



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

May 7, 2019

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) March 5, 2019 Meeting Minutes

IV. New Business

1. **APPLICATION CBD 19-04-01**: Vinod Jetwani requests approval of the proposed architectural plans submitted for 0.08 acres of property located at 40 East Main Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S28 000051 000).
2. **APPLICATION AN 19-04-02**: Continental Road, LLC requests annexation by the 100 percent method of approximately 33.35 +/- acres of property located at 7130 Veterans Memorial Parkway into the City of Statesboro and for said property to be zoned from the HI (Heavy Industrial - Bulloch County) zoning district to the City of Statesboro CR (Commercial Retail) and R-4 (High Density Residential) zoning districts (Tax Parcel MS42 000007 000).
3. **APPLICATION RZ 19-04-03**: Continental Road, LLC requests a zoning map amendment of 33.35 +/- acres of property located at 7130 Veterans Memorial Parkway from the HI (Heavy Industrial - Bulloch County) zoning district to the City of Statesboro CR (Commercial Retail) and R-4 (High Density Residential) zoning districts for the redevelopment of the property (Tax Parcel MS42 000007 000).
4. **APPLICATION RZ 19-04-04**: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels, dated August 11, 2017, and revised dated January 23, 2018, addressed 91 South College Street and South College Street (Tax Parcels S19 000002 000 & S19 000001 000).
5. **APPLICATION CBD 19-04-05**: West District Development, LLC requests approval of the proposed architectural plans submitted for 0.112 acres of property located at 87 South College Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S19 000002 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission
March 5, 2019
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown Jr., Mary Foreman, Russell Rosengart, and Jamey Cartee; **City of Statesboro Staff:** Interim Assistant City Manager Frank Neal, City Planner II Owen Dundee; **Absent:** Sean Fox.

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.) February 5, 2019 Meeting Minutes

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

IV. New Business

1. **APPLICATION V 19-02-01:** Walmart Stores, Inc. requests a variance from Article XV Section 1509(C) Table 5 of the Statesboro Zoning Ordinance regarding the maximum number of building signs allowed in Sign District 3 (Tax Parcel MS74 000198A 036).

Frank Neal introduced the case, and Stephanie Martin spoke as a representative of BRR Architecture. Ms. Martin briefly discussed the proposed signage plans and the Wal-Mart Online Grocery Pick-Up service. Commissioner Brown inquired on the popularity of the online grocery service. Ms. Martin provided a brief overview of the consumer market interest for this service. Commissioner McKay made a motion to recommend approval of V 19-02-01 with staff recommendations and conditions. Commissioner Cartee seconded, and the motion carried 5-0.

V. Announcements

Frank Neal provided a brief update of the City's comprehensive plan process.
Owen Dundee provided the Planning Commission a brief update on development activity.

VI. Adjourn

Commissioner Brown made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 5-0. The meeting adjourned at 5:14 PM.

Chair – James W. Byrd, Sr.


**Secretary – Frank Neal, AICP
Director of Planning and Development**



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

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

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CBD 19-04-01 CBD PLAN REVIEW 40 EAST MAIN STREET	
LOCATION:	40 East Main Street
REQUEST:	Approval of architectural plans for development on a CBD (Central Business District) property.
APPLICANT:	Vinod Jetwani
OWNER(S):	Gregory Dixon & Robert F Avra c/o Sue D Avra
ACRES:	0.08 Acres
PARCEL TAX MAP #:	S28 000051 000
COUNCIL DISTRICT:	District 2 (Jones)
<div style="border: 1px solid black; padding: 5px;"> <p style="font-size: 8px; margin: 0;">Case # CBD19-04-01 40 East Main St Parcel: S28 000051 000</p>  <p style="font-size: 8px; margin: 0; text-align: right;">1 inch = 100 feet</p> <p style="font-size: 8px; margin: 0; text-align: right;">City of Statesboro Department of Planning and Development</p> </div>	

PROPOSAL:

The applicant requests approval of the architectural plans submitted for 0.08 acres of property located at 40 East Main Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District

BACKGROUND:

Located downtown and directly to the south of the Averitt Center for the Arts and adjacent to City Hall, this property is currently undergoing interior renovations for a new restaurant, Tandoor & Tap. The applicant's goal is to create a casual and fine dining experience for the community by serving Indian food and creating a great experience in the Downtown Statesboro Area for residents. The proposed renovations will include approximately \$47,000 in interior construction work and exterior renovations to the back deck, which is adjacent to Anderson Alley (Public ROW).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CBD (Central Business District)	Business/Professional Offices, Averitt Center for the Arts, and Retail Stores
SOUTH:	CBD (Central Business District)	Anderson Alley (Public ROW), Galactic Comic & Games, and The Hall on Vine banquet facility
EAST:	CBD (Central Business District)	Retail Stores and City Hall
WEST	CBD (Central Business District)	Retail Stores and Business/Professional Offices

ATTACHMENTS: Exhibit A (Location Map), Exhibit B (Photos of Subject Site), Exhibit C (Proposed Architectural Elevations/Building Plans), Exhibit D (Copy of Recorded Property Plat)

COMPREHENSIVE PLAN:

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

<u>"Downtown"</u>	
<i>Vision:</i>	Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high activity uses.
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • New development should respect historic context of building mass, height and setbacks. • Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program. • Develop architectural guidelines to guide new development and renovations of historic buildings. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 14-16.</i></p>
ANALYSIS	

Whether or not to approve the proposed site and architectural plans for property in the CBD (Central Business District)

The request should be considered in light of:

- the standards for and intent of the CBD as defined in Article VIII, section 800 of the of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*

STANDARDS: CENTRAL BUSINESS DISTRICT
<p>Section 803 of the <i>Statesboro Zoning Ordinance</i> states the following with regarding to requirements for development in the CBD zoning district:</p> <p style="padding-left: 40px;">“A site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.”</p>

RECOMMENDATION:

Staff recommends approval of application CBD 19-04-01 based on the revised architectural building plans and exterior elevations dated April 10, 2019 with the following conditions:

- (a) Exterior building materials for the new wooden columns will be required to be finished in brick and/or stone veneer façade column sleeves, as shown on the revised architectural plans dated April 10, 2019.
- (b) Metal roof shall be limited to black in color, as shown on the revised architectural plans dated April 10, 2019.
- (c) 1" Fascia on Wood Joist just below the metal roof line shall be limited to white in color, as shown on the revised architectural plans dated April 10, 2019.
- (d) Metal fascia trim around the bottom of the existing deck and ramp to remain intact, as shown on the revised architectural plans dated April 10, 2019.
- (e) Customer, employee, and/or food service delivery vehicular traffic and parking shall not block access to the public ROW, Anderson Alley, which is located adjacent to the rear of the building.

EXHIBIT A: LOCATION MAP

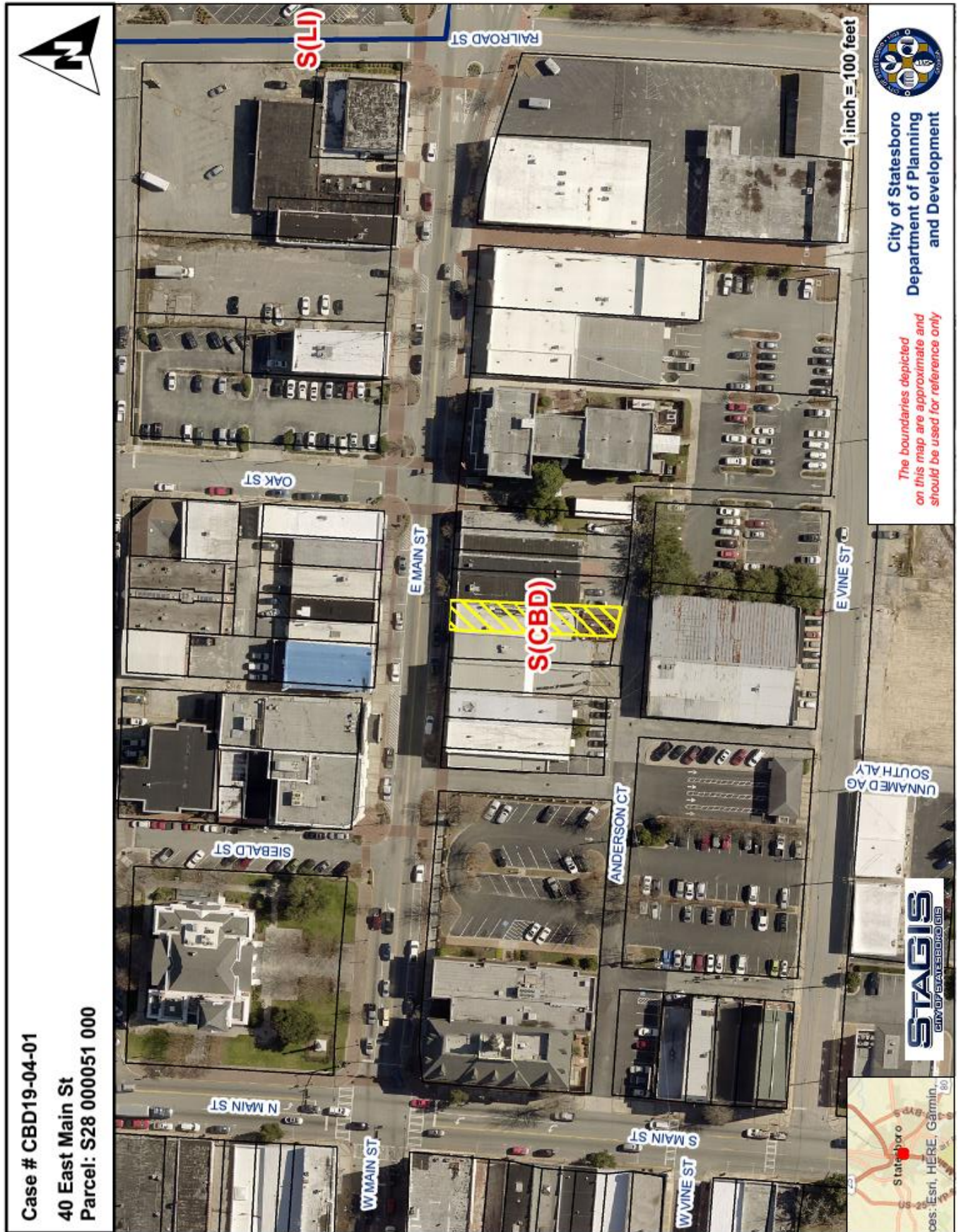


EXHIBIT B: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Front view of the subject site and surrounding properties, looking south from East Main Street.



Picture 2: Rear view of subject site, looking north from Anderson Alley. Also, a view of the existing deck prior to the renovations being requested under **CBD 19-04-01**.



EXHIBIT B: SITE AND SURROUNDING PROPERTY PHOTOS (Continued)

Picture 3: Looking west down East Main Street, a view of the adjacent properties and downtown area near the subject properties.



Picture 4: Looking east down East Main Street, a view of the adjacent properties and downtown area near the subject property.

EXHIBIT B: SITE AND SURROUNDING PROPERTY PHOTOS (Continued)


Picture 5: Looking north from the subject site, a view of the surrounding properties - Averitt Center for the Arts, Professional Offices, and Retail Stores.



Picture 6: Looking east from the subject site, a view of the adjacent property – City Hall.




EXHIBIT C : PROPOSED ARCHITECTURAL ELEVATIONS/BUILDING PLANS



ARCHITECT

1100 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30333
 TEL: 404.525.1100
 FAX: 404.525.1101
 WWW.AS2A.COM



STATE OF GEORGIA

TANDOR & TAP
 (INTERIOR REMODELING)

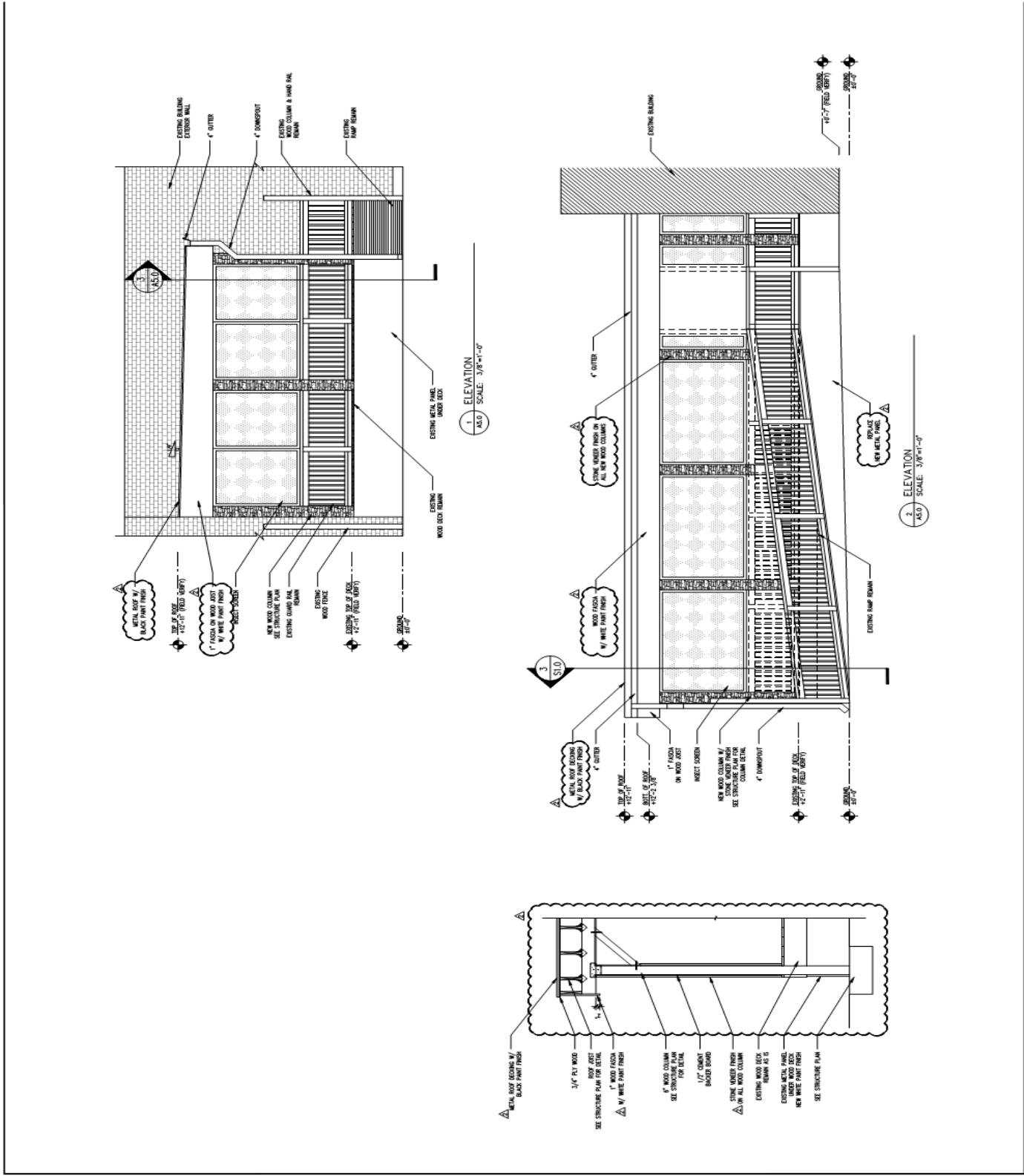
40 EAST MAIN STREET
 STATESBORO, GA 30548

RELEASED FOR CONSTRUCTION

DATE: 03/13/2019
 DRAWN: JMS
 CHECKED: S.W.L.
 SCALE: 08-01

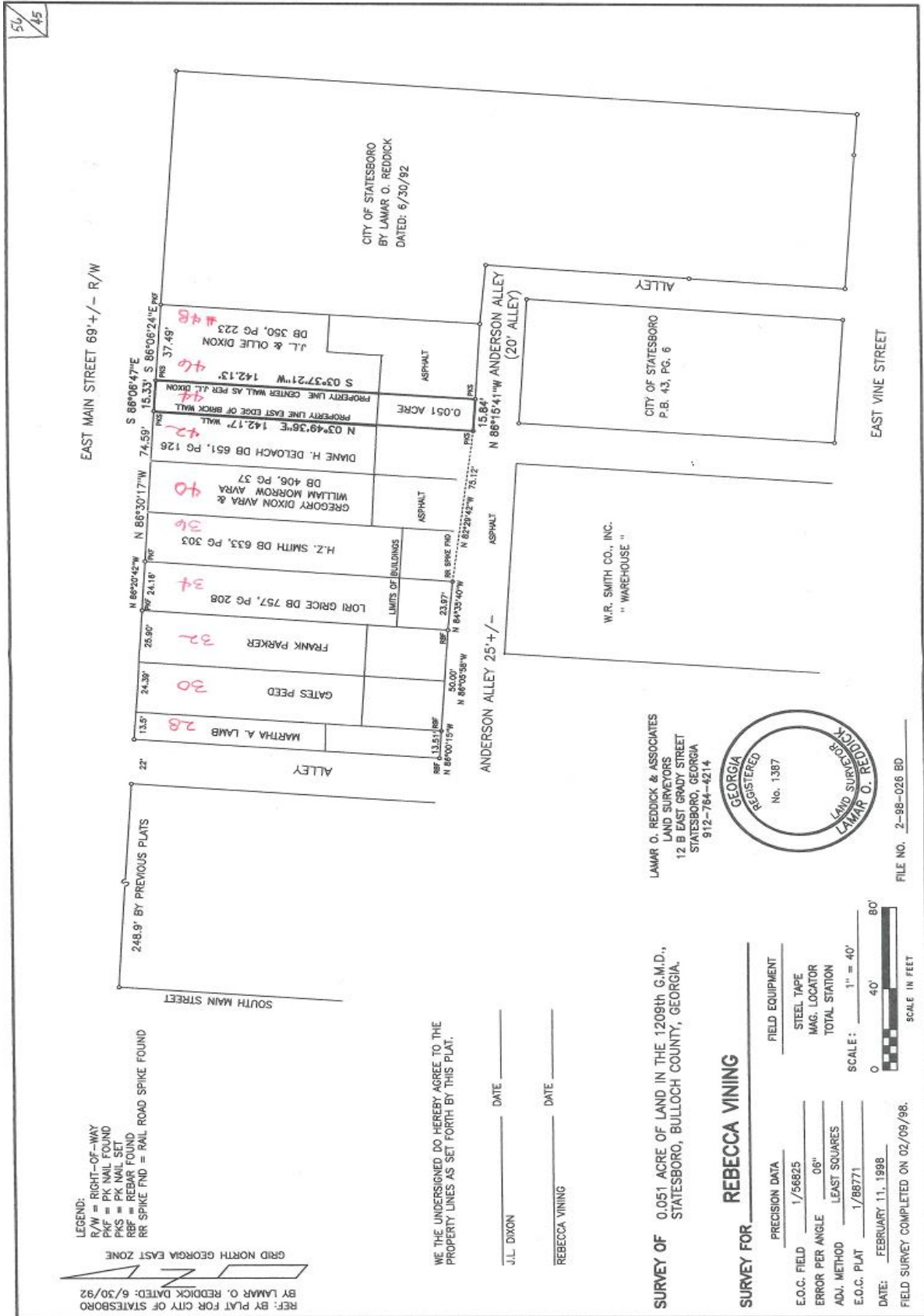
TITLE: ELEVATIONS

SHEET NUMBER: **A5.0**



The scales as noted, & called out on original drawing.

EXHIBIT D : RECORDED PLAT





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

P.O. Box 348
 Statesboro, Georgia 30458

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AN 19-04-02 & RZ 19-04-03 ANNEXATION & ZONING MAP AMENDMENT REQUEST 7130 Veterans Memorial Parkway		
LOCATION:	7130 Veterans Memorial Parkway	<div style="border: 1px solid black; padding: 5px;"> <p style="font-size: 8px; margin: 0;">Case # ANN19-04-02, RZ 19-04-03 7130 Veterans Memorial Parkway Parcel: MS42000007 000</p> </div>
REQUEST:	Annexation by the 100% method <u>AND</u> Zoning map amendment from HI (Bulloch County – Heavy Industrial) to the CR (Commercial Retail District; 23.09 acres) and R-4 (High Density Residential; 10.31 acres).	
APPLICANT:	Continental Road, LLC	
OWNER(S):	Continental Road, LLC	
ACRES:	33.35 +/- acres	
PARCEL TAX MAP #:	MS42-000007-000	
COUNCIL DISTRICT:	District 2 (Jones) – (Projected)	

PROPOSAL:

The applicant is requesting annexation of the subject property by the 100% method into the City of Statesboro municipal limits. The subject property is an undeveloped 33.35 +/- acre site located on Veterans Memorial Parkway near the intersection of South Main Street and Veterans Memorial Parkway. The subject property is contiguous to the existing municipal limits (See **Exhibit A – Location Map**). Also, the applicant is requesting a zoning map amendment from the HI (Bulloch County – Heavy Industrial) zoning district to the CR (Commercial Retail) and R-4 (High Density Residential) city zoning districts for the redevelopment of the property. Approximately 23.09 acres is proposed under the CR (Commercial Retail) district and approximately 10.31 acres is proposed under the R-4 (High Density Residential) district (See **Exhibit D – Annexation and Zoning Exhibit**).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-10 (Single Family Residential) & R-4 (High Density Residential)	Whispering Pines Single Family Residential Subdivision & The Hudson Student Housing Community
SOUTH:	HC (Highway Commercial – Bulloch County) & CR (Commercial Retail)	Family Dollar Store, Advanced Auto Parts Store, and Vacant/Undeveloped Land
EAST:	HOC (Highway Oriented Commercial)	JC Lewis Ford Car Dealership & Norfolk-Southern Railroad ROW
WEST:	HI (Heavy Industrial – Bulloch County), R-25 (Single Family Residential – Bulloch County), & R-80 (Single Family Residential – Bulloch County)	Undeveloped/Vacant Land

The subject property is located within Bulloch County’s HI (Heavy Industrial) district. A variety of land uses are located nearby. Surrounding parcels include a residential subdivision, a car dealership, a student housing community, retail stores, and undeveloped land (See **Exhibit A – Location Map**, **Exhibit B – Future Development Map**, & **Exhibit C – Photos of Subject Site**).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map), **Exhibit C** (Photos of Subject Site), **Exhibit D** (Annexation/Zoning Exhibit), **Exhibit E** (Revised Annexation/Zoning Exhibit dated April 29, 2019), **Exhibit F** (Recorded Plat),

BACKGROUND:

The parcel is currently undeveloped land with some site construction work activity currently under way. The subject property was previously occupied by Great Southern Sawmill, which has ceased operations some time ago.

COMPREHENSIVE PLAN:

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

<u>“Emerging Business”</u>	
<i>Vision:</i>	The <i>Emerging Business</i> area will support the creation of a park to support office and business development opportunities. This area is ideally situated adjacent to the Veteran’s Memorial By-pass, Highway 301, the rail line, and near the Agribusiness Center. This business incubator center is well-positioned to coordinate with the College of Information Technology at Georgia Southern University. Some of this area is currently outside the city limits, but water and sewer is readily available. This character area is shown as gradient on the future development map (Exhibit B) to indicate that the boundaries of this area are not specific.
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street network connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points. • Encourage compatible architecture styles that maintain regional character. • Screen parking areas from view through attractive landscaping, low fencing, etc. where feasible, locate parking beside or behind buildings. • Install streetscape improvements which reflect the character of Statesboro through special treatment of sidewalks (such as pavers, scored concrete, etc.), pedestrian-scaled lighting, street trees, hardscape, seasonal plantings, etc. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 33.</i></p>

The subject area lies between the “Activity Centers/Regional Centers” character area and the “Established Residential Neighborhood” area.

<u>“Activity/Regional Centers”</u>	<u>“Established Residential Neighborhood”</u>
<p><i>Vision:</i> Currently dominated by auto-oriented design and large surface parking lots, the <i>Activity Centers</i> 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>	<p><i>Vision:</i> The traditional residential neighborhoods in the <i>Established</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>

Per Article X Section 1001(A), the Appendix A of the Code of Ordinances of Statesboro, Georgia:

Any use specifically permitted in a CBD district shall be allowed in the CR (Commercial Retail) District. Therefore the CR district will also “provide for the orderly development of a major business and commerce area of the City of Statesboro in accordance with the objectives, policies and proposals of the future land use plan of the city. The logical and timely development of land for business purposes is herein a stated purpose of this district. The district proposes to permit a uniformity of design to ensure the orderly arrangement of buildings, land uses and parking areas, and all construction hereafter proposed for this area shall be related to this objective. The architectural and design arrangement of buildings are encouraged to conform to the general character and plans” of the Major Corridor on which the subject site is located.

Per Article VII, Section 700, Appendix A of the Code of Ordinances of Statesboro, Georgia:

High density residential purposes shall be “in accordance with the objectives, policies, and proposals of the future land use plan; to permit a variety of housing; to assure the suitable design of apartments in order to protect the surrounding environment of adjacent and nearby neighborhoods; and to insure that the proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed”.

ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject site does currently have City water and sewer utilities located nearby. However, the developer will be required to sign a water/sewer agreement with the City of Statesboro prior to receiving those utility connections and/or extensions. This property is already receiving public safety services from the City of Statesboro. No significant impacts are expected on community facilities or services as a result of this request.

The subject property’s front yard is located entirely along Veterans Memorial Parkway. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies on Veterans Memorial Parkway.

ENVIRONMENTAL:

Per Bulloch County GIS and the applicant, the subject property does contain wetlands, but it should not impact this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The applicant is requesting to annex 33.35 +/- acres of an undeveloped site located at approximately 7130 Veterans Memorial Parkway, which is contiguous to the current City of Statesboro municipal limit boundary. Per O.C.G.A. § 36-36-20(a)(1), the abutting land area requesting to be annexed must be at least 1/8th of the aggregate external boundary. The total external boundary of the subject property is 5,036.28 ft. The total external boundary of the subject site, which is currently contiguous to the City of Statesboro municipal limit is 1,979.07 ft. Therefore, more than 1/8th (1,979.07 ft. > 629.54 ft. (1/8th of the total boundary)) of the total boundary abuts the City of Statesboro municipal boundary, therefore the parcel can be annexed under the 100% method per O.C.G.A. § 36-36-20.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) and R-4 (High Density Residential) zoning designations should be considered in light of the vision and community policies articulated within the City’s two (2) primary land use policies: The *Statesboro Comprehensive Plan* and the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)*. Both documents provide information that indicates the applicant’s request to annex and zone the subject property at 7130 Veterans Memorial Parkway is consistent with the vision and land use policies adopted by the City of Statesboro given that this area is a proposed annexation located in the Emerging Business character area, which encourages the creation of a park to support office and business development opportunities. Additionally, the applicant’s proposed R-4 zoning provides an appropriate land use transition from CR (Commercial Retail) to the R-10 (Single Family Residential) district located to the northeast of the subject site and occupied by the Whispering Pines Subdivision.

Assuming approval of this annexation, staff will prepare the necessary updates to the *City of Statesboro Comprehensive Plan*, future land use map, and City boundary maps.

ZONING CONSIDERATIONS:

Whether or not to grant a zoning map amendment from the HI (Heavy Industrial – Bulloch County) zoning district to the CR (Commercial Retail) and R-4 (High Density Residential) zoning district.

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*
- the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed CR (Commercial Retail) and R-4 (High Density Residential) districts as set forth in the *Statesboro Zoning Ordinance*.

<p>Current Zoning</p> <p>Bulloch County’s Heavy Industrial (HI) district is intended to establish areas where both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from the HI district benefits manufacturing activities by removing potential obstacles to their operations and expansions. However, “Commercial Retail” and “High Density Residential”, are not viewed as permissible uses in Bulloch County’s HI district. Those uses are specifically permitted in the City of Statesboro CR and R-4 districts.</p>	<p>Requested Zoning</p> <p>The CR (Commercial Retail) district allows for retail/wholesale establishments, office buildings, food service facilities, personal services facilities, recreational uses, hotel, etc.</p> <p>The R-4 (High Density Residential) district allows for apartment homes, single-family attached dwelling units, and any use permitted in the R-3 district.</p> <p>The applicant is requesting both the CR and R-4 zoning designations in order to redevelop the subject site.</p>
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STANDARDS: ZONING MAP AMENDMENT

Section 2007 of the *Statesboro Zoning Ordinance* provides **eight (8) standards** for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment, in “**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**” Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby**
 - a. Existing uses and zoning of property nearby varies. The surrounding lots are zoned HI (Bulloch County – Heavy Industrial), HC (Bulloch County – Highway Commercial), R-25 (Bulloch County – Single family Residential), R-80 (Bulloch County – Single Family Residential), HOC (Highway Oriented Commercial), CR (Commercial Retail), and R-10 (Single Family Residential), and are occupied by a single family residential subdivision, an apartment community, commercial retail stores, JC Lewis Ford Dealership, Railroad ROW, and undeveloped land/vacant land.
- (2) The extent to which property values are diminished by the particular zoning restrictions.**
 - a. The proposed land uses are not expected to have any adverse effects on property values in the area given the surrounding uses. Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on the property value.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**

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

- a. The subject site is currently zoned HI (Heavy Industrial) by Bulloch County. The current zoning (HI) of the subject property potentially creates a detriment to the health, safety, and property values of the neighboring residential areas as the current zoning designation allows the property owner by right to develop an industrial use adjacent to a single family residential subdivision.
- b. The proposed land uses are specifically restricted to CR (Commercial Retail) and R-4 (High Density Residential) zoned properties. Under the proposed zoning, the applicant would be able to redevelop the property for a variety of commercial and residential uses. This request gives the applicant an opportunity to serve members of the community and neighborhood while contributing with commercial retail and residential uses as encouraged by the *Comprehensive Plan*. Additionally, these proposed land uses are much more compatible than the present land use given the surrounding properties in the area.
- c. The subject site is located within the Emerging Business character area as defined by the Future Development Map. The proposed land uses are aligned with the City's future land use for this area.
- d. The proposed land use for this property would generate additional tax revenue for the City of Statesboro.

(5) The suitability of the subject property for the zoned purposes.

- a. There is no indication that the subject property is not suitable for the requesting zoning.

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

- a. The property has been vacant for approximately 10 years. Recently, the property owners have started clearing the site for future development. Also, the subject site is surrounded by recently developed properties.

(7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and

- a. Impacts on local traffic should be considered.
- b. If the proposed R-4 (High Density Residential) use is utilized, then the population density would increase.
- c. It should be noted that the applicant has incurred great expense to redevelop a brownfield site, which has been a blight in our community for a lengthy period of time.
- d. Positive impact on the existing and future land use patterns as the proposed use is compatible with the surrounding area as well as consistent with the 2014 Future Development Map and the *Statesboro Comprehensive Plan*.

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

- a. Use of the property as a commercial retail and high density residential is consistent with the vision and guiding principles of the "Emerging Business" character area as articulated within the *Statesboro Comprehensive Plan* which promotes office and business development opportunities. Additionally, the proposed R-4 land use provides an appropriate transition between the R-10 (Single Family Residential) subdivision to the north of the subject site and the proposed CR (Commercial Retail) land use located along the subject site's frontage on Veterans Memorial Parkway.

RECOMMENDATION:

Staff recommends approval of the annexation requested by application **AN 19-04-02** with the following staff recommendation(s) and condition(s):

- (a) Subdivision, design, and development of the property shall be in conformance with the requirements of all City of Statesboro Development Regulations, including the Statesboro Subdivision Regulations, the City of Statesboro Drainage Ordinance, The Statesboro Tree Ordinance, and all other developmental standards of the City of Statesboro.
- (b) Two percent (2%) of the property acreage (approximately 0.667 acres) shall be reserved for open greenspace areas reserved for community use, but shall be privately maintained by the owner, developer, or appropriate association. Open greenspace areas shall include uses such as village greens, commons, picnic areas, community gardens, trails and similar low-impact passive recreational uses. Land devoted to stormwater detention facilities may not be counted toward the open space minimum requirement unless the facility is a permanent lake or pond, and is designed and intended for recreational access and use by the occupants of the development.

Should the approval of the requested annexation by application **AN 19-04-02** be granted, then staff would also recommend approval of the zoning map amendment requested by application **RZ 19-04-03** with the following staff recommendation(s) and condition(s):

- (a) Land uses shall be restricted to those uses permissible by right in the CR (Commercial Retail), Central Business (CBD), and High Density Residential (R-4) zoning districts for the City of Statesboro as well as Healthcare Facilities including hospitals and nursing homes. Additionally, the land uses will only be permitted in the designated areas as per the Annexation/Zoning Exhibit submitted by the applicant and dated April 2, 2019.
- (b) Developer shall maintain a Natural Rear Yard Landscape Buffer at least 50 feet wide, having and [an] existing natural growth equivalent to a densely planted evergreen screen. A landscape plan identifying all existing trees of six-inch caliper or greater which are to be retained inside the 50-foot natural buffer strip along with any proposed trees and shrubs must be approved by the streets and parks division superintendent/zoning enforcement official prior to any site construction. The streets and parks division superintendent/zoning enforcement officer may require additional planting to acquire a uniform buffer strip as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019.
- (c) The proposed R-4 (High Density Residential) zoning district land use area will be required to establish and maintain side yard landscape buffers as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019. These side yard buffers will be required to conform to the specifications of either the *Landscape Buffer Strip* or the *Landscape Buffer Wall* as described under Article XXIII, Section 2301 of the City of Statesboro Zoning Ordinance.
- (d) The proposed CR (Commercial Retail) zoning district "Lot #7" land use area (as shown on the Annexation/Zoning Exhibit dated April 2, 2019) will be required to establish and maintain a rear yard landscape buffer as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019. This rear yard buffer will be required to conform to the specifications of either the *Landscape Buffer Strip* or the *Landscape Buffer Wall* as described under Article XXIII, Section 2301 of the City of Statesboro Zoning Ordinance.
- (e) The proposed "Stormwater Management Area" (as shown on Annexation/Zoning Exhibit dated April 2, 2019) will be required to establish and maintain a side yard landscape buffer along the western property line as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019. This side yard buffer will be required to conform to the specifications of either the *Landscape Buffer Strip* or the *Landscape Buffer Wall* as described under Article XXIII, Section 2301 of the City of Statesboro Zoning Ordinance.
- (f) Fencing shall be required along the entire property boundary abutting the Railroad ROW as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019. Chain-link, barbed wire, stock wire, vinyl, and similar type fences will not be permitted.

- (g) Fencing shall be required along the entire “proposed zoning division line” as shown on the revised Annexation/Zoning Exhibit dated April 29, 2019. Chain-link, barbed wire, stock wire, vinyl, and similar type fences will not be permitted. This fencing shall be located on the proposed “Lot #7”.
- (h) All striping and traffic signs in proposed public rights of way shall be current MUTCD approved, specifically to include the dead-end turnaround located adjacent to the Railroad ROW as shown per the revised Annexation/Zoning Exhibit dated April 29, 2019.
- (i) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision regulations.
- (j) Approval of this zoning map amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.

EXHIBIT A: LOCATION MAP

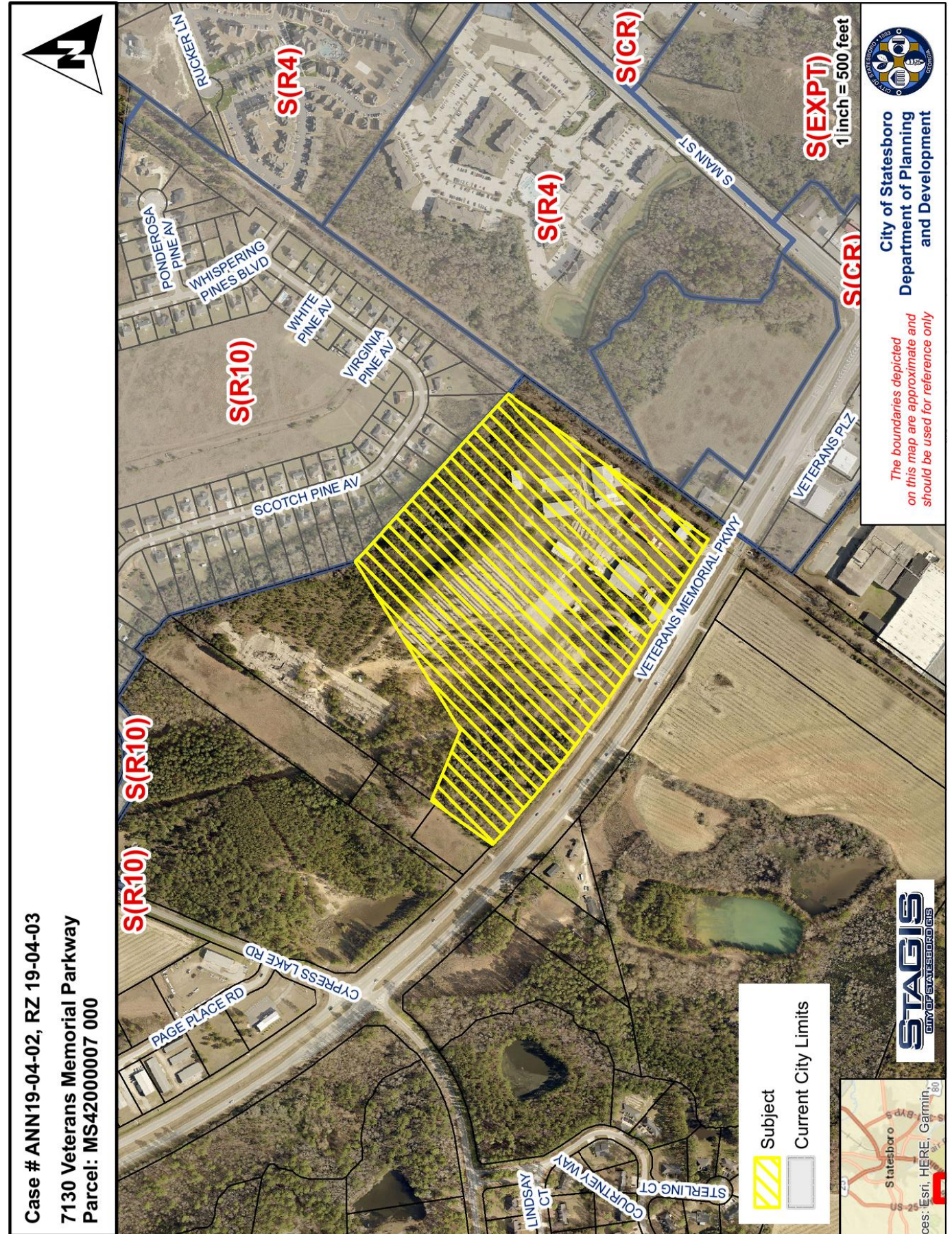


EXHIBIT B: FUTURE DEVELOPMENT MAP

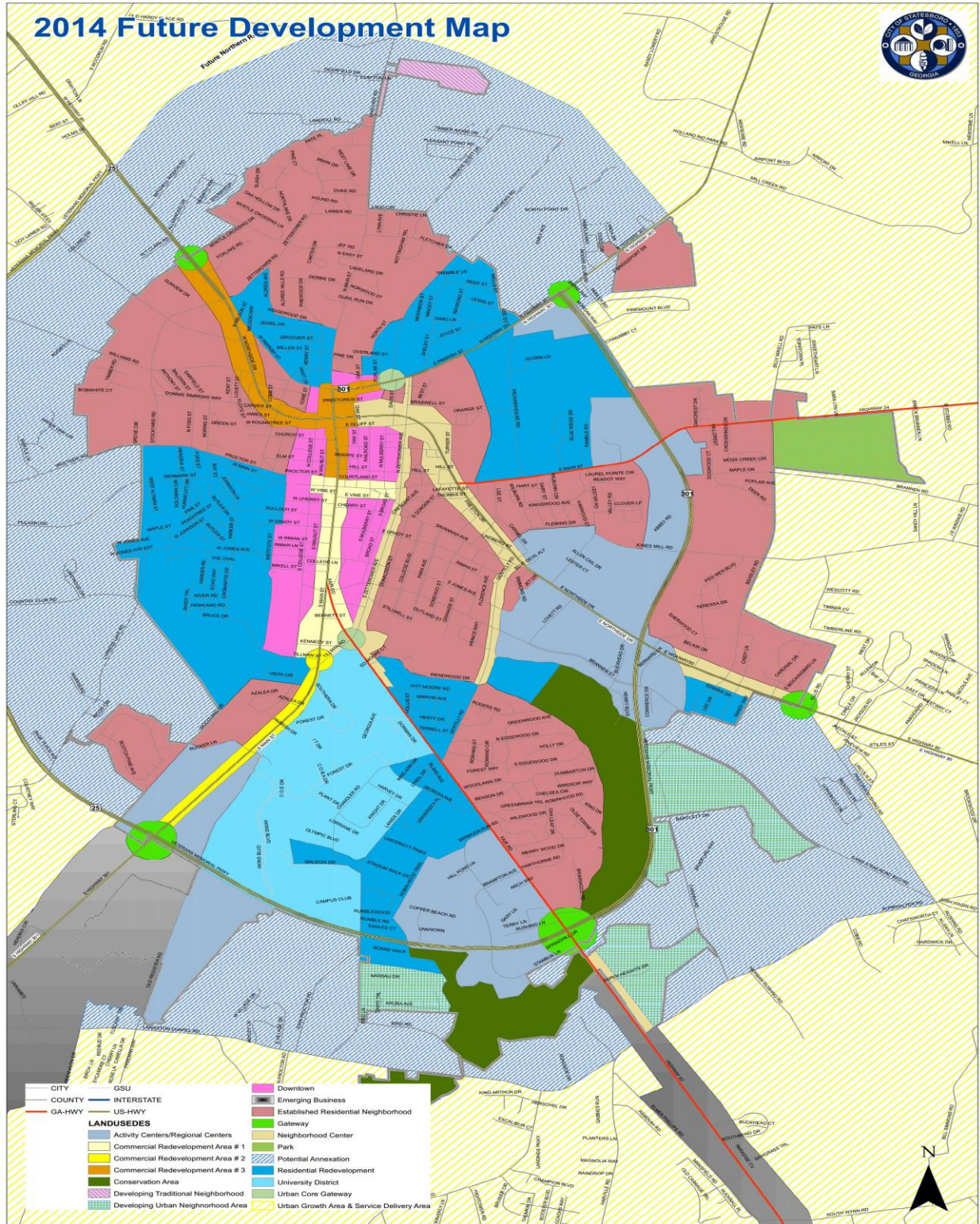


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and AN 19-04-02/RZ 19-04-03, looking north from Veterans Memorial Parkway.



Picture 2: View of the subject property, looking north along the subject site's eastern property line boundary.



Picture 3: View of the subject property, looking west along the subject site's rear property line boundary.



Picture 4: View of the subject property, looking north along the subject site's western property line boundary.



Picture 5: Looking north from Veterans Memorial Parkway, a view of the western portion of the subject site and **AN 19-04-02/RZ 19-04-03**.



Picture 6: Looking south from subject site, currently vacant/undeveloped land.



Picture 7: Looking southwest from the subject site, currently commercial retail – Family Dollar Store, Advanced Autoparts, and other commercial retail uses.



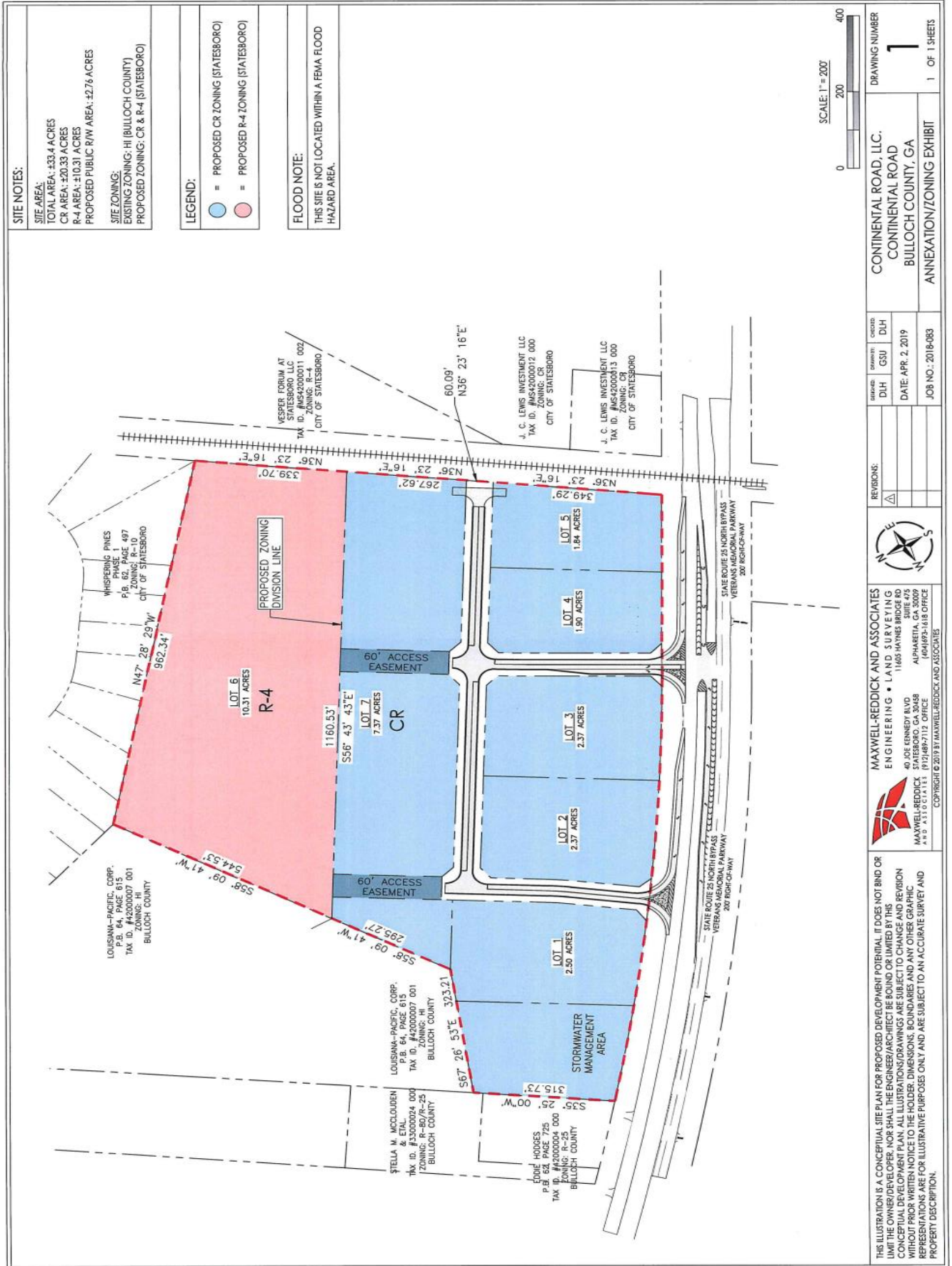
Picture 8: View of the surrounding properties bordering the northern property line of the subject site, currently Whispering Pines Residential Subdivision.



Picture 9: View of the surrounding properties bordering the eastern property line of the subject site, currently JC Lewis Ford Dealership.



EXHIBIT D: Annexation and Zoning Exhibit



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER. NOR SHALL THE ENGINEER/ARCHITECT BE SUBJECT TO CHANGE AND REVISION CONCEPTUAL DESIGN. THE HOLDER, DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING • LAND SURVEYING
 11405 HANES BRIDGE RD SUITE 475
 ALPHARETTA, GA 30009
 (404) 993-1818 OFFICE
 (404) 993-1818 OFFICE
 FAX: (404) 993-1818
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REVISIONS:

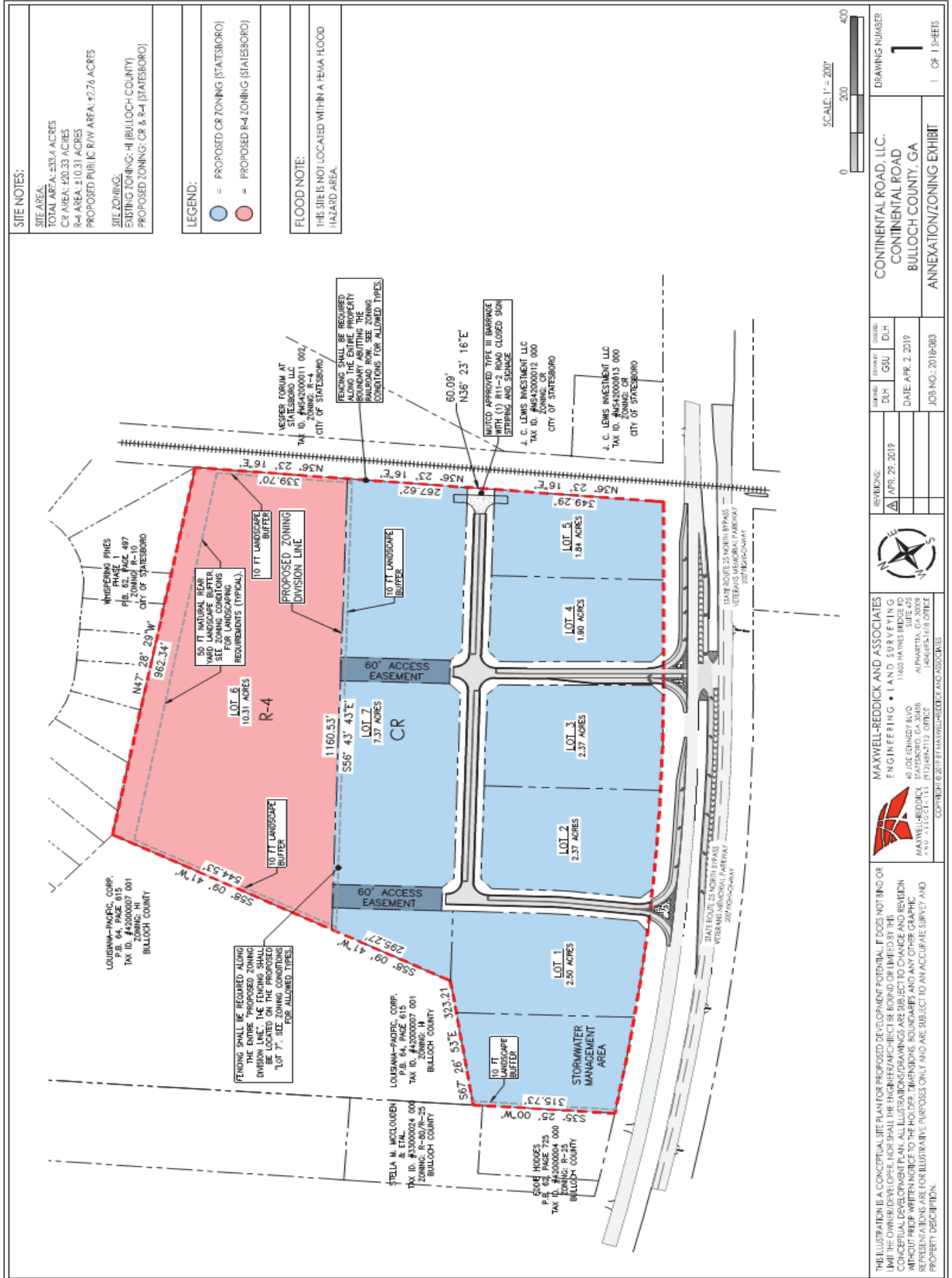
NO.	DATE	DESCRIPTION
1	APR. 2, 2019	ISSUED FOR PERMIT

CLIENT: CONTINENTAL ROAD, LLC.
 CONTINENTAL ROAD
 BULLOCH COUNTY, GA

ANNEXATION/ZONING EXHIBIT

DRAWING NUMBER: 1 OF 1 SHEETS

EXHIBIT E: Revised Annexation and Zoning Exhibit (dated April 29, 2019) – Landscape Buffers & Fencing



MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING • LAND SURVEYING
 40 JOE KENNY BLVD
 ALPHARTIA, GA 30009
 404/675-1418 OFFICE
 404/675-1418 FAX
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THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

ORDINANCE # 2019- xx:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from the City of Statesboro, who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. The area contiguous to the City of Statesboro as described in Appendix A, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcel MS42-000007-000 and further described under Appendix A.

Section 2. This ordinance shall become effective on May 21, 2019.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 2 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Emerging Business character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on May 21, 2019, subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this ___ day of _____, 20__ by the Mayor and Council of the City of Statesboro.

ATTEST:

Jonathan M. McCollar, Mayor

Sue Starling, City Clerk



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)

RZ 19-04-04 & CBD 19-04-05 ZONING MAP AMENDMENT REQUEST & CBD PLAN REVIEW THE WEST DISTRICT: 87 SOUTH COLLEGE STREET		
LOCATION:	87 South College Street (West District Development)	<div style="font-size: 8px; margin-bottom: 5px;">Case # RZ 19-04-04 & CBD 19-04-05 Parcel # S19 000001 000 & S19 000002 000</div> <div style="font-size: 8px; margin-bottom: 5px;">Location Map: 87 South College Street</div> <div style="font-size: 8px; margin-top: 5px;"> City of Statesboro Department of Planning and Development </div> <div style="font-size: 8px; margin-top: 5px;"> </div> <div style="font-size: 8px; margin-top: 5px;"> <p>Note: The Boundaries Depicted on this map are approximate and should be used for reference only.</p> </div>
REQUEST:	Zoning Map Amendment to alter a previously approved site plan per the requirements of Article VIII: Central Business District (CBD), Section 803: Requirements <u>AND</u> Approval of the architectural plans for development on a CBD property.	
APPLICANT:	West District Development, LLC	
OWNER(S):	West District Development, LLC & DTM Enterprises	
ACRES:	5.28 acres (combined)	
PARCEL TAX MAP #:	S19 000002 000 (2.97) S19 000001 000 (2.31)	
COUNCIL DISTRICT:	District 2 (Jones)	

PROPOSAL:

The applicant is requesting a zoning map amendment and CBD approval of the proposed site and architectural plans submitted for 0.092 acres of property located 87 South College Street (West District), which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District.

BACKGROUND:

The applicant is proposing the construction of a two story building with multiple occupancies – the second floor will be four single bedroom apartments, the west side of the ground floor will be occupied by a business, and the east side of the ground floor commercial space is undetermined at this time. Therefore, the applicant requests CBD approval of the proposed architectural plans and a zoning map amendment in order to revise a previously approved site plan dated January 23, 2018 for this combination of parcels, which is considered the West District Development (see **Exhibit D—Proposed Site Plan** and **Exhibit H – Architectural Elevations**).

Specifically of note in **Exhibit D:**

- A. The site plan dated January 23, 2018, which was approved by Council on July 17, 2018 under the zoning map amendment, **RZ 18-06-03**, from CBD (Central Business District) to CBD (Central Business District), had a larger parcel (64' x 76' Sq. Ft.) shown as Building #3, whereas this revision (requested under **RZ 19-04-04**) shows a smaller parcel at 64' x 62.50' Sq. Ft., illustrated as Parcel #3. (See **Exhibit D, E, and F**)

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan), **Exhibit E** (Previously approved site plan dated January 23, 2018), **Exhibit F** (Previously approved site plan dated August 11, 2017), **Exhibit G** (Judgment Letter- July 20, 2018), **Exhibit H** (Architectural Elevations)

SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
NORTH:	LI (Light Industrial)	Vacant Land & Existing Industrial Warehouse
SOUTH:	R-8 (Single Family Residential), CR (Commercial Retail)	Single family homes, Professional and Business Offices
EAST:	HOC (Highway Oriented Commercial)	Religious Facilities
WEST	LI (Light Industrial)	Non-profit organization; Municipal, county, state, or federal use

The subject property is located within the CBD (Central Business District). Surrounding properties include the Open Hearts Community Mission, the Whitfield Signs Building, US Post Office, vacant West District lots, single family residential uses, Bulloch County Recycling Center and a recreational area for a nearby religious facility. (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:

<u>“Urban Core/Downtown”</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high activity uses.</p>	<ul style="list-style-type: none"> • New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations. • Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes. • Redevelop warehouses for major employer/tenant to build critical mass downtown. <p style="text-align: right;"><small><i>Statesboro Comprehensive Master Plan, Community Agenda page 16.</i></small></p>

Per Article VIII: Central Business District (CBD), Section 800: Declaration of legislative intent:

“It shall be the purpose of the CBD district to provide for the orderly development of a major business and commerce area of the City of Statesboro in accordance with the objectives, policies and proposals of the future land use plan of the city. The logical and timely development of land for business purposes is herein a stated purpose of this district. The district proposes to permit a uniformity of design to ensure the orderly arrangement of buildings, land uses and parking areas, and all construction hereafter proposed for this area shall be related to this objective. The architectural and design arrangement of buildings are encouraged to conform to the general character and plans of the central business district”.

ANALYSIS & ZONING MAP AMENDMENT STANDARDS

- I. **Zoning map amendment to CBD (site plan revision):** Section 803 states that “a site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.

The applicant has submitted for consideration a revised site plan that shows a smaller parcel (64' x 62.50' Sq. Ft.) in the northern portion of the mixed-use development (specifically Parcel #3), where the site plan approved in the City Council decision of July 17, 2018 showed a larger parcel at 64' x 76' Sq. Ft. As stated in the letter to the applicant containing the conditions of the approval, any alterations to the approved site plan (dated January 23, 2018) must be resubmitted for Council approval.

Additionally, the applicant has submitted for consideration architectural plans and elevations (See – **Exhibit H**) for the proposed building to be located on parcel #3 as shown on the proposed site plan. Per Article VIII, Section 803, the planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit.

Section 2007 of the *Statesboro Zoning Ordinance* provides **eight (8) standards** for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment, in “**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**” Those standards are as follows:

(1) Existing uses and zoning or (of) property nearby

- a. Existing uses and zoning of nearby property varies. The surrounding lots are zoned LI (Light Industrial), R-8 (Single Family Residential), HOC (Highway Oriented Commercial), CR (Commercial Retail), and Central Business District (CBD), and are occupied by residential lots, Whitfield Signs Building, US Post Office, Open Hearts Community Mission, Vacant Industrial Land, Bulloch County Recycling Center, and a religious facility’s recreational area.

(2) The extent to which property values are diminished by the particular zoning restrictions.

- a. The proposed use is not expected to have an adverse effect on property values in the area given the surrounding uses. Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on property value.

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

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

- a. This request would provide the applicant an opportunity to serve community members while contributing with a mixed-use development as encouraged by the *Statesboro Comprehensive Plan*.

(5) The suitability of the subject property for the zoned purposes.

(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.

(7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and

- a. Impacts on local traffic patterns should be considered.
- b. Positive impact on the existing and future land use patterns as the proposed use is compatible with the surrounding area as well as consistent with the 2014 Future Development Map and *Statesboro Comprehensive Plan*.

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

- a. Use of the property as a mixed-use development is consistent with the vision and guiding principles of the “Urban Core/Downtown” character area as articulated within the *Statesboro Comprehensive Plan* which promotes mixed-use development.

RECOMMENDATION

Staff recommends approval of the zoning map amendment requested by **RZ 19-04-04** with the following condition(s):

- (1) Staff approval of CBD site plan dated May 18, 2018, and then revised April 10, 2019.
- (2) Approval of this zoning map amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.

Should the approval of the requested zoning map amendment by application **RZ 19-04-04** be granted, then staff would also recommend approval of application **CBD 19-04-05** with the following condition(s):

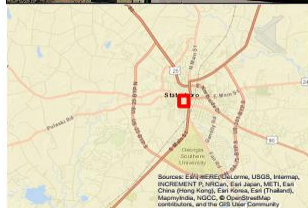
- (1) Staff approval of the architectural plans and elevations dated May 1, 2019.
- (2) As shown on the revised architectural plans dated May 1, 2019, all exterior metal clad windows will be required to adhere to a grid design (two over two vertical style). The aluminum window with wood veneer will not need to meet the design requirements of the other windows.

EXHIBIT A: LOCATION MAP

Case # RZ 19-04-04 & CBD 19-04-05 Parcel # S19 00001 000 & S19 00002 000



Location Map: 87 South College Street



City of Statesboro Department of Planning and Development



Note: The Boundries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: FUTURE DEVELOPMENT MAP

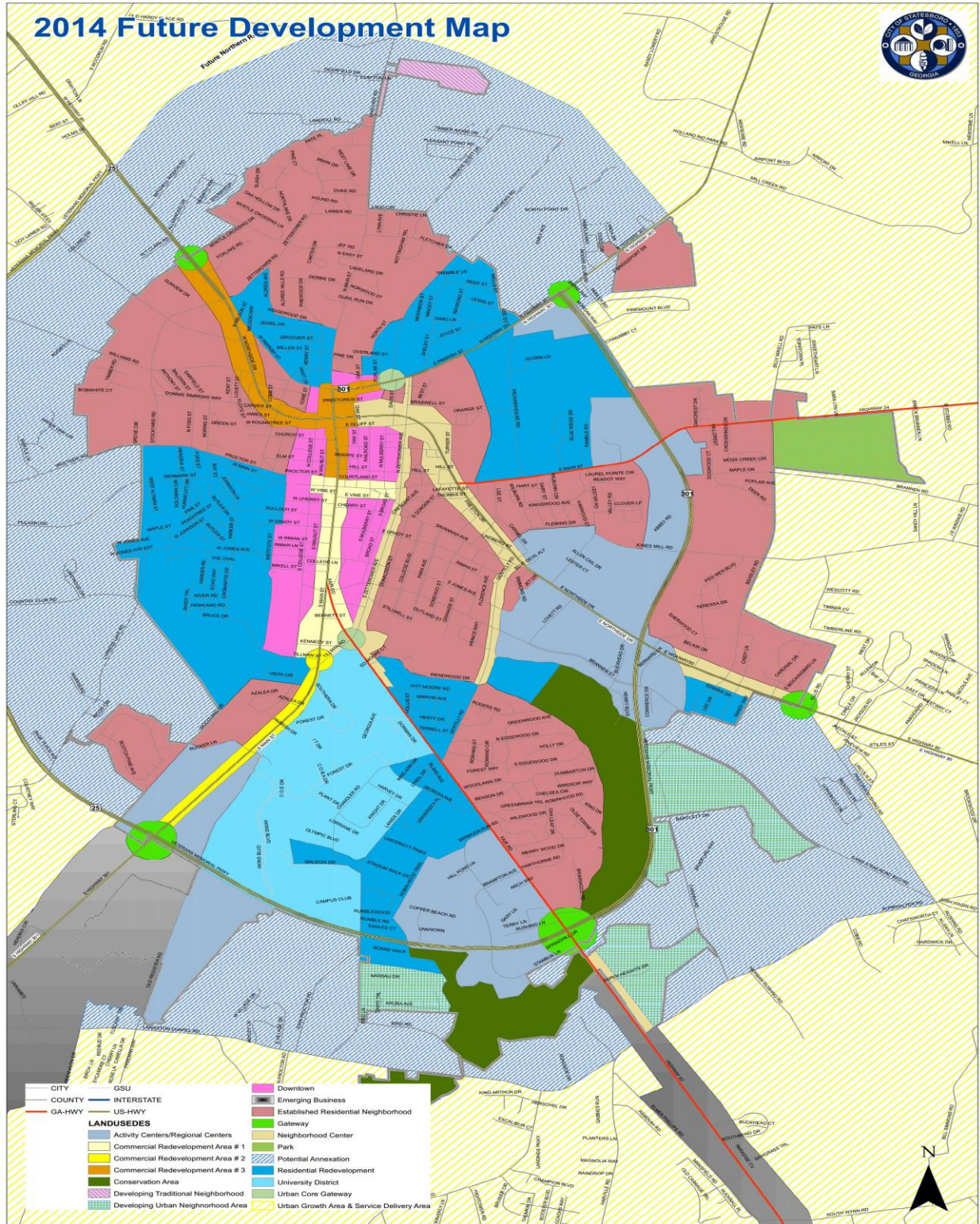


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of subject site looking north from the West District Parking Facilities, view of the location of Parcel #2 and Zoning Map Amendment, **RZ 19-04-04** and **CBD 19-04-05**.



Picture 2: View of the West District Development site and Whitfield Signs Building, looking west from South College Street.



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

Picture 3: Panoramic view of the West District Development site and Whitfield Signs Building, looking west from South College Street.



Picture 4: View of the surrounding properties, looking north from the West District Development and subject site.



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

Picture 5: View of the surrounding properties, looking south from the West District Development and subject site.



Picture 6: View of the surrounding properties, looking northwest from the West District Development and subject site.



EXHIBIT G: APPLICANT JUDGMENT LETTER (Dated July 20, 2018)

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan M. McCollar, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

July 20, 2018

Josh Whitfield
Whitfield Signs
41 Bernard Lane
Statesboro, GA 30461

RE: **APPLICATION # V 18-06-01, APPLICATION # V 18-06-02, APPLICATION # RZ 18-06-03: ZONING MAP AMENDMENT & VARIANCE REQUESTS (91 SOUTH COLLEGE ST, SOUTH COLLEGE ST)**

Dear Mr. Whitfield:

At its regularly scheduled meeting, held Tuesday, July 17, 2018 at 5:30 PM, the Statesboro City Council **approved** the following requests:

APPLICATION V 18-06-01: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

APPLICATION V 18-06-02: West District Development, LLC requests a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000).

APPLICATION RZ 18-06-03: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Please be advised that the approval of amendment to the CBD permits the use of the property pursuant to the CBD (Central Business District) zoning district regulations found in the *Statesboro Zoning Ordinance*. Any development of the property must first be properly reviewed and permitted by the City of Statesboro.

Approval of the specific variances requested in the applications does not confer rights to develop the site in a manner that may ultimately conflict with other provisions of the *Statesboro Zoning Ordinance* or other applicable chapters of city code. Please be aware that per Article XVIII Section 1807 of the *Statesboro Zoning Ordinance*, the variances and zoning map amendment shall be void if a building permit is not obtained by the applicant within six months of the date of City Council authorization.

Georgia Municipal Association City of Excellence
Telephone: (912) 764-5468 Fax: (912) 764-4691

Certified City of Ethics
www.statesboroga.gov

EXHIBIT G: APPLICANT JUDGMENT LETTER (Dated July 20, 2018) CONTINUED



CITY OF STATESBORO
50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

Additionally, all color selections, building materials, roofing materials, etc. must be submitted and approved prior to the issuance of a building permit, per Article XXX of the *Statesboro Zoning Ordinance*.

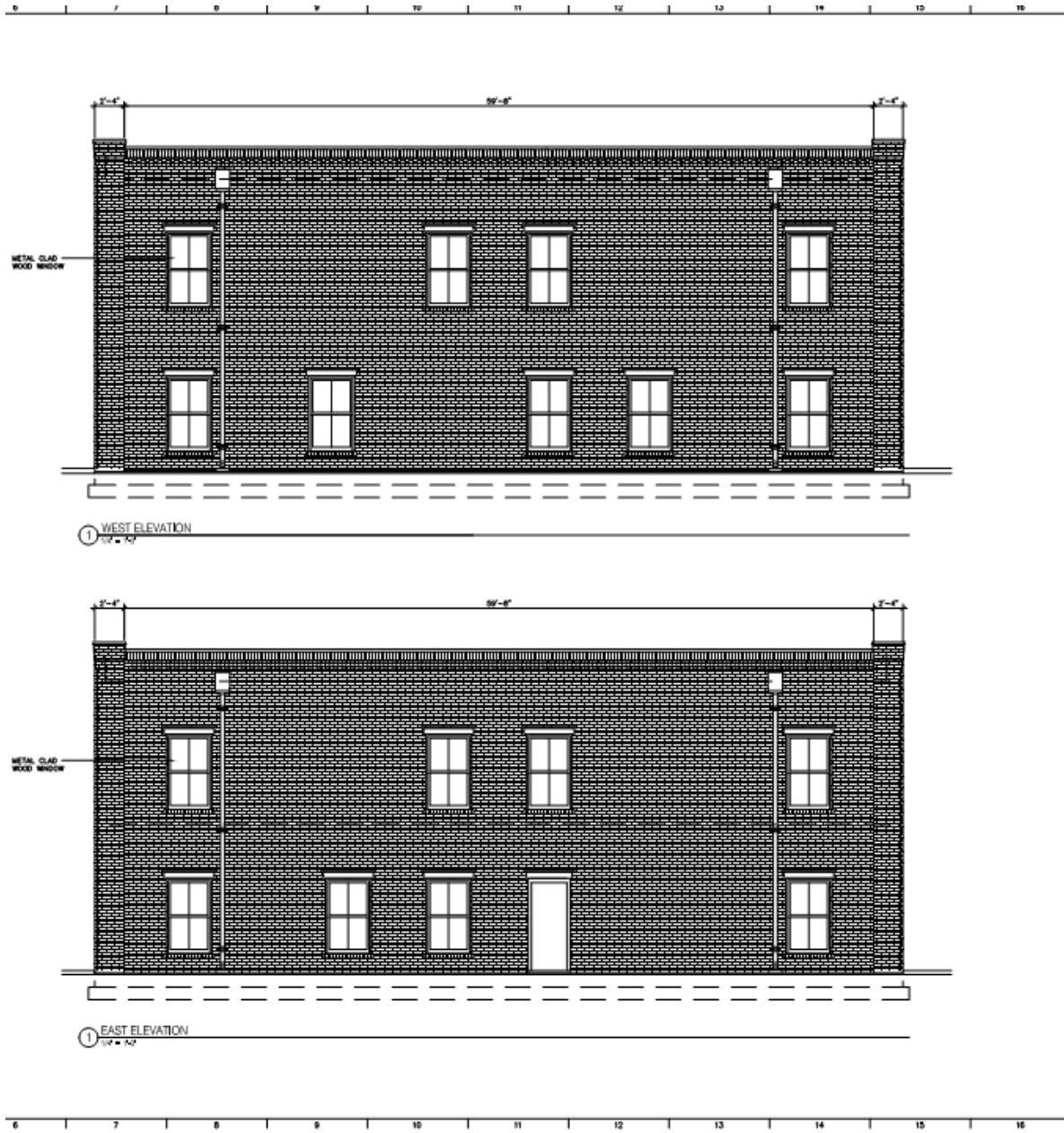
Should you have any questions, please do not hesitate to contact me at 912-764-0630 or by email at sharon.anton@statesboroga.gov.

Sincerely,

Sharon Anton
City Planner II

cc: Planning Commission Members via email
Frank Neal, Director of Planning and Development via email
Justin Williams, City Planner I via email
Jason Boyles, Director of Engineering and Public Works via email
Justin Daniel, GIS Technician via email
Tim Grams, Fire Chief via email
David Campbell, Assistant City Engineer via email

EXHIBIT H: ARCHITECTURAL ELEVATIONS CONTINUED (Dated May 1, 2019) CBD 19-04-05



12A S. GRADY STREET
 P.O. BOX 1382
 STATESBORO, GA 30428-0382
 STATESBORO, GEORGIA 30428
 www.dprarch.com

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 NOTARIZATION HAS NOT BE REVIEWED
 IN ANY FORM OR MANNER BY THE ARCHITECT
 FOR THE ARCHITECT



DTM ENTERPRISES, LLC
 91 SOUTH COLLEGE STREET
 STATESBORO, GA

FOR CONSTRUCTION	
PROJECT NUMBER:	4-0-19
ISSUED BY:	
APPROVED BY:	
SCHEDULE OF REVISIONS	
#	DATE
1	5-1-19

ELEVATIONS
 WALL SECTION
A4

EXHIBIT H: ARCHITECTURAL ELEVATIONS CONTINUED (Dated May 1, 2019) CBD 19-04-05

