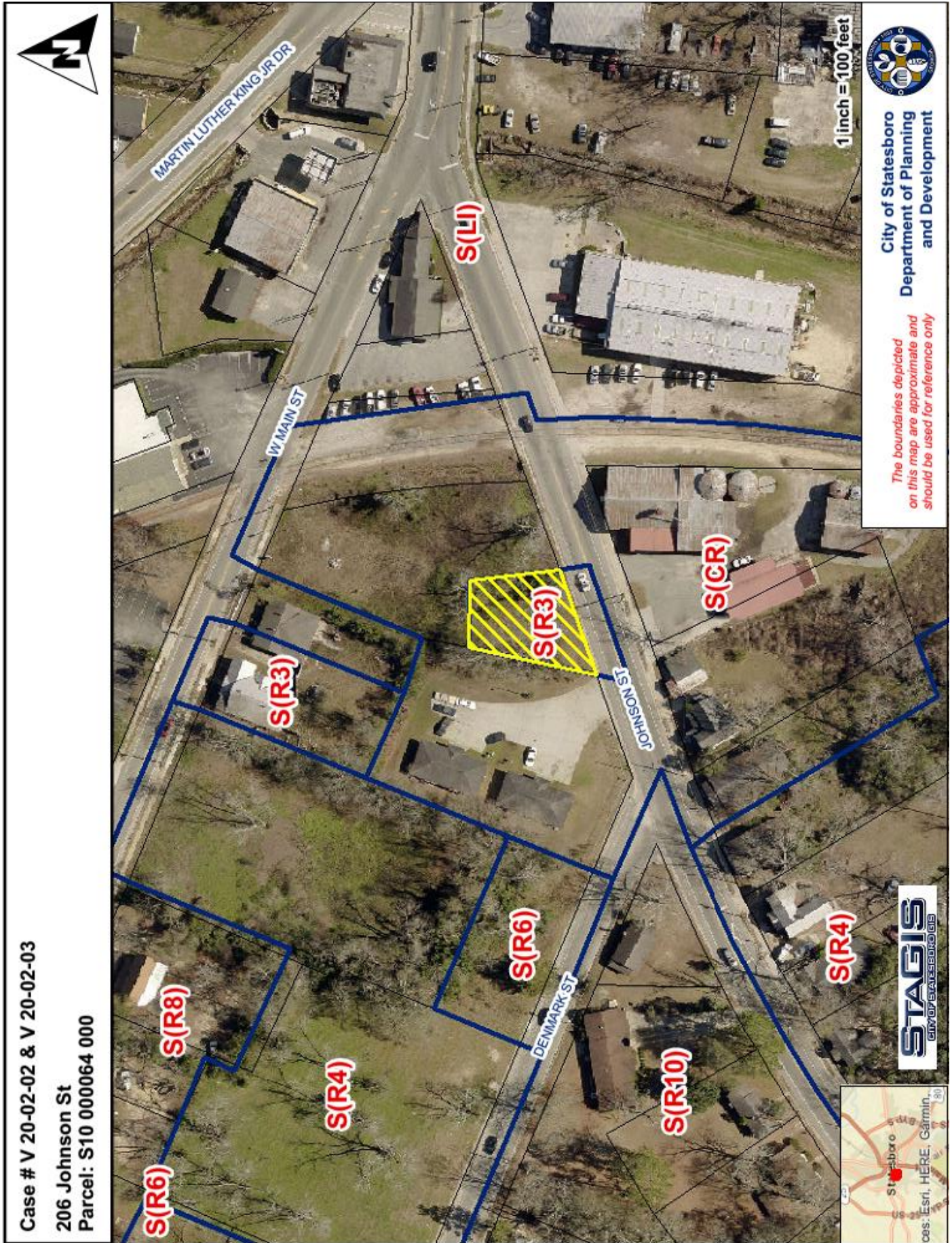


EXHIBIT B: FUTURE DEVELOPMENT MAP

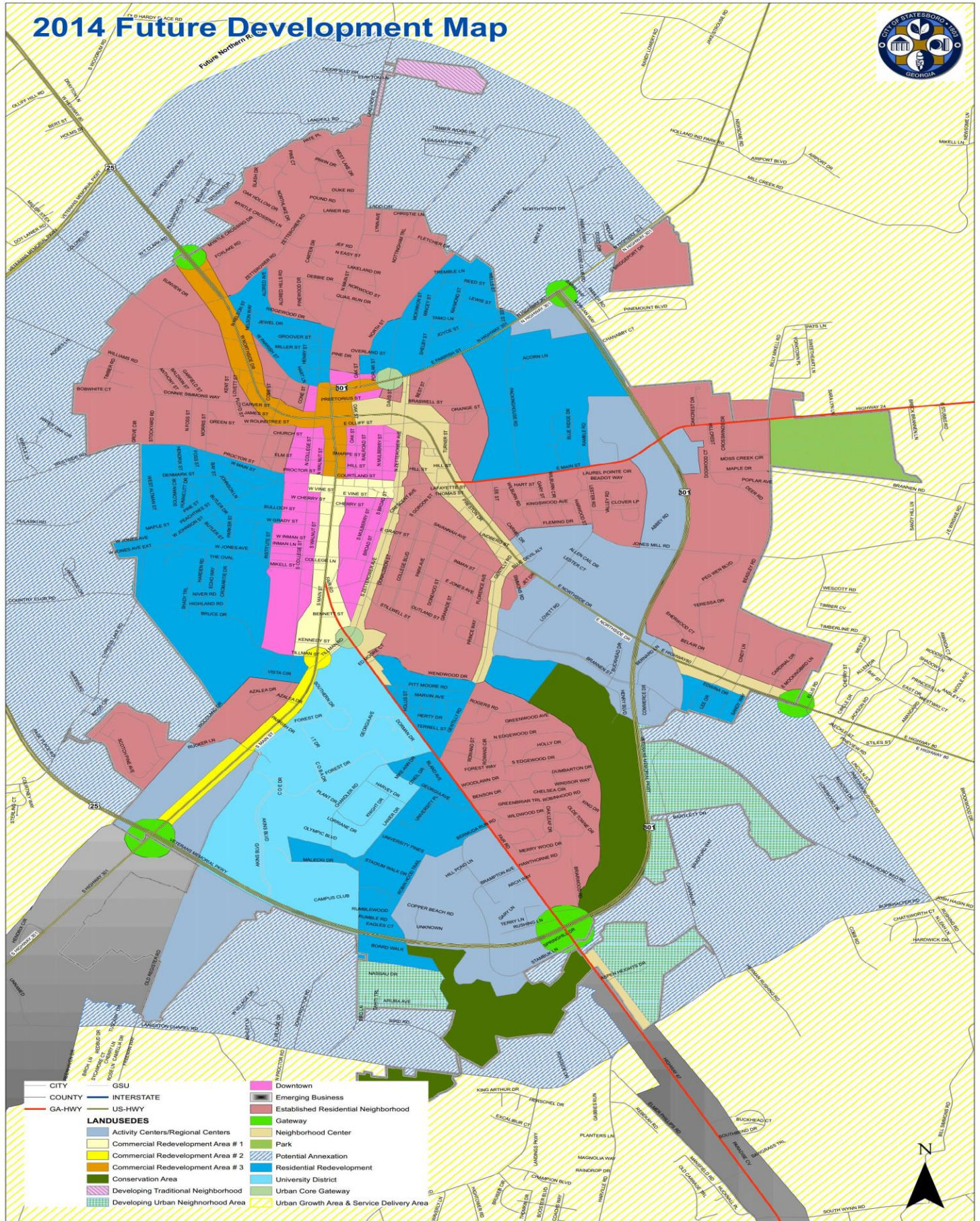


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Looking north from Johnson Street, view of the subject property (206 Johnson Street). Also, a view of the zoning variance areas requested by **V 20-02-02 & V 20-02-03**.



Picture 2: View of the adjacent and surrounding properties to the east of the subject site.



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

Picture 3: View of the adjacent and surrounding properties to the west of the subject site.



Picture 4: Looking south from the subject site, a view of the surrounding properties.



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

Picture 5: View of the surrounding properties to the north of the subject site, currently vacant land and single family residential.



EXHIBIT D: Proposed Floor Plan and Architectural Renderings (Also, a view of the variance requested under V 20-02-03)

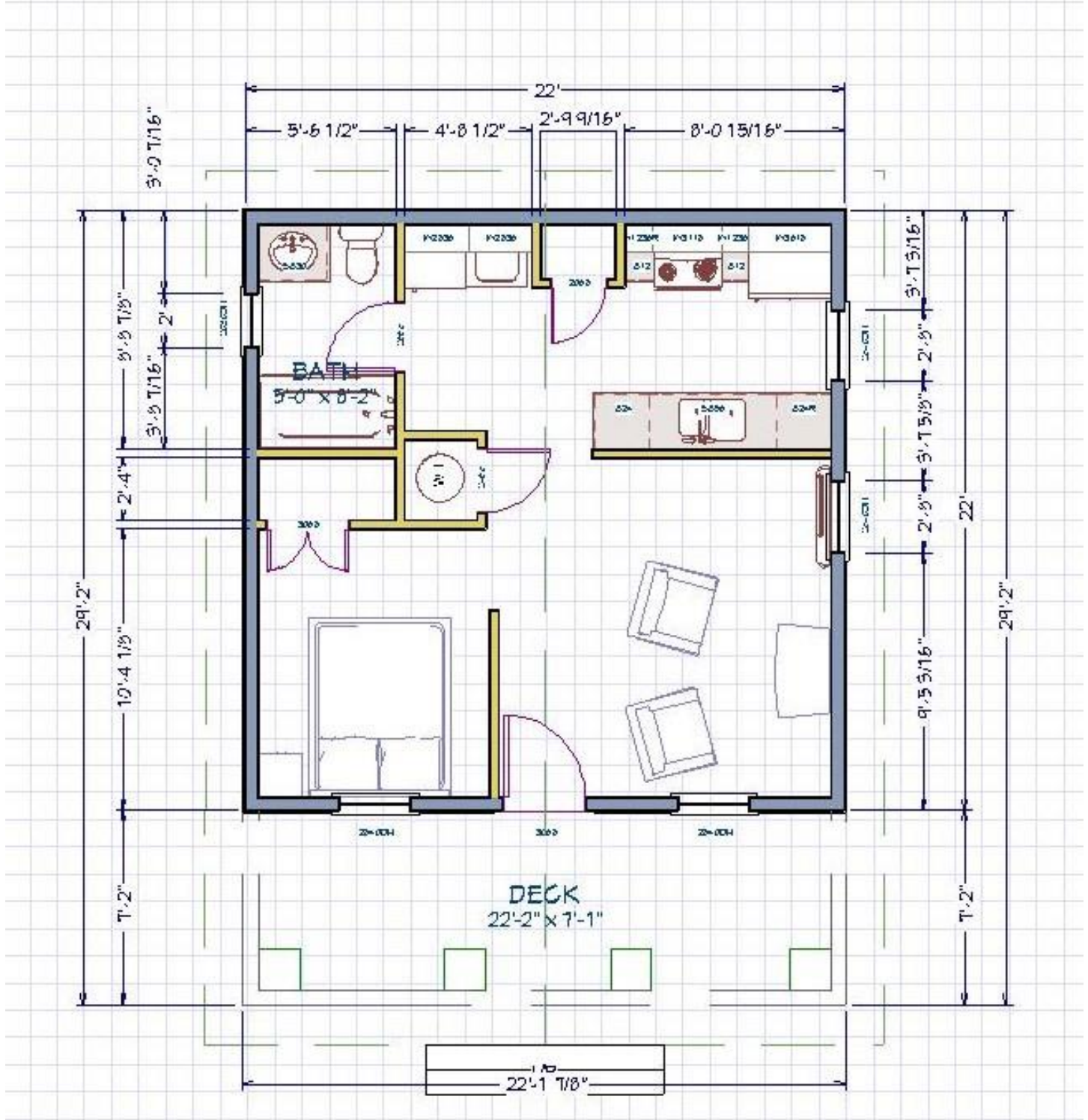
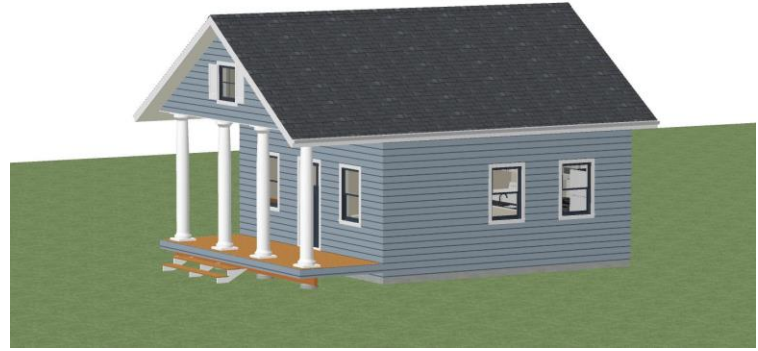
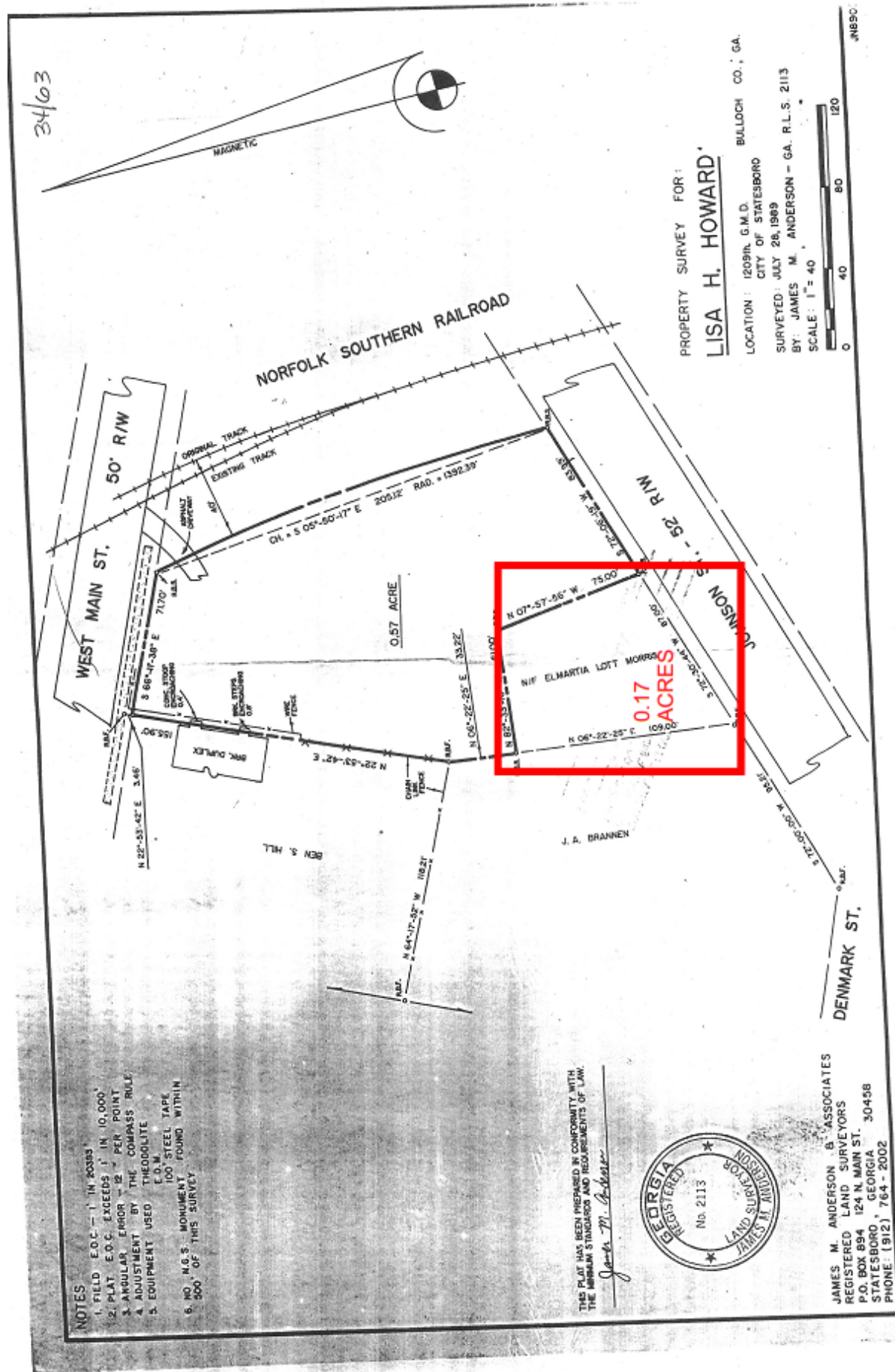


EXHIBIT D: Proposed Floor Plan and Architectural Renderings (CONT'D)







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 20-02-04, V 20-02-05, V 20-02-06, V 20-02-07, V 20-02-08, V 20-02-09
SIGN VARIANCE REQUEST
OLD REGISTER ROAD

LOCATION:	Old Register Road	
REQUEST:	Variance from Article XV: Section 1509(C), Table 5; for the placement of signs exceeding the aggregate square footage allowed, the number of freestanding signs allowed on a site, the maximum allowed square footage of freestanding signs, the height of freestanding signs, the square footage of wall signs, and the number of wall signs allowed per elevation.	
APPLICANT:	Watkins Real Estate Group	
OWNER(S):	Akins J Edward Farms LTD c/o Mary A Michel	
ACRES:	213.82	
PARCEL TAX MAP #:	076 000001 000	
COUNCIL DISTRICT:	District 3 (Mack)	

PROPOSAL:

The applicant requests a variance to Article XV; Section 1509(C), Table 5 of the Statesboro Zoning Ordinance. Specifically, this application requests variances from the aggregate square footage allowance on signage, the number of freestanding signs allowed, the maximum height of freestanding signs, the maximum allowed square footage on freestanding signs, the maximum allowed square footage on wall signs, and the restriction on the number of allowed wall signs per common entrance (See **Exhibit D – Proposed Signage Plans**).

BACKGROUND:

The site is currently undeveloped, with the need to first develop the adjacent Tormenta Way and the extension of the currently standing Old Register Road. Formerly, the site served as both a driving range and as undeveloped farmland. The applicant is requesting a variance to install the signage before completion of the site, to ensure that all permits may be issued upon completed construction. There is projected to be multiple contractors for both freestanding and wall signage, which would require more than one permit to be issued for signage on this site. Currently the site has one sign located on the site, which currently publicizes the Clubhouse. Additional signage is projected to be issued for the listed outparcels on the property, which will take place after the completion of the proposed Publix shopping Center.

SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
NORTH:	EXPT (Exempt)	University Building (RAC and Shooting Sports Center)
SOUTH:	CR (Commercial Retail)	Commercial Building (The Clubhouse)
EAST:	PUD (Planned Unit Development)	Vacant Land (Under Construction)
WEST:	HC (Highway Commercial/County)	Commercial Building (Car Repair Shop)

The subject property is located within the CBD (Commercial 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 5 – 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:

“Activity Centers/Regional Centers”	
Vision:	<p>Activity/Regional Centers 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>
Suggested Development & Implementation Strategies:	<ul style="list-style-type: none"> • Small, mid-size, and regional retail and commercial, including big box stores. • Redeveloped shopping centers should be encouraged to include diverse uses and pedestrian-scaled elements. • Diverse mix of higher density housing types, such as multi-family, town houses, apartments, lofts, and condos. • Entertainment • Services • Multi-Family • Medical <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 76.</i></p>

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for the installation of signage above the aggregate square footage allowance in Sign District 3.

The applicant is requesting a variance from Article XV (Signs) regarding the aggregate square footage of all signs in sign district 3. 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 request for this signage in excess of 300 square feet. As per Table 5 (**Exhibit E**), a major sign for a planned commercial or industrial center or development is allowed 150 square feet if the development is greater than 50,000 square feet. This amount is increased due to the additional road frontage granted by Tormenta Way and Old Register Road.

The intention of this request is to allow for the installation of 714.21 square feet of signage. (See **Exhibit D** – Proposed Signage Plans).

II. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for the installation of two additional freestanding signs.

The applicant is requesting a variance from Article XV (Signs) regarding the number of freestanding signs allowed per property in sign district 3. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the placement, maintenance and removal of all signs within the City of Statesboro. Request is to place two additional freestanding monument signs with a mix of individual and tenant signs. As per Table 5 (**Exhibit E**), a planned development is only allowed “One sign structure per road frontage not to exceed the maximum allowable square footage and a total of two such signs.” There is currently a freestanding monument sign on the corner of the property facing Old Register Road which will be replaced.

The intention of this request is to allow for the installation of a total of 4 freestanding signs for the developing complex, not to include signage that may be granted to any outparcel not planned with this development (See **Exhibit D** – Proposed Signage Plans).

III. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for installation of a freestanding signs above the maximum allowed square footage.

The applicant is requesting a variance from Article XV (Signs) regarding the size of building signs allowed per elevation in sign district 3. 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 allowable maximum square footage for freestanding signs is 300 square feet, as per the Sign District 3 Dimensional Standards. For a planned development, freestanding signage varies by the overall floor space of the center. As per Table 5 (**Exhibit E**), this would calculate to a total allowable maximum of 300 square feet.

The intention of this request is to allow for the installation 378 square feet of freestanding signage, not to include signage that may be granted to any outparcel not planned with this development. (See **Exhibit D** – Proposed Signage Plans).

IV. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for the installation of freestanding signs above the maximum height.

The applicant is requesting a variance from Article XV (Signs) regarding the size of building signs allowed in Sign District 3. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the placement, maintenance and removal of all signs within the City of Statesboro. Two of the four the proposed signs fall within this height requirement at 10 and 12 feet tall. As per Table 5 (**Exhibit E**), the height of a freestanding sign in a planned commercial or industrial center is restricted to 15 feet tall.

The intention of this request is to allow for the installation of two (2) freestanding signs at 20 feet, and 18 feet tall. No other freestanding signage outside of the granted parameters have been proposed (See **Exhibit D – Proposed Signage Plans**).

V. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for installation of a building sign above the maximum allowed square footage.

The applicant is requesting a variance from Article XV (Signs) regarding the size of building signs allowed in Sign District 3. 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 proposed signage will feature a single sign at 186.83 square feet, with additional signage at varying sizes on multiple elevations. As per Table 5 (**Exhibit E**), a building sign in a planned commercial or industrial center is restricted to 60 square feet per elevation.

The intention of this request is to allow for the installation of a total of 4 building signs at 336.21 square feet (See **Exhibit D – Proposed Signage Plans**).

VI. Variance from Article XV Section 1509(C) Table 5: Sign District 3 Dimension standards to allow for installation of more than one building signs on a single elevation.

The applicant is requesting a variance from Article XV (Signs) regarding the size of building signs allowed per elevation in sign district 3. 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 front elevation of the building has an additional pharmacy sign which cannot be permitted with the primary Publix sign. As per Table 5 (**Exhibit E**), a building in a planned development may only have one sign “per common entrance.”

The intention of this request is to allow for the installation of two (2) signs on a single elevation, specifically the main Publix sign, and the pharmacy drive thru sign. (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:**

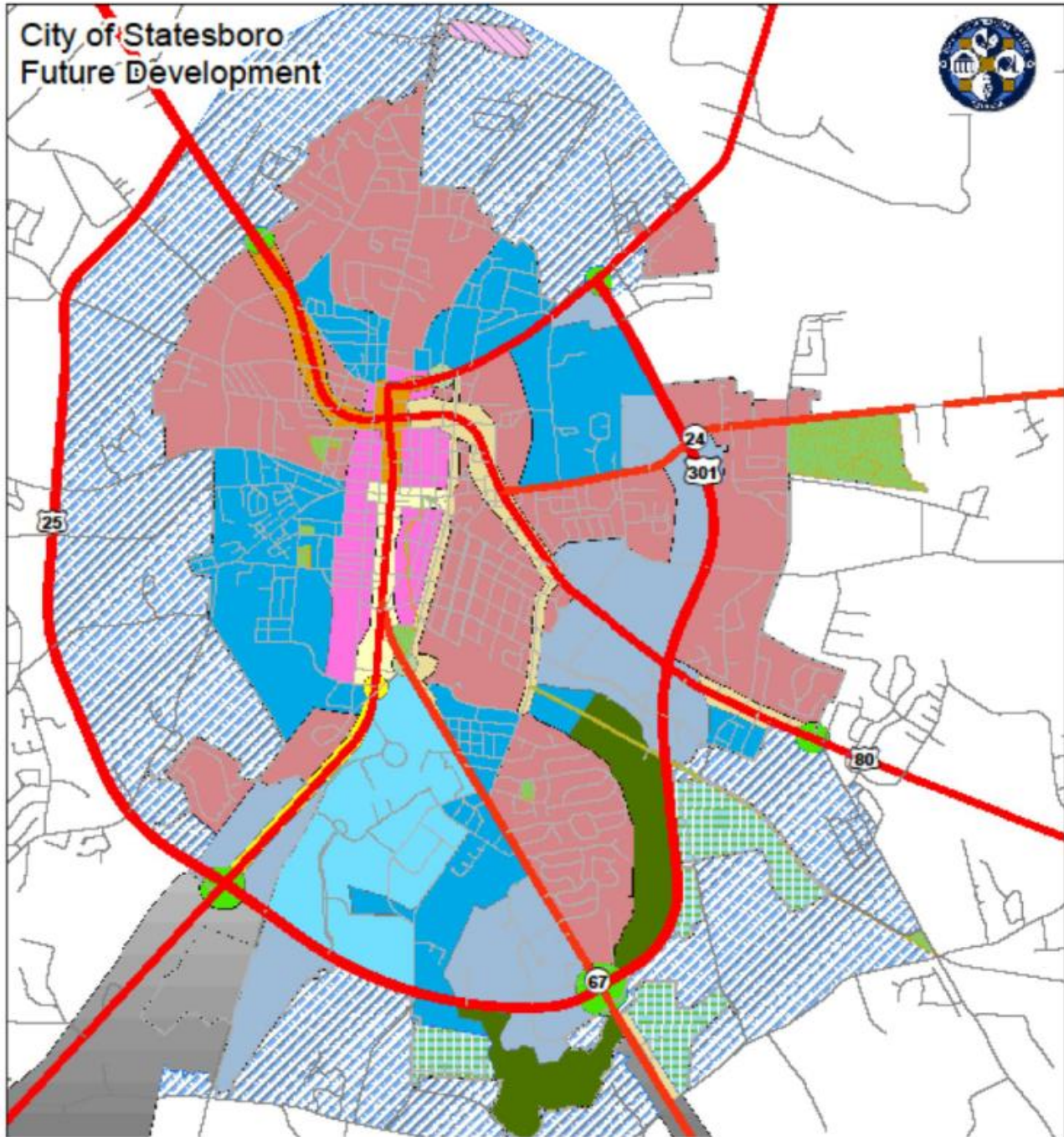
-
1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;
 2. The special conditions and 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 variances requested by application V 20-02-04, V 20-02-05, V 20-02-06, V 20-02-07, V 20-02-08, V 20-02-09 with the following condition(s): <ol style="list-style-type: none">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 approval prior to construction commencement.2. Construction of signage must be completed within 18 months of permit issuance to assure finalized road construction.

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 20-02-04** is being requested.



Picture 2: General view of the site, currently under construction, from Old Register Road



Picture 3: General view of the site, currently under construction, from Old Register Road



Picture 4: General view of the site, currently under construction. .



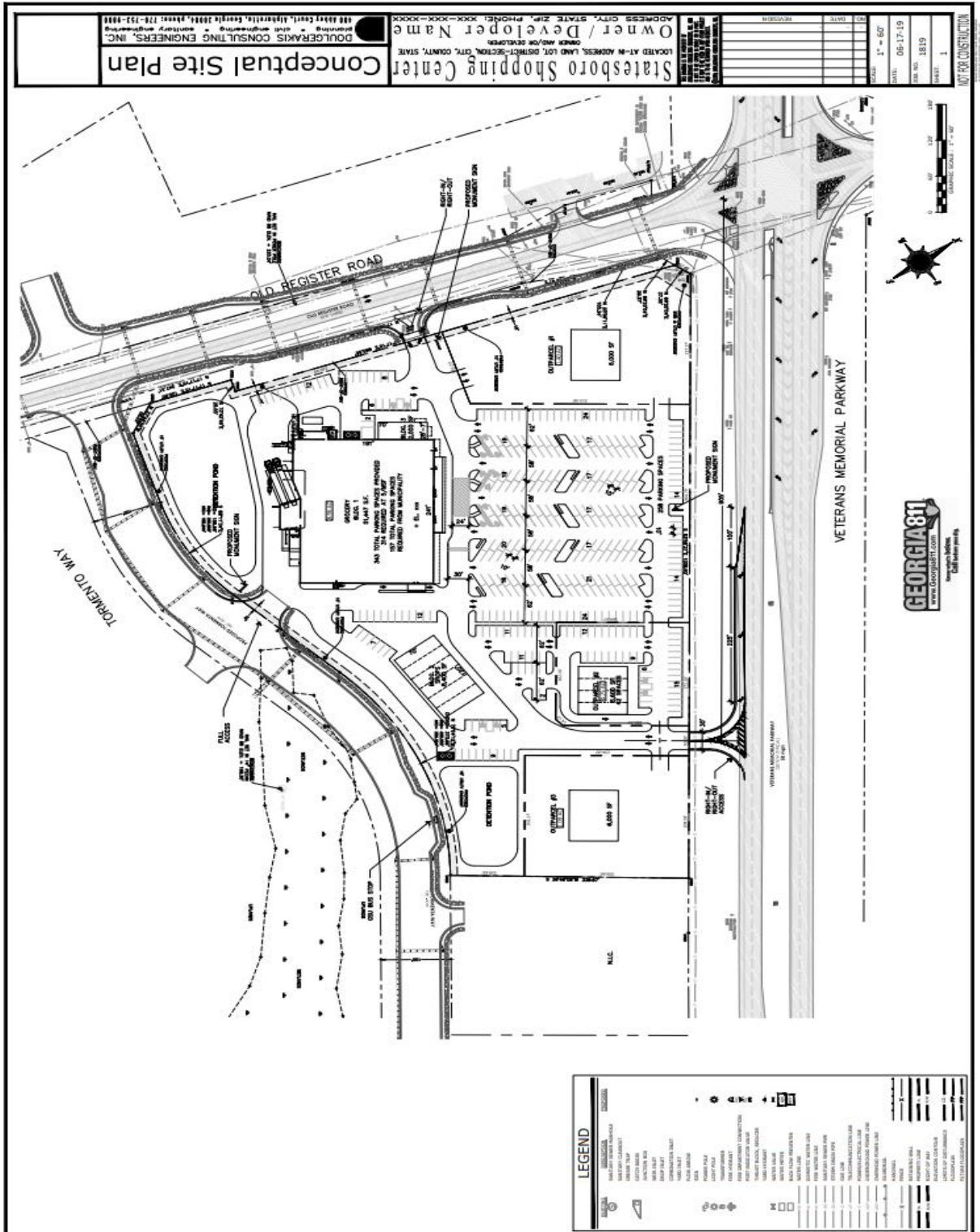
Picture 5: General view of the site, currently under construction.



Picture 6: General view of the site, currently under construction.



Exhibit D: Proposed Signage Plans

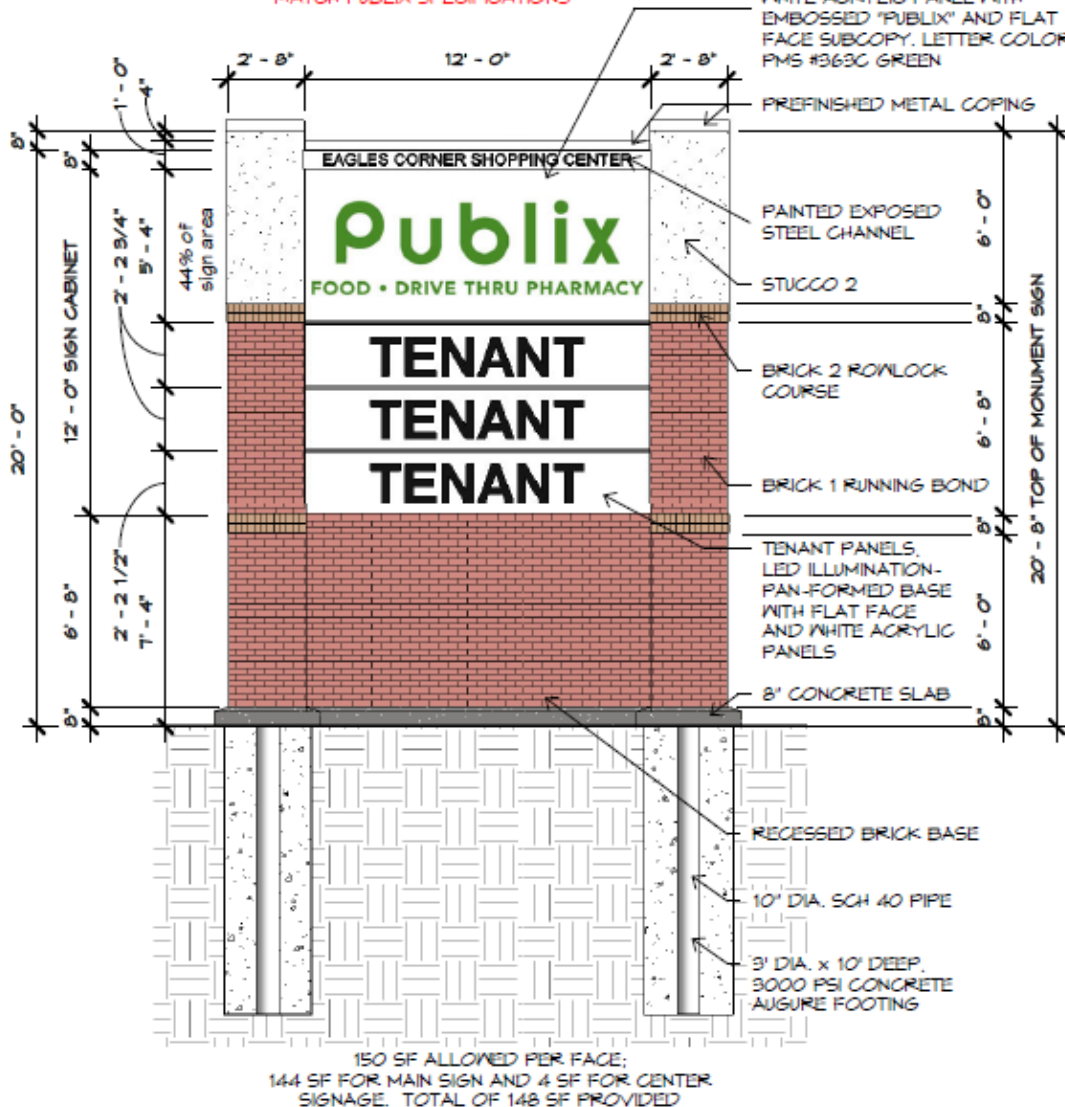


MONUMENT SIGN EXHIBIT H-1

Veterans Memorial Highway

ALL COPY TO MATCH PMS #363C GREEN.
ALL COPY, COLORS AND TYPEFACES TO
MATCH PUBLIX SPECIFICATIONS

PUBLIX SIGN, LED ILLUMINATION-
PANEL TO BE PAN-FORMED
WHITE ACRYLIC PANEL WITH
EMBOSSSED "PUBLIX" AND FLAT
FACE SUBCOPY. LETTER COLOR:
PMS #363C GREEN



Watkins Real Estate Group
Orlando, FL
09/19/19

EAGLES CORNER SHOPPING CENTER

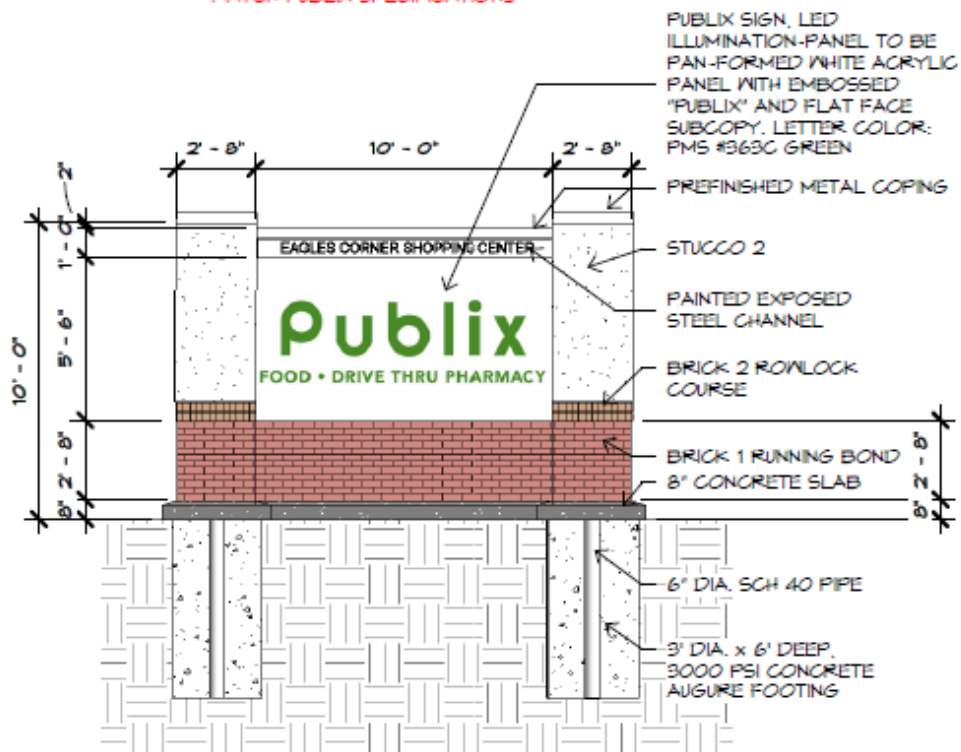
Veterans Memorial Pkwy. & Old Register Rd.



MONUMENT SIGN EXHIBIT H-3

Old Register Road

ALL COPY TO MATCH PMS #363G GREEN.
ALL COPY, COLORS AND TYPEFACES TO
MATCH PUBLIX SPECIFICATIONS



Watkins Real Estate Group
Orlando, FL
09/19/19

EAGLES CORNER SHOPPING CENTER

Veterans Memorial Pkwy. & Old Register Rd.

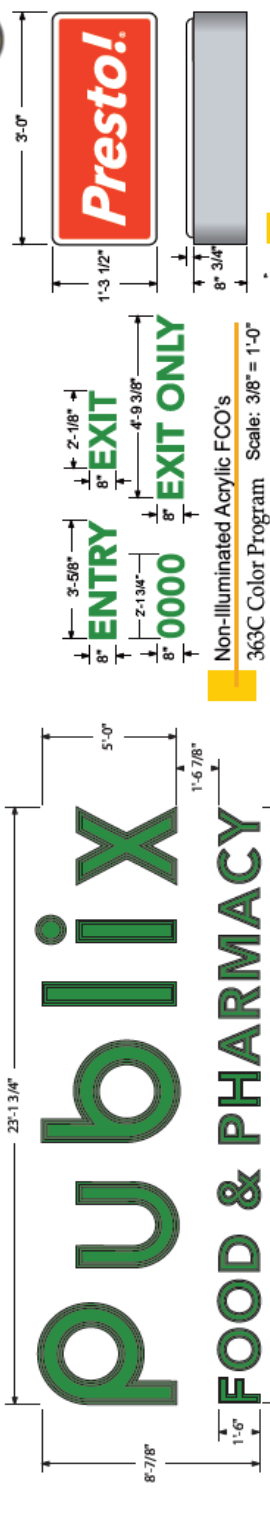




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Clearwater, Florida 33762
800-526-3325
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50
Celebrating 50 Years of Quality Manufacturing and Service

Publix Statesboro, GA



60" PF Publix & 18" PF Food & Pharmacy LED Remote Channel Letters Flush Mount
Scale: 1/4" = 1'-0"
363C Color Program

EXEMPT FCO SQUARE FOOTAGE NOTES:
Exit = 1.34'
Exit Only = 3.19'
Entry = 2.03'
Address = 1.44'
TOTAL \sum = 8.0'

BOXED SQUARE FOOTAGE NOTES:
PUBLIX - F & P = 187.05'
Pharmacy - Drive Thru = 43.48'
Presto = 3.88'
TOTAL \sum = 234.41'



16" Flat Stacked LED Channel Letters Remote Flush Mount
Scale: 3/8" = 1'-0"
363C Color Program



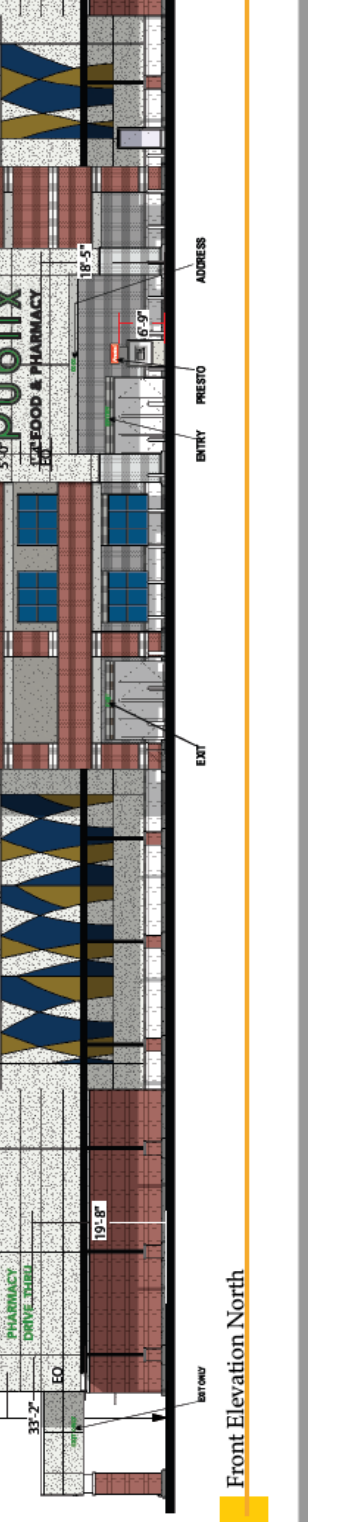
363C Color Program



Illuminated Wall Sign
Scale: 3/4" = 1'-0"



363C Color Program



Front Elevation North
Scale: 1/16" = 1'-0"

Design Number:	86432 60 18 PDT 16 CL
Installation Address:	Veterans Memorial Hwy & Old Register Road, Statesboro, GA
Project Identity Number:	87452
Sales Associate:	AL
TSA:	AL
Designer:	01-02-20
SLD:	01-02-20
Project Updates:	X

Underwriters Laboratories, Inc. ELECTRIC SIGN COMPLIES TO UL M



3M™ MGS™ Warranty

Page 1 OF 1

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50

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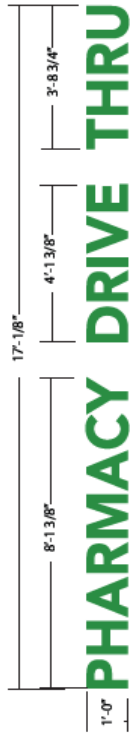
Publix
Statesboro, GA



THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Publix
Division Number:
86432 12 PDT 6 FCO
Manufacturer Address:
Veterans Memorial Hwy &
Old Register Road
Statesboro, GA
Sales Associate:
87452
Sales Associate:
TSA
Project Team:
Date:
SLD
01-02-20
Project Updates:
X

Page 1
Sheet 1 OF 1
Local: 727-573-7757
Fax: 727-573-0828



PHARMACY DRIVE THRU

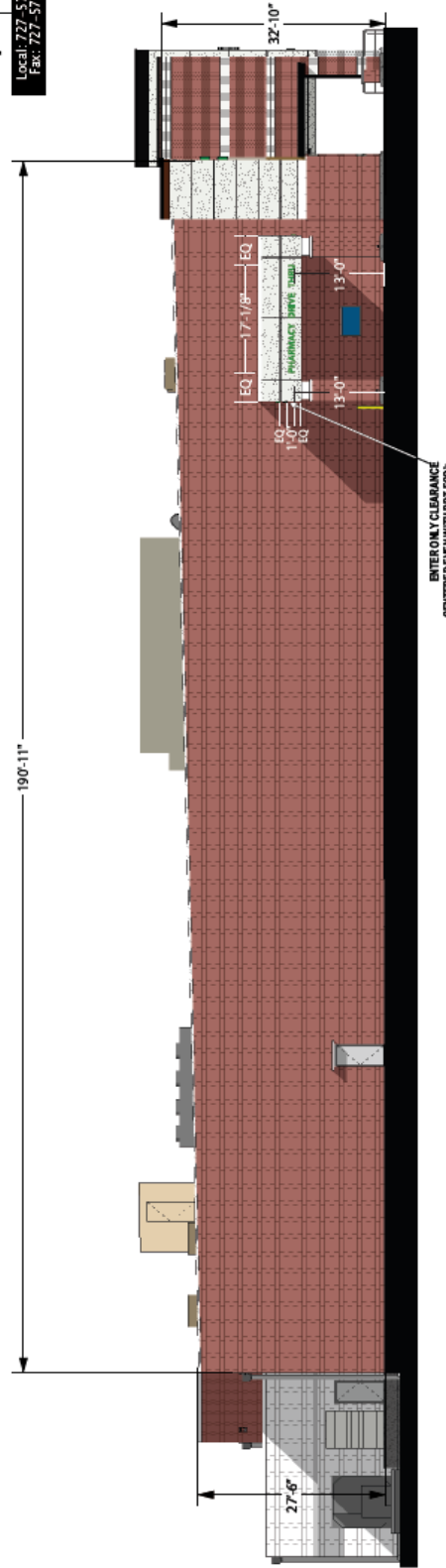
Non-Illuminated Acrylic FCO's
363C Color Program

Scale: 3/8" = 1'-0"
BOXED SQUARE FOOTAGE:
Enter Only Clearance = 5.55'
Pharmacy Drive Thru = 17.0'
TOTAL = 22.55'



ENTER ONLY CLEARANCE 00'-0"

Non-Illuminated Acrylic FCO's
363C Color Program
Scale: 3/8" = 1'-0"
Actual clearance height TBD
at survey.



Left Side Elevation - East

Scale: 1/16" = 1'-0"

50

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Statesborro, GA



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800-526-3325
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Pan-formed 42" Publix & 13" FF F & P Self Contained LED Channel Letters
 Scale: 1/4" = 1'-0"
BOXED SQUARE FOOTAGE:
 Publix - Food & Pharmacy = 91.59'
 TOTAL \square = 91.59'

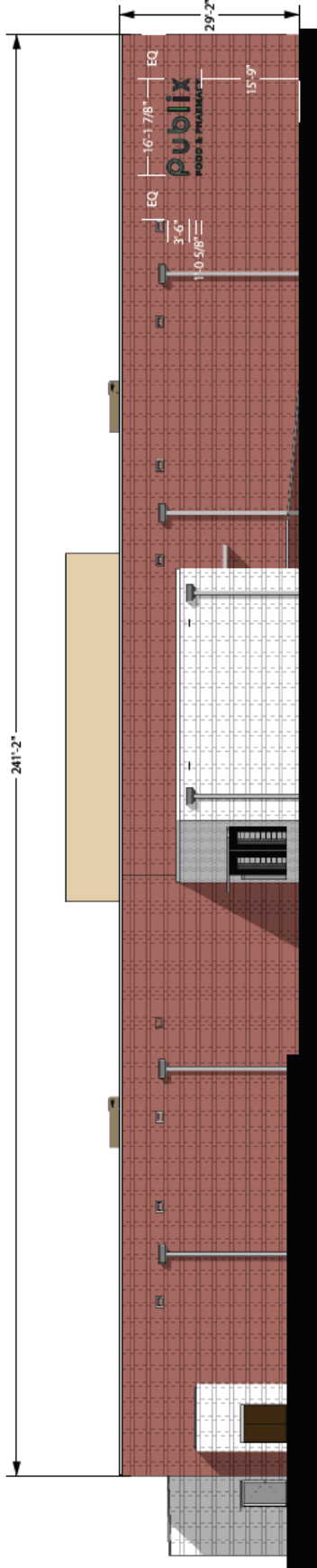
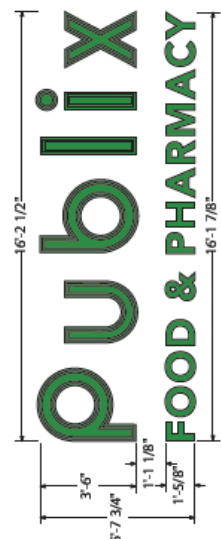
Client: Publix
 Design Number: 86232 42-13 CL
 Installation Address: Veterans Memorial Hwy & Old Register Road Statesboro, GA
 Project Identity Number: 87452
 Sales Associate: AL
 Designer: SLD
 Date: 01-02-20
 Project Updates: X



UL Laboratories, Inc.
 UL754 E83A14
ELECTRIC SIGN
 COMPLIES TO UL 48
UL LISTED FOR USE IN THE U.S. AND CANADA
 LISTED FOR USE IN THE U.S. AND CANADA
 LISTED FOR USE IN THE U.S. AND CANADA



Page 1
 Sheet 1 OF 1
 Local: 772-573-7757
 Fax: 772-573-0328



Rear Elevation - South

Scale: 1/16" = 1'-0"

Exhibit E: Table 5: Statesboro Zoning Ordinance

SIGN DISTRICT 3 (As defined in subsection 1509 A.3)	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
AGGREGATE SIGN AREA*:			
1. Maximum Number of Total Square Feet (square feet)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0—50,000 square feet = 100 square feet >50,000 square feet = 150 square feet	Not applicable
FREESTANDING SIGNS**:			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (see "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	Eight feet	15 feet	Not applicable
4. Setback Requirements	Five feet from property line	Five 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 and a total of two such signs	One sign structure per road frontage not to exceed the maximum allowable square footage and a total of two such signs	Not allowed
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less; 50 square feet Wall length of greater than 100 feet; 100 square feet	60 square feet	The greater of 60 square feet or five percent of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed	One per elevation	One sign per common entrance	One per building elevation per tenant
<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>			

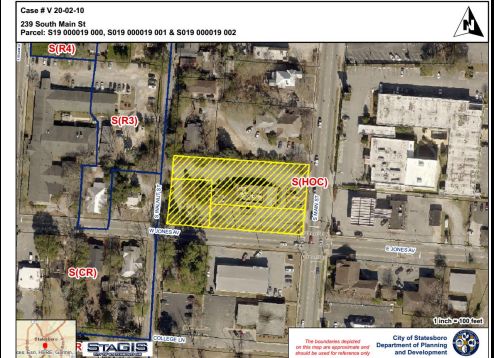


City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

V 20-02-10 ZONING VARIANCE REQUEST 239 SOUTH MAIN STREET	
LOCATION:	239 South Main Street
REQUEST:	Variance from Article XXX, Section 3010(A) regarding the requirement of sidewalks and pedestrian areas along the public right-of-way for each property within the Downtown Design Standards District.
APPLICANT:	Frank C. Parker III
OWNER(S):	Frank C. Parker III
ACRES:	1.06 acres
PARCEL TAX MAP #:	S19 000019 001
COUNCIL DISTRICT:	District 2 (Chavers)



PROPOSAL & BACKGROUND:

The applicant is in the process of redeveloping a vacant restaurant building and requests a variance from Article XXX Section 3010(A) regarding the requirement to provide sidewalks and pedestrian areas along the public right-of-way for each property undergoing new development and/or the significant modification of an existing development within the Downtown District. The developer plans to renovate the vacant restaurant building and relocate an existing restaurant, Dolan’s BBQ to the subject site. This project will be regulated by the Downtown Design Standards District (*Article XXX, Statesboro Zoning Ordinance*) and zoned HOC (Highway Oriented Commercial), under which the proposed use is allowed. Lastly, the developer and landowner held a Right Start meeting with City staff on January 16, 2020, to discuss the proposed restaurant project.

Specifically of note in **Exhibit D** (Proposed Site Plan):

- A. No sidewalk located along West Jones Avenue or South Walnut Street.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	HOC (Highway Oriented Commercial)	Vacant Apartment Buildings
SOUTH:	HOC (Highway Oriented Commercial)	Light Commercial Uses – Rick’s Auto Glass & GA Dept. of Labor
EAST:	HOC (Highway Oriented Commercial)	Commercial Uses – Gas Station and Quality Inn & Suites
WEST	CR (Commercial Retail) and R-3 (Medium Density Multiple Family Residential)	Light Commercial, Single Family Residential, and Medium Density Residential Uses

The subject property is located within the HOC (Highway Oriented Commercial) zoning district. Surrounding properties include several commercial uses such as an Automotive Repair Store, Gas Station, and Hotel. In addition, the subject property is located adjacent to vacant apartment buildings and nearby two other smaller apartment communities (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** (Proposed Architectural Renderings and Floor Plan), **Exhibit F** (Plat of the Subject Property)

COMPREHENSIVE PLAN:

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

<u>"Commercial Redevelopment Area #1"</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>The Commercial Redevelopment #1 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.</p>	<ul style="list-style-type: none"> • Provide incentives for new businesses to locate here. • Improvement of sidewalk, street appearance, and amenities of commercial centers. • Redevelopment of older commercial centers in lieu of new construction further down the corridor. • Infill development on vacant sites closer to the center of the community. These sites, with existing infrastructure should be used for new development, while matching the character of the surrounding neighborhood. <p align="right"><i>Statesboro Comprehensive Master Plan, Community Agenda page 86-87.</i></p>

In addition, the *Statesboro 2019 – 2029 Comprehensive Plan* contains the following “*Community Goals*” and supporting policies in regards to economic development:

- “Obtain a greater number and variety of retail establishments to locate within the municipal limits.”
- And, “Focus on retail recruitment efforts to character areas along major thoroughfares as identified in the future development map.”
- Supporting Policies:
 - “Collaborate with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities within the municipal limits.
 - 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 site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on community facilities and services as a result of this request.

ENVIRONMENTAL:

The subject site does not contain wetlands is not located in a special flood hazard area. Any potential issues will be brought forth and discussing during standard permitting and review procedures.

VARIANCE ANALYSIS:

- I. **Variance from Article XXX Section 3010 (A): Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property.**

The applicant is requesting a variance from Article XXX Section 3010 (A): Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property, due to the physical characteristics of the site in the areas located along West Jones Avenue and South Walnut Street (see **Exhibit C**—Photos of Subject Site).

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.”

Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**

The applicant did not take action to result in the subject property’s current zoning classification.

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

If the *Statesboro Zoning Ordinance* were enforced, the developer would have significantly more site development challenges due to the sidewalk placement requirement under Article XXX.

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

The applicant is proposing the renovation of a vacant and dilapidated, commercial restaurant building. The proposal 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 variance on property values.

RECOMMENDATION:

Staff recommends approval of the zoning variance requested by **V 20-02-10** with the following condition(s):

1. Approval of this zoning variance does not grant site and/or building permit approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.

EXHIBIT A: LOCATION MAP



EXHIBIT B: FUTURE DEVELOPMENT MAP

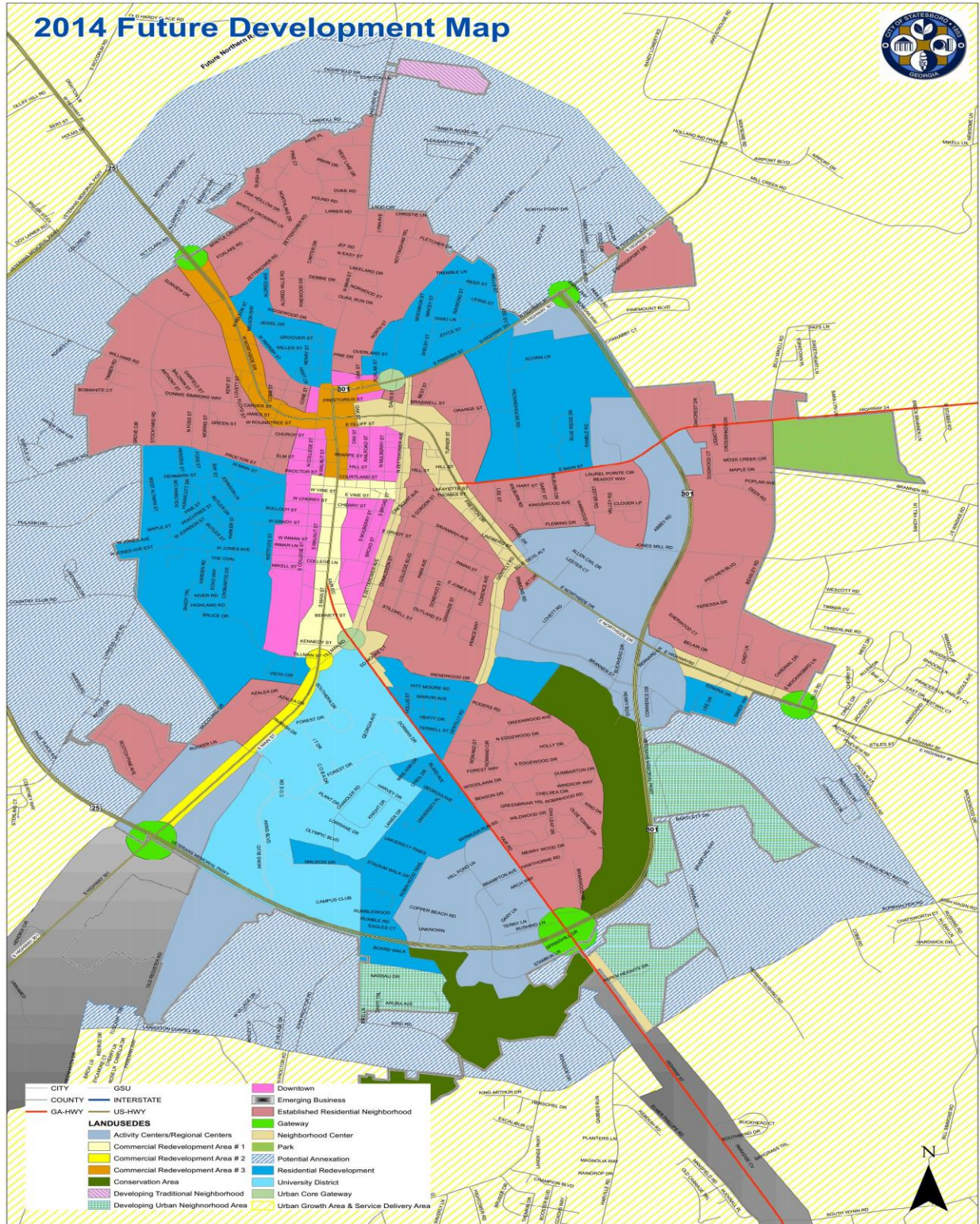


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Looking west from South Main Street, a view of the subject site, currently a vacant restaurant building.



Picture 2: View of subject site's southern property boundary looking along West Jones Avenue and the first proposed area of the zoning variance requested by **V 20-02-10**.



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

Picture 3: View of subject site's western property boundary looking along South Walnut Street and the second proposed area of the zoning variance requested by **V 20-02-10**.



Picture 4: Looking west from the subject site, currently residential and light commercial uses.



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

Picture 5: Looking north from the subject site, currently a vacant apartment building.



Picture 6: Looking south from the subject site, currently Rick's Auto Glass and Southern Magnolia Apartments



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

Picture 7: Looking east from the subject site, currently a gas station and hotel use located along South Main Street.



EXHIBIT D: Proposed Site Plan (Areas requested for variance, V 20-02-10, outlined in RED)

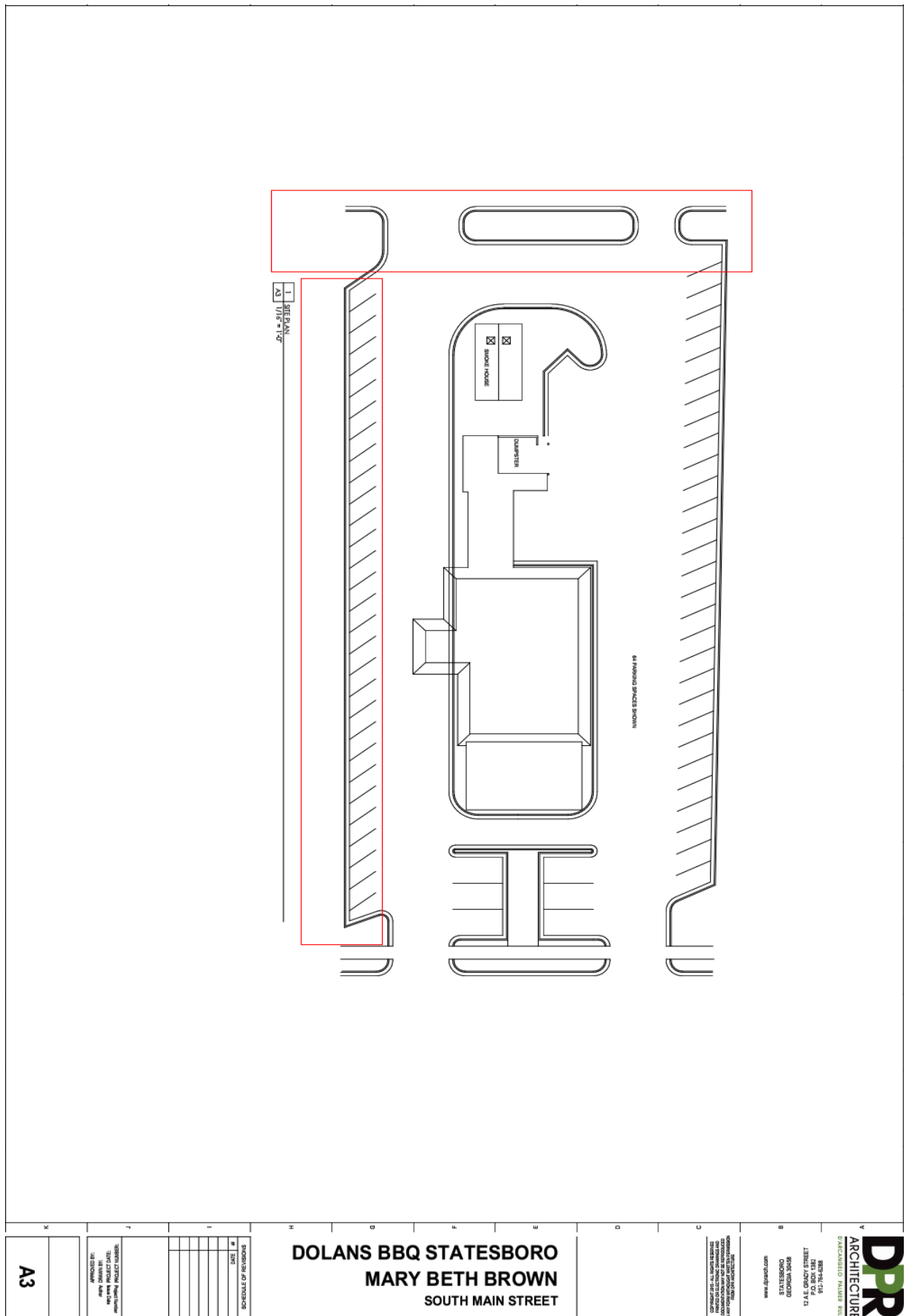
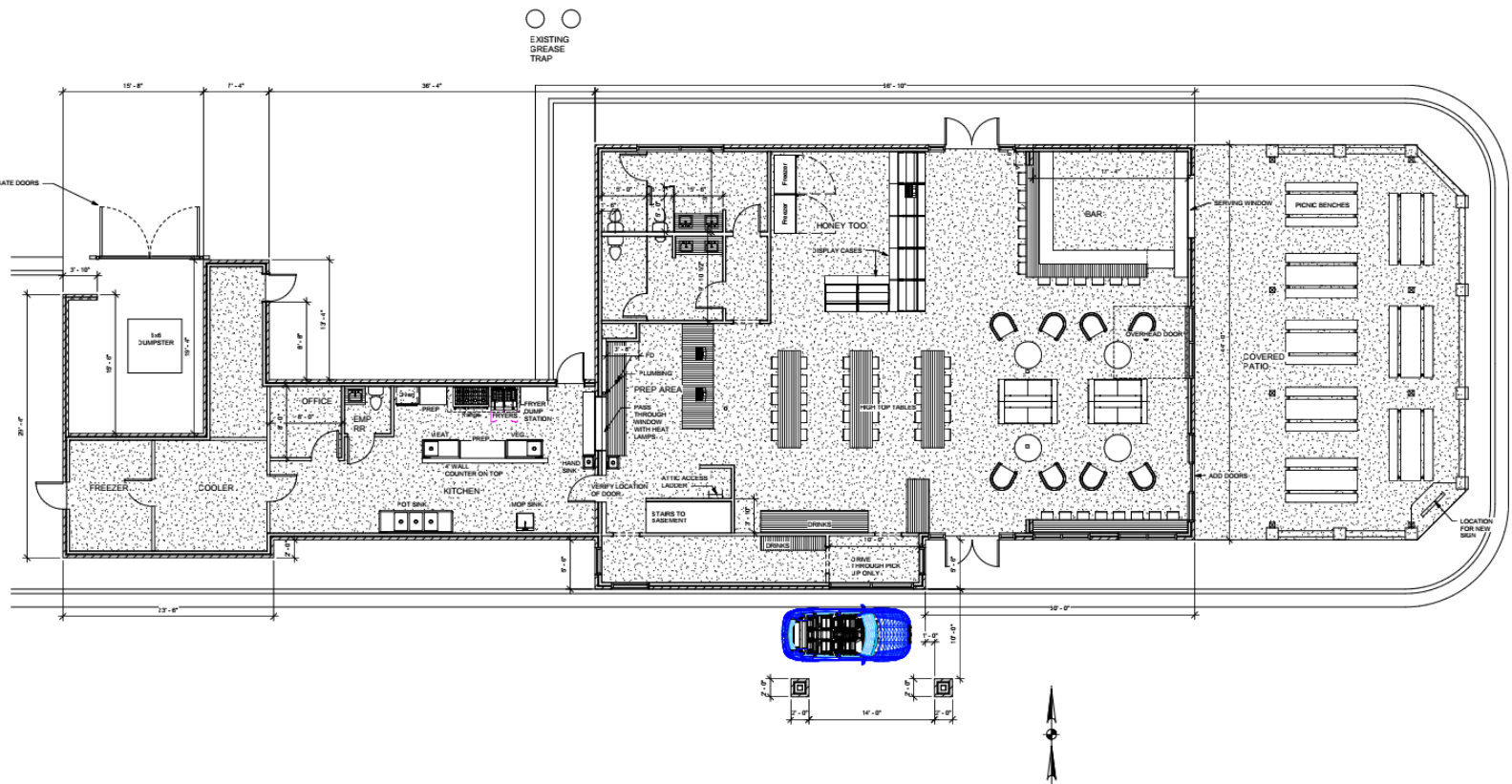


EXHIBIT E: Proposed Architectural Rendering and Floor Plan
PERSPECTIVE VIEW



1 3D View 3
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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 20-02-13 ZONING VARIANCE REQUEST 672 SOUTH COLLEGE STREET – HIDDEN HOLLOW	
LOCATION:	672 South College Street
REQUEST:	Variance from Article XXX, Section 3010(A) regarding the requirement of sidewalks and pedestrian areas along the public right-of-way for each property within the Downtown Design Standards District.
APPLICANT:	JR Hendley Foundation, Inc.
OWNER(S):	JR Hendley Foundation, Inc.
ACRES:	2.44 acres
PARCEL TAX MAP #:	MS51 000024 000
COUNCIL DISTRICT:	District 2 (Chavers)

Case # V 20-02-13
 672 South College St
 Parcel: MS51000024 000

City of Statesboro
 Department of Planning
 and Development

PROPOSAL & BACKGROUND:

The applicant is in the process of developing a small apartment community (“Hidden Hollow”) and requests a variance from Article XXX Section 3010(A) regarding the requirement to provide sidewalks and pedestrian areas along the public right-of-way for each property undergoing new development and/or the significant modification of an existing development within the Downtown District. The developer plans to construct three residential buildings, which will consist of two duplexes, one triplex, and associated site improvements. This project will be regulated by the Downtown Design Standards District (*Article XXX, Statesboro Zoning Ordinance*) and zoned R-4 (High Density Residential), under which the proposed use is allowed.

Specifically of note in **Exhibit D** (Proposed Site Plan):

- A. No sidewalk located along South College Street.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	EXPT (Exempt) and R-4 (High Density Residential)	Apartments/Townhomes, Vacant Land, and Recreational (W. Jones Lane Memorial Park)
SOUTH:	R-4 (High Density Residential)	Single-Family Residential
EAST:	CR (Commercial Retail) and R-4 (High Density Residential)	Restaurant and Single-Family Residential
WEST:	CR (Commercial Retail) and R-4 (High Density Residential)	Single Family Residential and a Georgia Power Utility Substation

The subject property is located within the R-4 (High Density Residential) zoning district. Surrounding properties include a variety of uses such as restaurant, recreational, single-family residential and high density residential. In addition, the subject property is located nearby two other smaller apartment communities – Tillman Park Townhomes and Southern Pointe Apartments (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** (Proposed Architectural Renderings), **Exhibit F** (Plat of the Subject Property)

COMPREHENSIVE PLAN:

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

<u>"Established Residential"</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>The traditional neighborhoods in the <i>Established Residential</i> area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.</p> <p>Some neighborhoods within this area are facing decline issues with blight. These neighborhoods may require extra attention to return them to viable neighborhoods.</p>	<ul style="list-style-type: none"> • Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single-family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood. • Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points. • Enlisting significant site features (view corridors, water feature, farmland, wetlands, parks, trails, etc.) as amenity that shapes identity and character of development. <p align="right"><small><i>Statesboro Comprehensive Master Plan, Community Agenda page 94-95.</i></small></p>

In addition, the *Statesboro 2019 – 2029 Comprehensive Plan* contains the following “*Community Goals*” and supporting policies in regards to housing:

- “Provide safe, clean and affordable housing choices to Statesboro residents of varying income levels.”
- And, “Remove deteriorated structures throughout the City.”
- Supporting Policies:
 - “Focus redevelopment activity in the central portion of Statesboro to promote a more defined town center.
 - Develop multi-family housing options for residents who may not be able to purchase single-family homes.
 - Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.”

Statesboro Comprehensive Master Plan, Community Agenda page 19.

ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on community facilities and services as a result of this request.

ENVIRONMENTAL:

The subject site contains wetlands and is located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

VARIANCE ANALYSIS:

I. Variance from Article XXX Section 3010 (A): Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property.

The applicant is requesting a variance from Article XXX Section 3010 (A): Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property, due to the physical characteristics of the site in the areas located along South College Street (see **Exhibit C**—Photos of Subject Site).

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.”

Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
- 2. The special conditions and circumstances do not result from the actions of the applicant;**

The applicant did not take action to result in the subject property’s current zoning classification.

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

If the *Statesboro Zoning Ordinance* were enforced, the developer would have significantly more site development challenges due to the sidewalk and pedestrian areas placement requirement for new developments per Article XXX.

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

The proposal 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 variance on property values.

RECOMMENDATION:

Staff recommends approval of the zoning variance requested by **V 20-02-13** with the following condition(s):

1. Approval of this zoning variance does not grant site and/or building permit approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
2. Development shall adhere to the design standards for the Downtown District, specifically the regulations of Article XXX of the Statesboro Zoning Ordinance.
3. Prior to the issuance of a certificate of occupancy for this residential development, the developer shall be required to provide a sidewalk and pedestrian areas along the South College Street right-of-way unless **V 20-02-13** is approved by City Council.
4. The proposed development site, consisting of approximately 2.44 acres, shall not exceed 7 units in density.

EXHIBIT A: LOCATION MAP

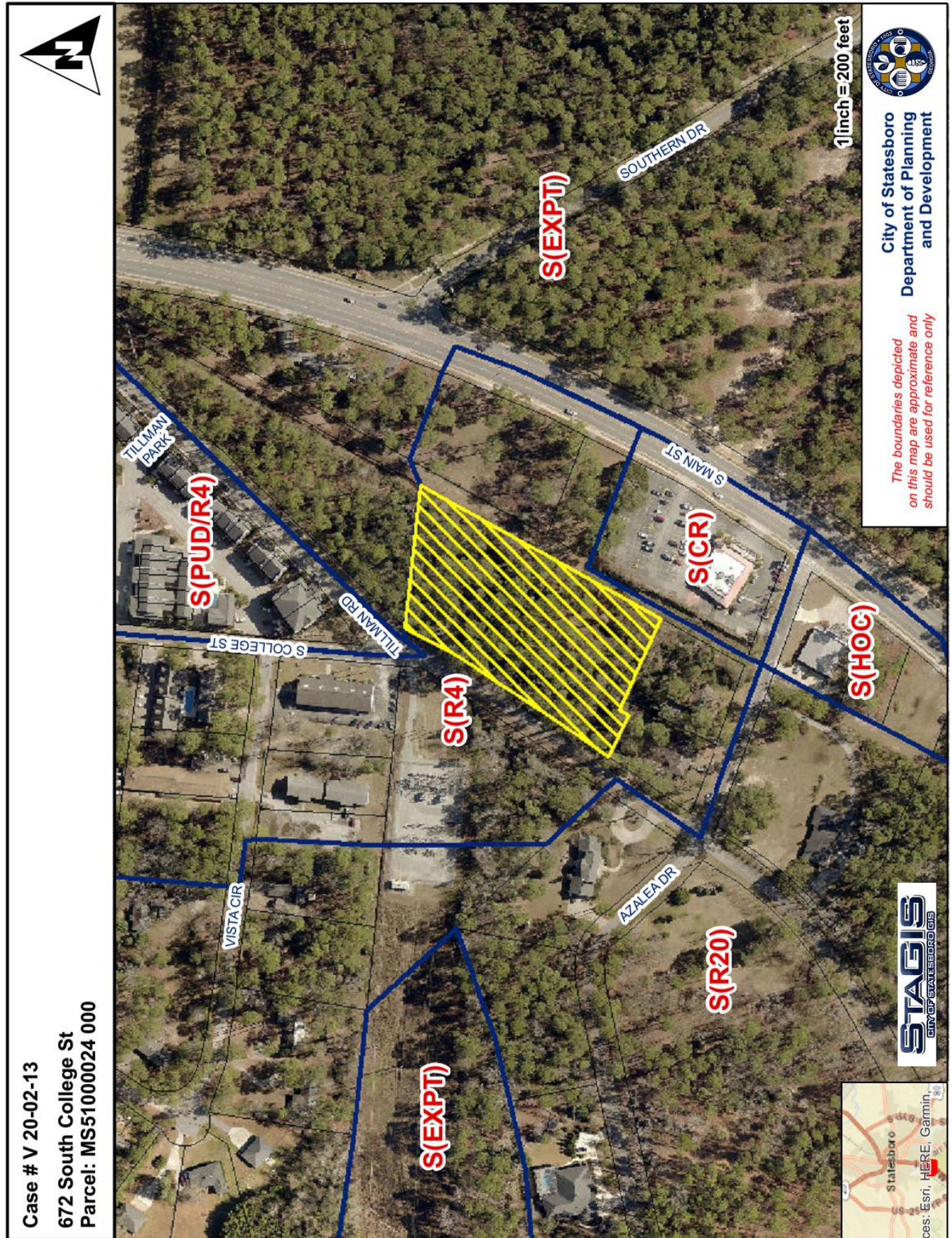


EXHIBIT B: FUTURE DEVELOPMENT MAP

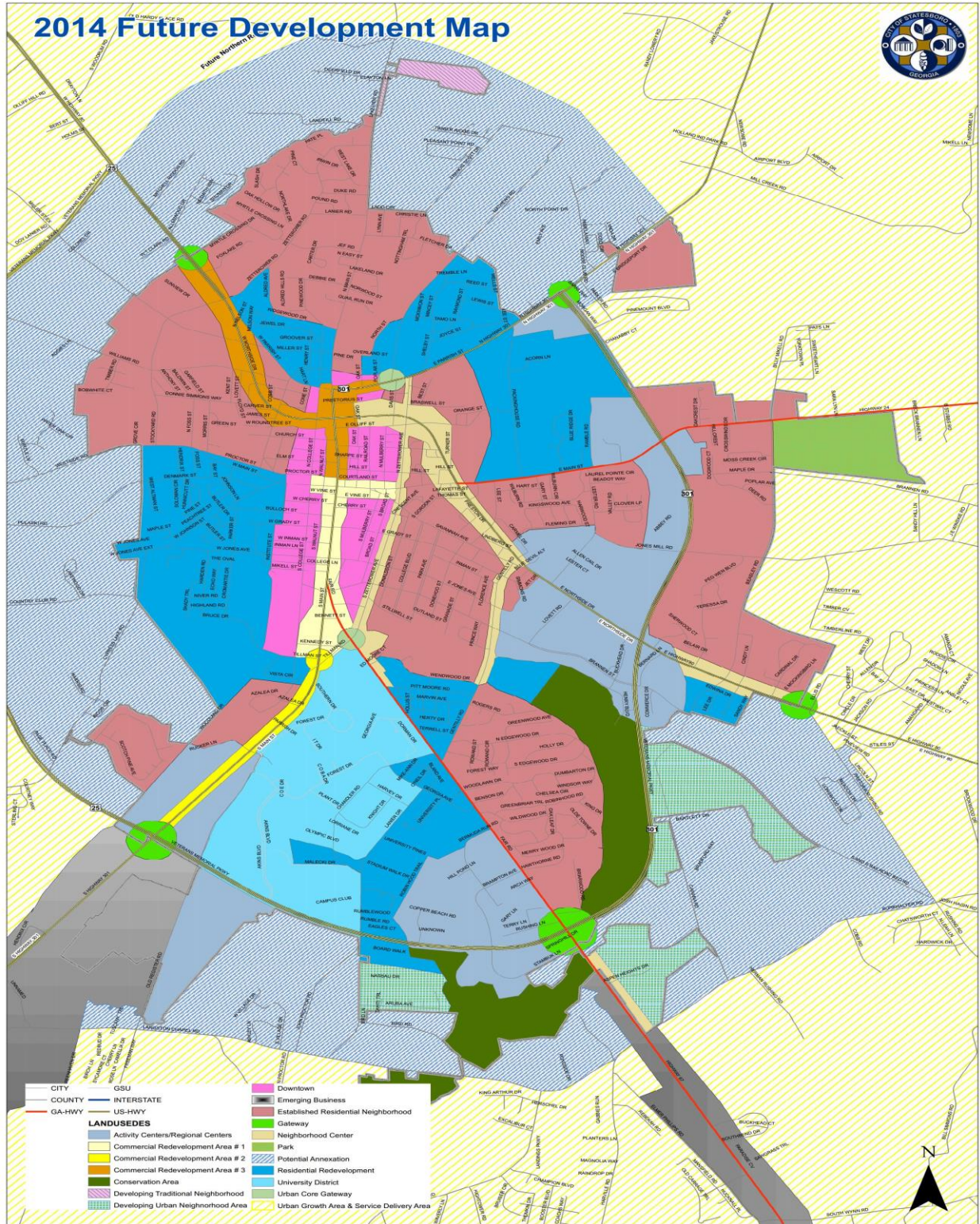


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Looking east from South College Street, a view of the subject site, currently an active construction site for the new Hidden Hollow apartment community.



Picture 2: View of subject site's western boundary looking along South College Street and the proposed area of the zoning variance requested by **V 20-02-13**.



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

Picture 3: Looking north from the subject site, currently Tillman Park Townhome and Southern Pointe Apartment communities.



Picture 4: Looking south from the subject site, currently single-family residential uses.



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

Picture 5: Looking east from the subject site, currently a restaurant – Baja Burro and vacant land.

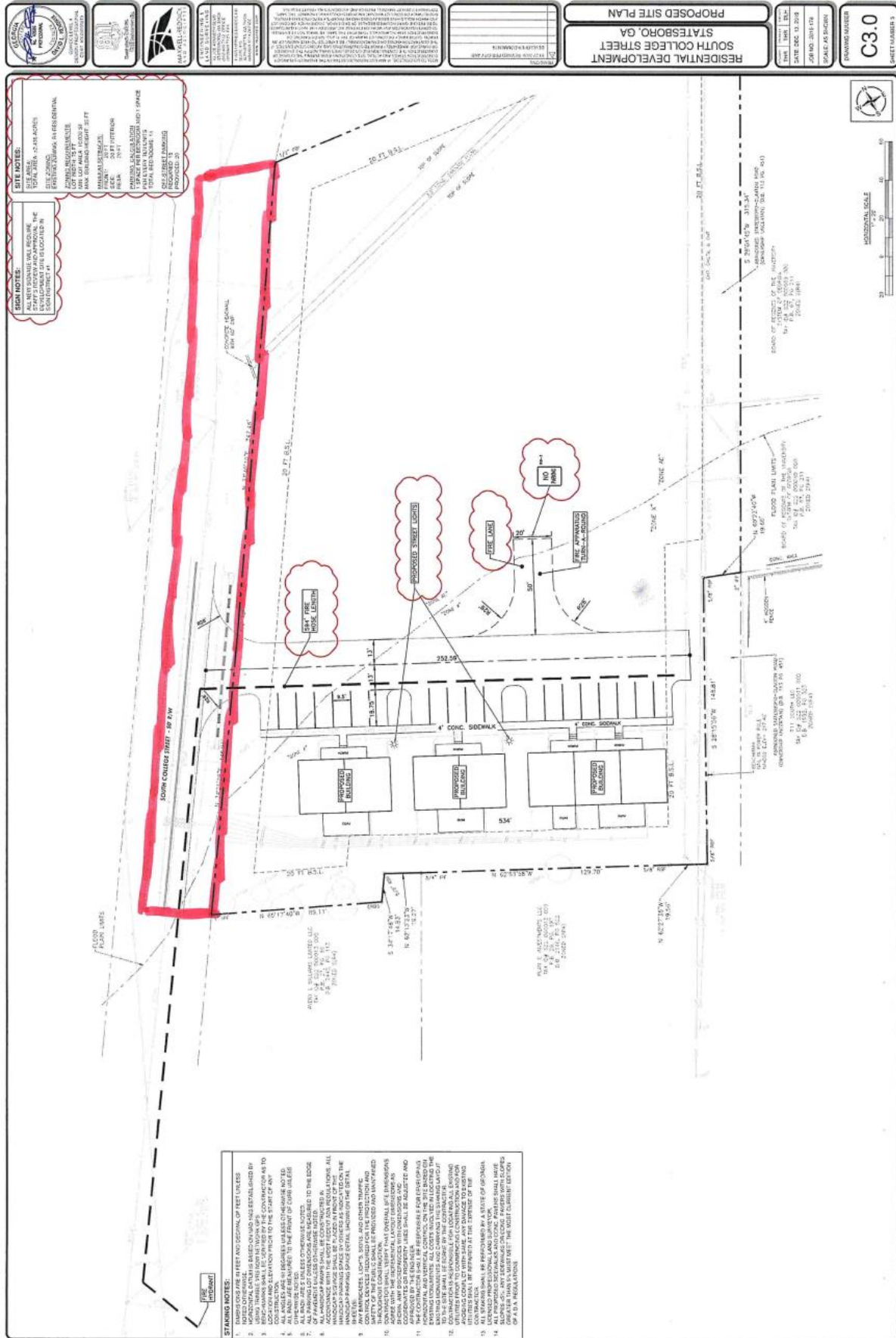


Picture 6: Looking west from the subject site, currently a Georgia Power Utility Station.



Picture 7: View of subject site's western boundary looking along South College Street and another view of the proposed area of the zoning variance requested by **V 20-02-13**.

EXHIBIT D: Proposed Site Plan (Area requested for variance, V 20-02-13, outlined in RED)



SIGN NOTES:
 ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT SITE PLAN AND THE DEVELOPMENT SITE PLAN SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT SITE PLAN.

SITE NOTES:
 1. THE AREA OUTLINED IN RED IS THE AREA REQUESTED FOR VARIANCE.
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- STAKING NOTES:**
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PROPOSED SITE PLAN
SOUTH COLLEGE STREET
STATESBORO, GA

DATE: 02/13/20
 DRAWN: J. L. BROWN
 CHECKED: J. L. BROWN
 SCALE: AS SHOWN

C3.0
 SHEET NUMBER 3

EXHIBIT E: Proposed Architectural Rendering and Floor Plan

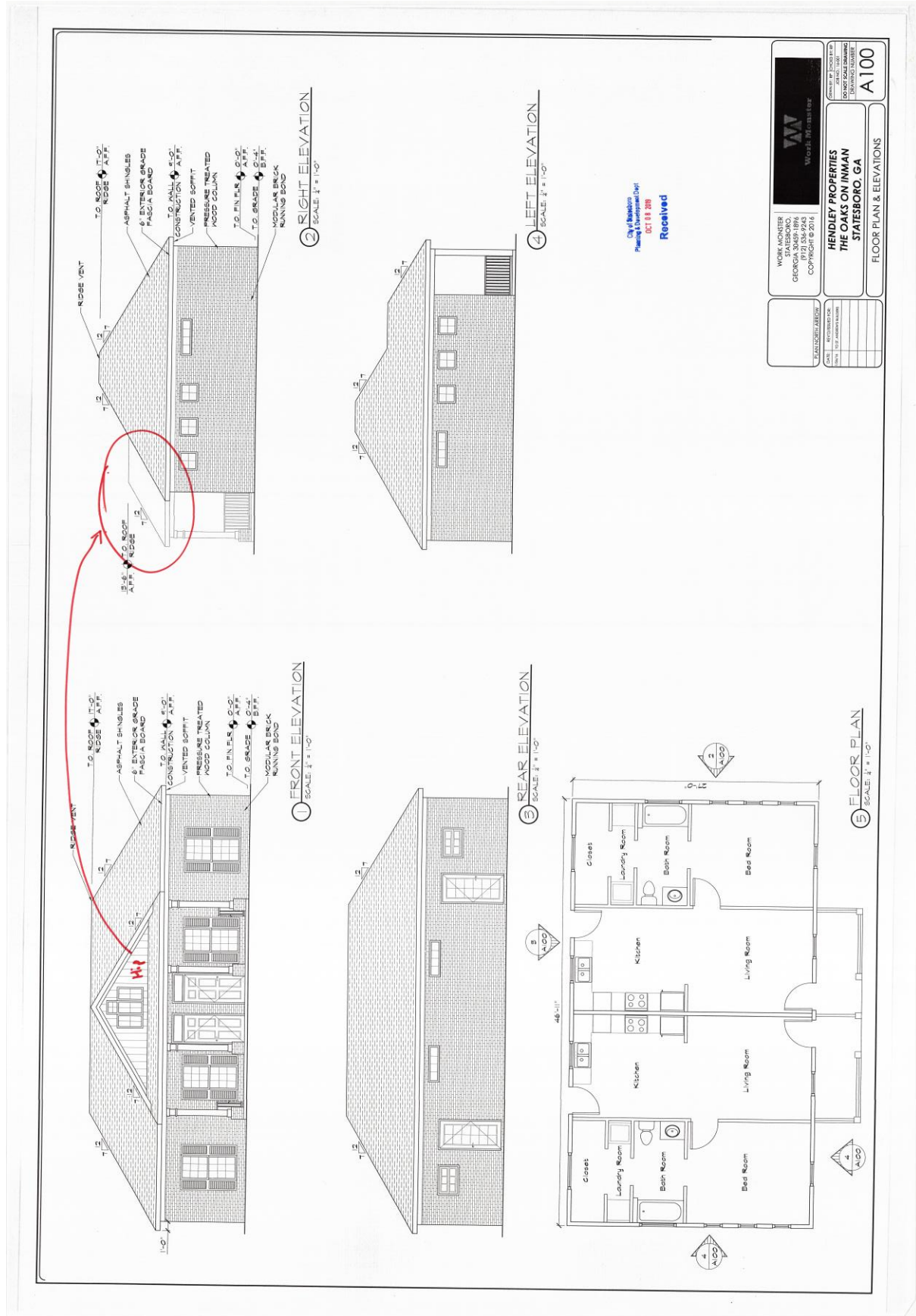


EXHIBIT F: Plat of the Subject Property (Dated October 10, 2019)

