



*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 1, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Approval of Minutes**

1. February 1, 2022 Meeting Minutes.

**IV. New Business**

1. **APPLICATION SE 22-02-01:** Roberta Benique requests a Special Exception from Article XXVII, Section 2704 of the *Statesboro Zoning Ordinance* to allow for the placement of a Daycare Center at 1015 East Inman Street (Tax Parcel # S52 000096 000).
2. **APPLICATION V 22-02-03:** HRK Properties requests a Variance from Article VII, Section 1213 of the *Statesboro Zoning Ordinance* to reduce the setback requirement and construct a building addition at 450 Mathews Road (Tax Parcel #MS59000035 001).
3. **APPLICATION RZ 22-02-04:** CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and build an additional 5 residential duplexes (10 units) on a property located at Grove Circle/Stockyard Road (Tax Parcel # MS30000025001).
4. **APPLICATION V 22-02-05:** Action Signs requests a variance from Article XV, Section 1509 (Table 5), of the *Statesboro Zoning Ordinance* in order to construct a wall sign exceeding the allowed square footage at 1550 Chandler Road (Tax Parcel # MS61000050A000)

**V. Announcements**

**VI. Adjourn**



*City of Statesboro*  
*Department of Planning and Development Memorandum*

---

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**February 1, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Benjamin McKay, Michele Hickson, Sean Fox, James Byrd Sr., and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Senior Planner), and Elizabeth Burns (Planner); **Absent:** Russell Rosengart, Michelle Babot

**I. Call to Order**

Commissioner Byrd called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Byrd led in the invocation & pledge.

**III. Approval of Minutes**

1.) January 4, 2022 Meeting Minutes.

Commissioner Cartee made a motion to approve the January 4, 2021 meeting minutes, seconded by Commissioner McKay. The motion carried 4-0.

**IV. New Business**

1.) **APPLICATION V 22-01-01:** Mary Beth Brown requests a Variance from Article XV, Section 1508 of the *Statesboro Zoning Ordinance* in order to place a roof sign of the building located at 239 South Main Street (Tax Parcel #S19 000019 001).

2.) **APPLICATION V 22-01-02:** Mary Beth Brown requests a Variance from Article XV, Section 1509 (Table 5) of the *Statesboro Zoning Ordinance* in order to place a sign exceeded the allowed square footage for a building sign at 239 South Main Street (Tax Parcel # S19 000019 001).

Kathleen Field introduced cases V 22-01-01 and V 22-01-02, Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Josh Whitfield and Mary Beth Brown spoke in favor of the application.

Commissioner McKay made a motion to close the public hearing with a second from Commissioner Cartee. The motion passed 4-0. Commissioner Fox made a motion to approve 22-01-01 and 22-01-02 with staff recommendations. Commissioner Hickson seconded and the motion passed 4-0.

3.) **APPLICATION V 22-01-03:** Rael Development Corporation requests a variance from Article XIV, Section 1402 of the Statesboro Zoning Ordinance in order to apply for a PUD (Planned Unit Development) at 1 University Place (Tax Parcels # MS61000056000, MS61000058 000, MS61000052B000, MS61000052A000, MS61000055A000, MS61000052 000).

4.) **APPLICATION RZ 22-01-04:** Rael Development Corporation requests a Zoning Map Amendment in order to establish a PUD (Planned Unit Development) at 1 University Place (Tax Parcels # MS61000056000, MS61000058 000, MS61000052B000, MS61000052A000, MS61000055A000, MS61000052 000).

Kathleen Field introduced cases V 22-01-03 and RZ 22-01-04. Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Billy Avila was introduced as the representative. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion passed 4-0. Commissioner Cartee made a motion to approve 22-01-03 and 22-01-04 with staff recommendations. Commissioner Hickson seconded and the motion passed 4-0.

## **V. Announcements**

Kathleen Field announced that zoning ordinance revisions are underway. She stated that the commissioners would be getting an email to set up an interview with TSW. The Downtown Master Plan went before City Council and they have opted to make a few changes before it is adopted.

## **VI. Adjourn**

Commissioner Fox made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 4-0.

---

**Chair – James Byrd Sr.**

---

**Secretary – Kathleen Field**  
**Director of Planning & Development**




City of Statesboro-Department of Planning and Development

## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**SE 22-02-01  
SPECIAL EXCEPTION REQUEST  
1015 East Inman Street**

<b>LOCATION:</b>	1015 East Inman Street	
<b>EXISTING ZONING:</b>	O/R15 (Office/Single Family Residential)	
<b>ACRES:</b>	0.4 acres	
<b>PARCEL TAX MAP #:</b>	S52 000096 000	
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)	
<b>EXISTING USE:</b>	Event Hall	
<b>PROPOSED USE:</b>	Daycare	

**PETITIONER** Roberta D. Benique  
**ADDRESS** 109 Christie Lane, Statesboro GA 30458

**REPRESENTATIVE** Same as above  
**ADDRESS**

### PROPOSAL

The applicant requests a special exception from Article XXVII, Section 2704, of the *Statesboro Zoning Ordinance* to allow for a daycare center in the existing building located at 1015 East Inman Street in the O/R15 (Office/Single Family Residential) zoning district.

### PLANNING COMMISSION RECOMMENDATION

**SE 22-02-01 CONDITIONAL APPROVAL**

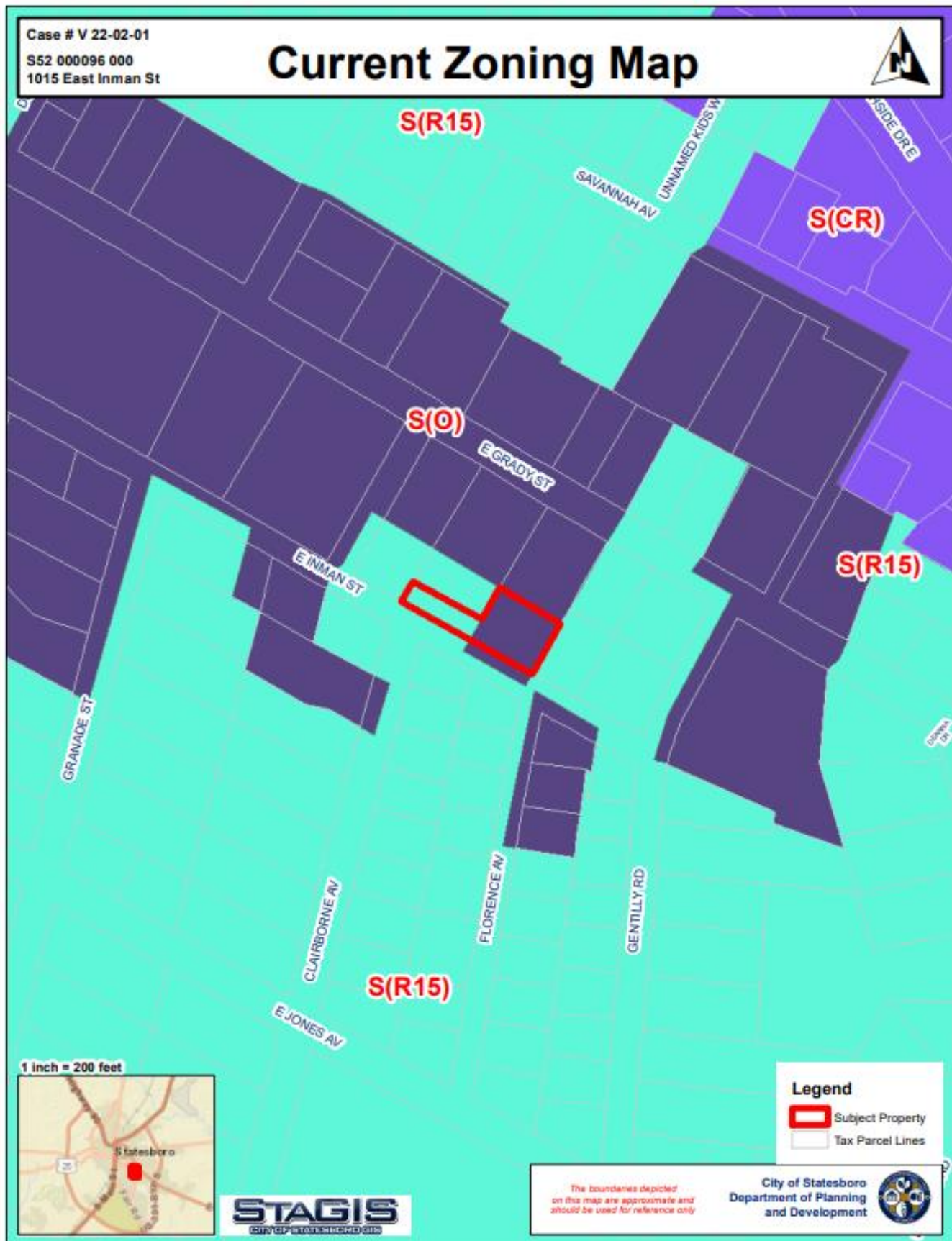


Case # V 22-02-01  
S52 000096 000  
1015 East Inman St

# Location Map



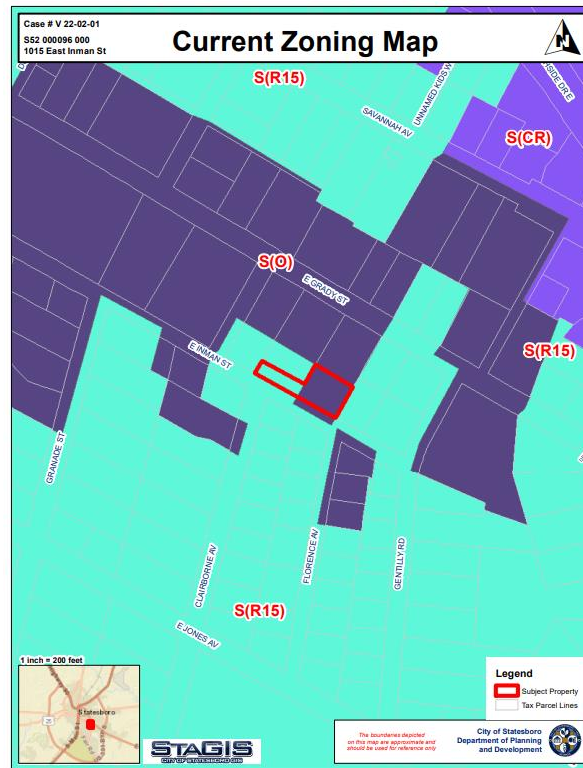




Case # V 22-02-01  
S52 000096 000  
1015 East Inman St

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> O (Office)	Insurance Office
Northeast	<b>Location Area #2:</b> R15 ( Single Family Residential)	Single Family Dwelling
East	<b>Location Area #3:</b> R15 (Single Family Residential)	Single Family Dwelling
Northwest	<b>Location Area #4:</b> O/R15 (Office/Single Family Residential)	Senior Citizens Center
Southeast	<b>Location Area #5:</b> O (Office)	Medical Office
South	<b>Location Area #6:</b> R15 (Single Family Residential)	Single Family Dwelling
Southwest	<b>Location Area #7:</b> R15 (Single Family Residential)	Single Family Dwelling
West	<b>Location Area #8:</b> O/R15 (Office/Single Family Residential)	Medical Office



## **SUBJECT SITE**

The subject site is a 0.4 acre lot containing one building. The applicant is seeking to open a daycare center that is generally not allowed in the Office or Residential zoning district as per Article XXVII; Section 2704 of the Statesboro Zoning Ordinance, which designates that a daycare center may only operate in areas zoned CR (Commercial Retail), HOC (Highway Oriented Commercial) or CBD (Central Business District). The building is exclusively located in the Office District while the parking lot is a shared lot with the adjacent County Senior Center.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Established Residential Neighborhood Area” character area, which feature traditional residential neighborhoods and connected street grids linked with downtown. These areas are also meant to include small scale retail or neighborhood services.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning 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 the Mayor and City Council “in determining the 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.**

- The business would be located inside the pre-existing structure. It is likely that some changes would be required on the site, but these changes would require pre-approval by the City.

**(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- The property is located off of East Inman and has a substantial parking lot immediately adjacent to it.

**(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 parking lot is adequate for the proposed drop off.

**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- Adequate public utilities are currently on the site.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- The property has been vacant until ownership by the applicant. The proposed use would not likely decrease the surrounding values.

**(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.**

- The applicant intends to utilize the existing building at this time, and therefore has not submitted an updated site plan.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [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.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by Staff.

**In analyzing all requests, care should be taken 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 use is consistent with the subject site's character area "Established Residential Neighborhood Area" as stated in the *2019 – 2029 Comprehensive Master Plan*.

### Subject Property



### Western Property





## Southern Property



## Southern Property



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval SE 22-02-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to develop on this property. All construction must be properly reviewed and approved by the City.
- (2) No Occupational Tax Certificate will be issued for the property until all preliminary requirements have been met by the Georgia Department of Early Care and Learning.





## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**V 22-02-03**  
**ZONING VARIANCE REQUEST**  
**450 Mathews Road**

<b>LOCATION:</b>	450 Mathews Road
<b>EXISTING ZONING:</b>	LI (Light Industrial)
<b>ACRES:</b>	3.68 acres
<b>PARCEL TAX MAP #:</b>	MS59000035 001
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Office
<b>PROPOSED USE:</b>	Office



**PETITIONER** HRK Properties  
**ADDRESS** P.O. Box 2116, Statesboro GA 30459

**REPRESENTATIVE** Brian Kent  
**ADDRESS** P.O. Box 2116, Statesboro GA, 30459

### PROPOSAL

The applicant requests a variance from the setback requirements of Article XII, Section 1213, of the *Statesboro Zoning Ordinance* to allow for the construction of an addition on the existing building located at 450 Mathews Road in the LI (Light Industrial) zoning district.

### PLANNING COMMISSION RECOMMENDATION

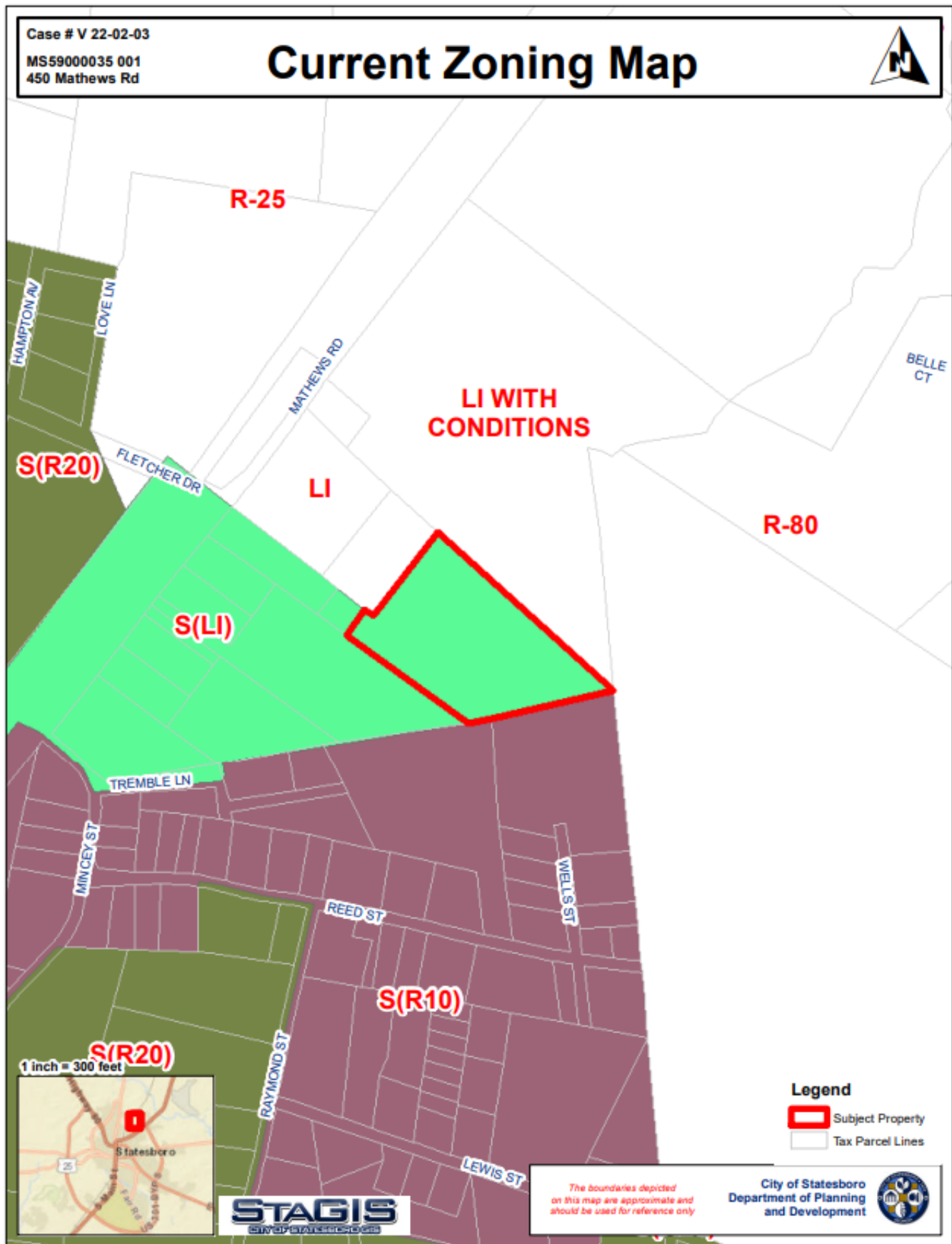
**V 22-02-03 CONDITIONAL APPROVAL**



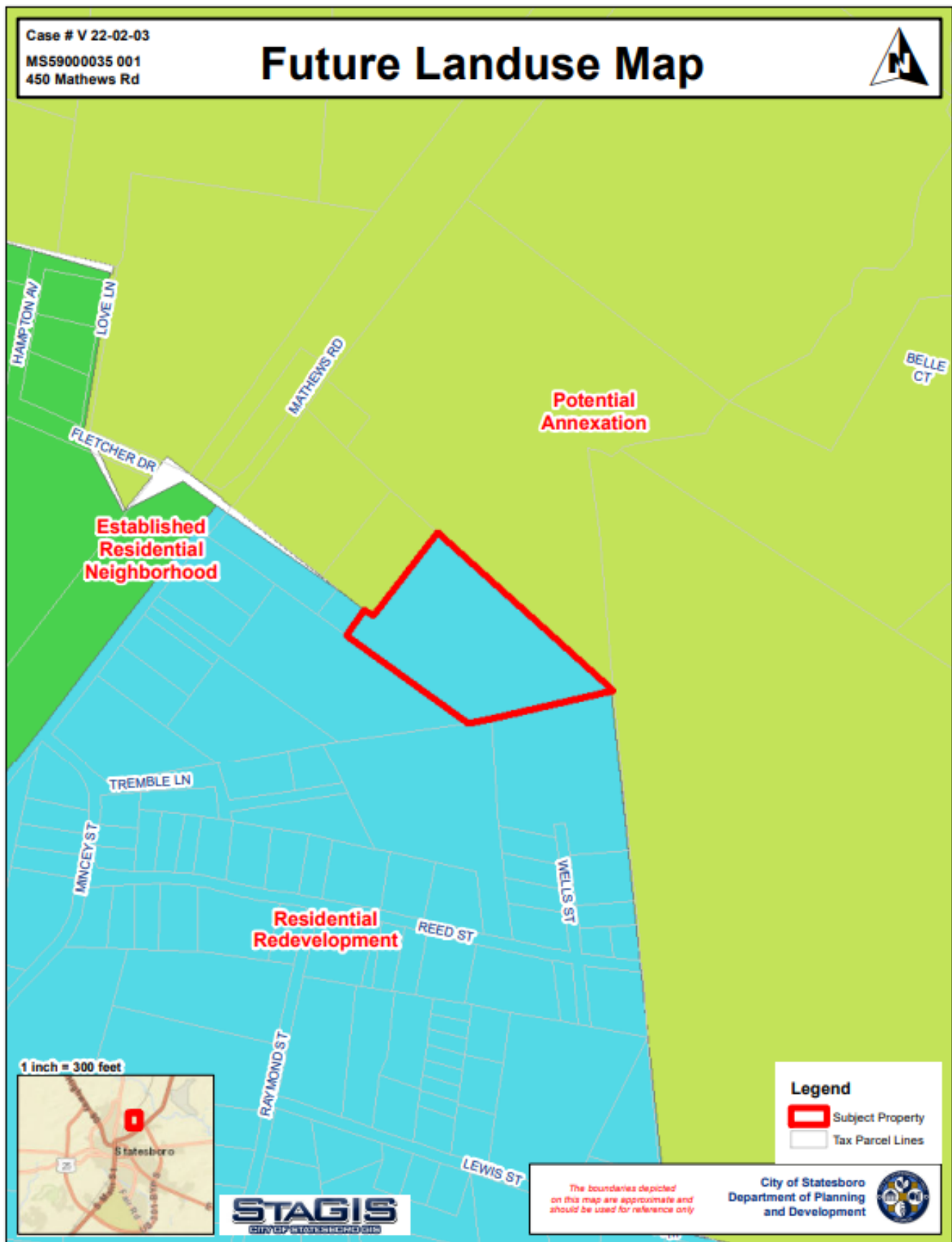
Case # V 22-02-03  
MS59000035 001  
450 Mathews Rd

# Location Map

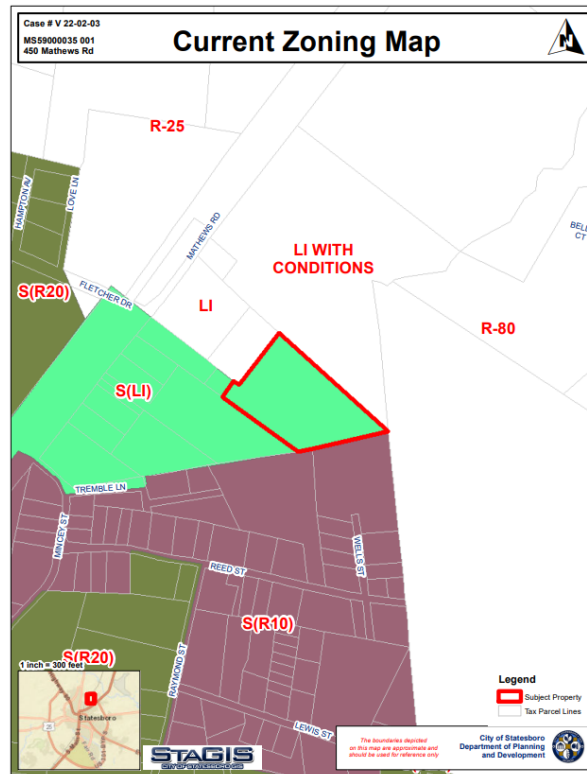












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> LI (Light Industrial With Conditions) (County Zoning)	Warehouse
Northeast	<b>Location Area #2:</b> R80 (Single Family Residential) (County Zoning)	County Buildings
East	<b>Location Area #3:</b> R10 (Single Family Residential)	Undeveloped Lot
Northwest	<b>Location Area #4:</b> LI (Light Industrial) (County Zoning)	Warehouse
Southeast	<b>Location Area #5:</b> R10 (Single Family Residential)	Undeveloped Lot
South	<b>Location Area #6:</b> LI (Light Industrial)	Undeveloped Lot
Southwest	<b>Location Area #7:</b> LI (Light Industrial)	Warehouse/Office
West	<b>Location Area #8:</b> LI (Light Industrial) (County Zoning)	Warehouse

## **SUBJECT SITE**

The subject site is a 3.68 acre lot containing one building. The applicant is seeking to construct an addition to the existing office building that would encroach on the setback requirements as per Article XII; Section 1213 of the Statesboro Zoning Ordinance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Residential Redevelopment Area” character area, which 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.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands but is not located in a special flood hazard area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety.

## **ZONING VARIANCE STANDARDS OF REVIEW**

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;**
  - The majority of the lot is empty, although the Northern and Eastern quadrants of the property are listed as wetlands. There is also a significant grade drop into the area considered wetlands, which would negatively impact further development under high level rain events.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The limited buildable space on the lot prevents any significant additions to the property without causing an encroachment.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
  - Adherence to the ordinance in this circumstance would cause considerable difficulty in developing the property, and would cause the eventual removal of wetlands.

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

- There would be no substantial detriment to the public.

**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 use is inconsistent with the subject site's character area "Residential Redevelopment Area" as stated in the *2019 – 2029 Comprehensive Master Plan*, although this area of the City has historically developed in a light industrial manner, and has no immediate residential housing stock.



### Subject Property



### Western Property



## Southern Property



## Southern Property



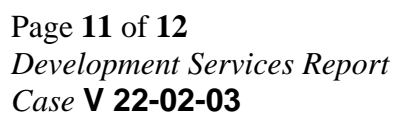


Exhibit One





1. THE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM PLATS RECORDED IN BUTLICK COUNTY, CLERK OF SUPERIOR COURT, IN PLAT BOOK 52, PAGE 154, PLAT BOOK 55, PAGE 165, AND PLAT BOOK 55, PAGE 3.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE AS SHOWN ON THE 1997 FLOOD INSURANCE RATE MAP.
3. THE EXISTING IMPROVEMENTS SHOWN ON THE PLAT LOCATED AND REFERENCED TO THE BOUNDARY PLATS OF RECORD.
4. TOTAL ACRES IN TRACT = 3.70 ACRES.



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval V 22-02-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to begin construction. All building must be reviewed and approved by the City.



City of Statesboro-Department of Planning and Development

## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**RZ 22-02-04**  
**ZONING MAP AMENDMENT REQUEST**  
**Grove Circle**

<b>LOCATION:</b>	Grove Circle
<b>EXISTING ZONING:</b>	PUD/R15 (Planned Unit Development/Single Family Residential)
<b>ACRES:</b>	13.79 acres
<b>PARCEL TAX MAP #:</b>	MS30000025001
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Residential Neighborhood
<b>PROPOSED USE:</b>	Residential Neighborhood



**PETITIONER** CFN Rentals  
**ADDRESS** 1201 Brampton Avenue, Statesboro, GA 30458

**REPRESENTATIVE** Joey Maxwell  
**ADDRESS** 40 Joe Kennedy Boulevard, Statesboro, GA 30458

### PROPOSAL

The applicant is requesting a Zoning Map Amendment to modify the current PUD (Planned Unit Development) zoning district, in order to develop 5 residential duplexes on a site totaling 13.79 acres.

### PLANNING COMMISSION RECOMMENDATION

**RZ 22-02-04 - CONDITIONAL APPROVAL**



Case # V 22-02-04  
MS30000025 001  
Grove Circle

# Location Map











### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> LI (Light Industrial)/ R20 (Single Family Residential)	Undeveloped Land
Northeast	<b>Location Area #2:</b> R15 (Single Family Residential)	Food Bank
Northwest	<b>Location Area #3:</b> R20 (Single Family Residential)	Single Family Residence
East	<b>Location Area #4:</b> R10 (Single Family Residential)	School
West	<b>Location Area #5:</b> R20 (Single Family Residential)	Event Space
Southwest	<b>Location Area #6:</b> R40 (Single Family Residential) (County Zoning)	Agricultural Land
Southeast	<b>Location Area #7:</b> R10 (Single Family Residential)	Agricultural Land
South	<b>Location Area #8:</b> R10 (Single Family Residential)	Agricultural Land

## **SUBJECT SITE**

The subject site is a residential neighborhood on a 13.79 acre site, on Stockyard Road. The property has historically been a residential neighborhood. The location is currently mostly built out, and is adjacent to Julia P. Bryant Elementary School. The original PUD for this area only included single-family homes in what is now Grove Circle. The considered site area is for the development in the northernmost part of the parcel.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Established Residential Neighborhood” area, which is considered to be the traditional residential neighborhoods in the established area and feature connected street grids linked with downtown.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a flood zone.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by City water and Sewer.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

### **1. Existing uses and zoning or [of] property nearby.**

- The surrounding lots consists of single-family homes, a vacant school, an active school, and a nursing facility.

### **2. The extent to which property values are diminished by the particular zoning restrictions.**

- Although an appraisal has not been conducted on the property, it is Staff's opinion that the proposal will likely increase the overall value of property in the area.

### **3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**

- The property is currently wooded with an easement that allows water/sewer service to the remainder of the PUD.

### **4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The development would serve the public and the university by increasing the stock of housing within the City limits.

### **5. The suitability of the subject property for the zoned purposes.**

- The project is near a single-family neighborhood which is adjacent to the old Julia P Bryant School. The only immediate single-family area is the remainder of the PUD, which is separated by a fence line.



**6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**

- The entirety of the property has been mostly built out and not vacant. This small strip being affected by the amendment has not been built at this time.

**7. The extent the proposed change would impact the following:**

- Population density in the area.
  - The population density would increase as a result of a new residential development in the area.
- Community facilities.
  - There will be a small impact in the use of City Sewer and Water.
- Living conditions in the area.
  - Additional development could benefit the area by increasing the housing stock.
- Traffic patterns and congestion.
  - The applicant has implemented measures to ensure that the site has sufficient access to Stockyard Road, without having to exclusively back into the street. It is unlikely to cause significant issue with traffic flow on this street.
- Environmental aspects.
  - There are no wetlands on the property. Care should be taken to ensure some trees remain on the lot in the final development of the property.
- Existing and future land use patterns.
  - Generally the area is surrounded by a mix of schools and residential developments.
- Property values in the adjacent areas.
  - Additional development would drive the cost of surrounding property higher.

**8. Consistency with other governmental land use, transportation, and development plans for the community.**

- The proposed residential use of the property is inconsistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Established Residential Neighborhood,” but the constraints on the land prevent more traditional development for single-family housing.

### Subject Property



### Northern Property



**Eastern Property**

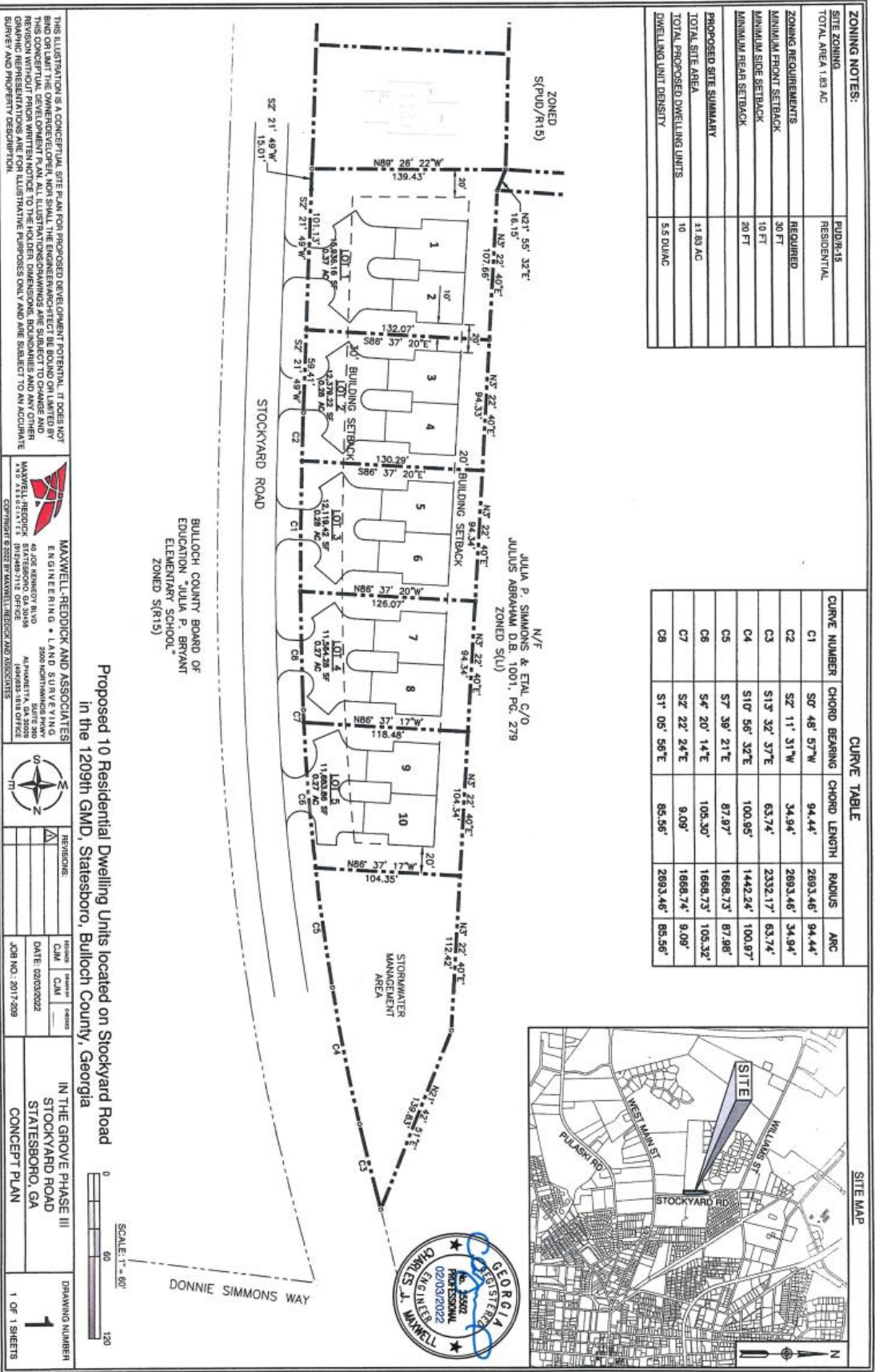


**Southeastern Property**





Exhibit One





### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 22-02-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. Although tree canopy requirements have been met by the already developed Grove Circle, the applicant must plant appropriately sized trees where available under the guidance of the Streets & Parks Superintendent.



City of Statesboro-Department of Planning and Development

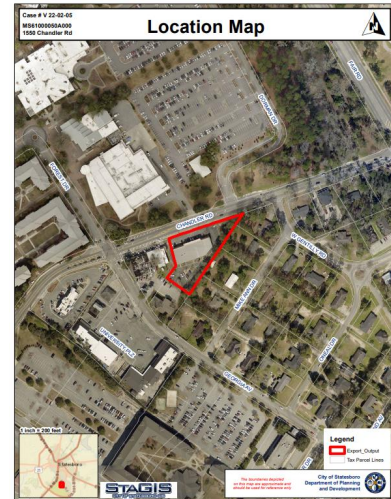
## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**V 22-02-05**  
**ZONING VARIANCE REQUEST**  
**1550 Chandler Road**

<b>LOCATION:</b>	1550 Chandler Road
<b>EXISTING ZONING:</b>	CR (Commercial Retail)
<b>ACRES:</b>	1.14 acres
<b>PARCEL TAX MAP #:</b>	MS61000050A000
<b>COUNCIL DISTRICT:</b>	District 4 (Riggs)
<b>EXISTING USE:</b>	Retail
<b>PROPOSED USE:</b>	Retail



**PETITIONER** Action Signs  
**ADDRESS** 206 Stockyard Road, Statesboro GA 30458

**REPRESENTATIVE** Adam Davis (Action Signs)  
**ADDRESS** 206 Stockyard Road, Statesboro GA, 30458

### PROPOSAL

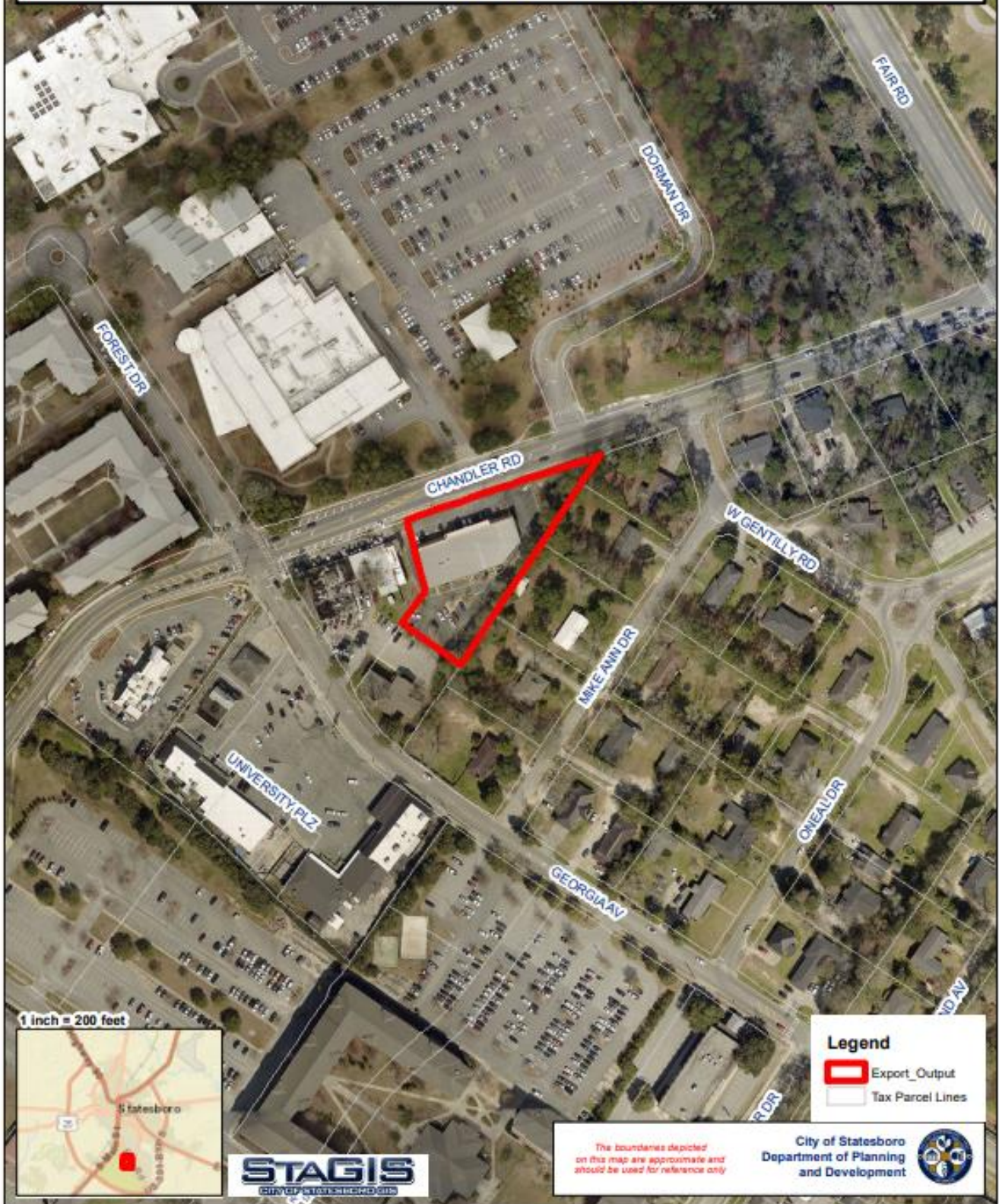
The applicant requests a variance from Article XV, Section 1509 (Table 5), of the *Statesboro Zoning Ordinance* to allow for the construction of a wall sign of 115.05 square feet, which exceeds the allowed 60 square feet of signage on the exterior of the existing multi-tenant building located at 1550 Chandler Road in the CR (Commercial Retail) zoning district.

### PLANNING COMMISSION RECOMMENDATION

**V 22-02-05 DENIAL**

Case # V 22-02-05  
MS61000050A000  
1550 Chandler Rd

# Location Map







Case # V 22-02-05  
MS61000050A000  
1550 Chandler Rd

# Future Landuse Map







## **SUBJECT SITE**

The subject site is a 1.14 acre lot containing one multi-tenant building. The applicant is seeking to add a wall sign on the exterior section of this building that exceeds the maximum allowed wall square footage of 60 square feet as per Article XV; Section 1509, Table 5 of the Statesboro Zoning Ordinance. The proposed sign is 115.05 square feet, which is approximately 95% more than allowable. The currently existing sign is a non-conforming sign with no listed permitting on file.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Residential Redevelopment Area” character area, which 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.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety.

## **ZONING VARIANCE STANDARDS OF REVIEW**

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;**
  - There are no uncommon characteristics on the property that exists regarding signage, although the property is adjacent to the university.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The request exceeds the maximum wall signage allowance based on the ordinance. By right, the owner would be allowed to place wall signage with a square footage of 60 square feet or less.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
  - There is no reasonable hardship. Currently, the applicant has a non-conforming sign on the property that was not appropriately permitted.

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

- There would be no substantial detriment to the public.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a variance to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor 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 use is consistent with the subject site's character area "Residential Redevelopment Area" as stated in the *2019 – 2029 Comprehensive Master Plan*.

### Subject Property



### Western Property





### Southern Property



### Northern Property



building elevations



Cima Networks, Inc.  
121 New Britain Blvd.  
Charlotte, NC 28214  
Office: 262.268.8275  
Fax: 262.268.8277  
www.cimainetworks.com

This is the original, single sheet drawing created by Cima Networks, Inc. It is submitted for your review only, to be reviewed with a professional engineer or architect. Cima Networks, Inc. is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for obtaining all necessary permits and approvals for the proposed project.

Client: insomnia Cookies  
Design: A/E P/M/EE

Job#: 10951  
Address: 1550 Chandler Rd, Unit B  
Statesboro, GA 30458

DATE: 11.23.21  
REVISION: 1  
SHEET: 3

### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Denial of V 22-02-05 due to the excessive amount of proposed signage.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to place the sign on this building. All signage must be properly reviewed and approved by the City.