



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 5, 2020
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

- 1.) March 3, 2020 Meeting Minutes

IV. New Business

1. **APPLICATION V 20-04-01**: Whitfield Signs requests a variance from Section 1509 (C), Table 6, of the *Statesboro Zoning Ordinance* for the installation of one (1) wall sign with a maximum height of 18 feet on the property located at 19 Courtland Street in Sign District 4 and the CBD (Central Business) district (Tax Parcel # S28 000023 000)

2. **APPLICATION SE 20-04-02**: Roberta Benique requests a special exception from Section 401 (I) of the *Statesboro Zoning Ordinance* to establish a Group Day Care in the R20 (Single-Family Residential) district, on the property located at 109 Christie Lane (Tax Parcel # S34 000015 000).

V. Announcements

1. Introduction of new Planning Director, Kathleen Field.

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

March 3, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Mary Foreman, Russell Rosengart, Jamey Cartee, and Benjamin McKay; **City of Statesboro Staff:** Jason Boyles (Assistant City Manager), Allen Muldrew (DSDA Executive Director), Owen Dundee (City Planner II), and Justin Williams (City Planner I); **Absent:** Sean Fox, Carlos C. Brown, Jr., and James W. Byrd Sr.

I. Call to Order

Commissioner Rosengart called the meeting to order at 5:00 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) February 4, 2020 Meeting Minutes

Commissioner McKay made a motion to approve the February 4, 2020 meeting minutes, seconded by Commissioner Cartee. The motion carried 4-0.

IV. New Business

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

Jason Boyles introduced case **SE 20-02-01**, and J.R. Holloway spoke as the property owner and a representative of the applicant, "Lu" McCray Holloway. Mr. Holloway provided some brief background information and historical zoning information regarding the subject site. Commissioner Rosengart confirmed with the applicant and City staff that no opposition had been received in reference to this application's special exception request.

Commissioner McKay made a motion to recommend approval of **SE 20-02-01** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

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

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

Commissioner Rosengart confirmed with City staff that the requests made under **Applications V 20-02-02 & V 20-02-03** will not be heard at this Planning Commission meeting.

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

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

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

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

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

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

Jason Boyles introduced cases **V 20-02-04, V 20-02-05, V 20-02-06, V 20-02-07, V 20-02-08 and V 20-02-09** collectively. Commissioner Cartee inquired as to the location of the sign variance requests. Mr. Boyles responded to Commissioner Cartee's inquiry and Owen Dundee provided the Planning Commission with further direction on the sign variance location requests. Commissioner Rosengart requested clarification on the results of approving all of the variances requested. Mr. Boyles provided this clarification and further compared the signage allowed under the City's current zoning ordinance versus the signage proposed by the applicant for this commercial development. Commissioner McKay inquired if the Planning Commission may see additional sign variance requests for future development along Veterans Memorial Parkway between Old Register Road and Akins Boulevard. Commissioner Cartee asked for information on future commercial development signage. Mr. Dundee stated that only a 12-14 acre portion of the 49.65 acre parcel zoned Commercial Retail is proposed for development at this time. There may be future sign variances requested on the land parcels adjacent to the subject site. Commissioner Rosengart inquired as to the relationship of Watkins Real Estate Group to the Publix Grocery store. Mr. Boyles confirmed that Watkins Real Estate Group

represented the real estate developer for the Publix Grocery store development. Commissioner Rosengart made a procedural inquiry on the submission of a zoning variance application. Mr. Boyles responded to this inquiry. Commissioner Cartee requested a summary of the new signage being requested under the zoning variance applications. Mr. Boyles provided this summary to the Planning Commission. Commissioner McKay inquired if the Old Register Road and Veterans Memorial Parkway intersection would still be traffic signaled. Mr. Boyles stated that a traffic signal is planned to be placed at this intersection. Commissioner Cartee requested information regarding the proximity of the proposed monument signs for the Publix Shopping Center development. Mr. Boyles provided an estimation for the Planning Commission. Commissioner Rosengart requested clarification on the monument sign variance request, which staff requested further review of. Mr. Boyles provided the reasoning behind the requested further review of the monument sign variance to be located at the NEC of Old Register Road and Veterans Memorial Parkway. Commissioner Cartee requested some additional architectural and placement information on the requested signage. Mr. Boyles provided some architectural perspective on the signage variance requests. Then, he provided some additional location information on the proposed signage variances. Commissioner Rosengart provided an observance on the current signage located on the subject property. Commissioner Cartee requested some additional information on the existing signage located on the subject site. Mr. Dundee and Mr. Boyles provided the existing signage information and another brief overview to the signage being proposed under the variance requests. Planning Commission members and City staff engaged in further conversation regarding the location of the proposed signage. Commissioner Cartee requested some procedural information on the sign variance requests approval. Mr. Boyles provided the necessary procedural information. Mr. Dundee provided some additional information on the monument sign proposed for Veterans Memorial Parkway. Commissioner Cartee commented on the multi-tenant sign located off the by-pass. Commissioner Rosengart discussed the future development of the surrounding parcels and the potential for more signage requests on the surrounding properties. Commissioner Cartee stated that the multi-tenant sign would really be the only signage for the Publix Shopping Center located off the by-pass. Mr. Boyles recommended to vote on each variance individually rather than as a package.

Commissioner Cartee made a motion to recommend approval of **V 20-02-04** with staff conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Foreman made a motion to recommend approval of **V 20-02-05** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-06** with staff conditions. Commissioner Foreman seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-07** with staff conditions. Commissioner Rosengart seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-08** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

Commissioner Cartee made a motion to recommend approval of **V 20-02-09** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

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

Jason Boyles introduced case **V 20-02-10**, and Frank Parker spoke as the property owner and applicant. Mr. Boyles discussed the subject site's development challenges in regards to sidewalk placement along West Jones Avenue and South Walnut Street.

Commissioner Foreman made a motion to recommend approval of **V 20-02-10** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0. Mr. Parker thanked the Planning Commission members and City staff.

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

Jason Boyles introduced case **V 20-02-13**. Commissioner Cartee recused himself from voting on this agenda item due to a conflict of interest. Commissioner Rosengart inquired as to the number of sidewalk feet, which will not be built as proposed by the requested zoning variance. Mr. Boyles stated approximately 250 feet. Further, there is no sidewalk in this area. Also, there are no sidewalk improvements planned under the City's capital improvement program for this area. Mr. Boyles provided some location, Article XXX and DSDA incentive information on the subject site. Further, Mr. Boyles stated the current site features of the subject property. Commissioner Rosengart further commented on site features of the subject property.

Commissioner Foreman made a motion to recommend approval of **V 20-02-13** with staff conditions. Commissioner McKay seconded, and the motion carried 3-0.

V. Announcements

VI. Adjourn

Commissioner Rosengart made a motion to adjourn the meeting. Commissioner Cartee seconded, and the motion carried 4-0. The meeting adjourned at 5:51 PM.

Chair – James W. Byrd, Sr.

Secretary – Jason Boyles
Assistant City Manager



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

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

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

V 20-04-01 SIGN VARIANCE REQUEST 19 COURTLAND STREET	
LOCATION:	19 Courtland Street
REQUEST:	Variance from Article XV: Section 1509(C), Table 6; for the height of signs in Sign District 4.
APPLICANT:	Josh Whitfield (Whitfield Signs)
OWNER(S):	Justin Peay Productions, LLC
ACRES:	0.03
PARCEL TAX MAP #:	S28 000023 000
COUNCIL DISTRICT:	District 1 (Boyum)

PROPOSAL:

The applicant requests a variance to Article XV; Section 1509(C), Table 6 of the Statesboro Zoning Ordinance. Specifically, this application requests a variance from the restriction of sign height in Sign District 4 and the CBD (Central Business) zoning district. Applicant is requesting the placement of a building sign on the business at 19 Courtland Street (See **Exhibit D – Proposed Signage Plans**).

BACKGROUND:

The applicant submitted a sign permit application on November 25, 2019 to place one additional wall sign on the currently existing building at 19 Courtland Street. The originally submitted sign permit application was denied on November 26, 2019 for requesting a maximum height of 18 feet in the Central Business District, as well as requesting the placement of more than one wall sign on an elevation, which is not authorized as per Section 1509, Table 6 of the Statesboro Zoning Ordinance.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CBD (Central Business District)	Commercial Building (Vanderver R Pool, P.C)
SOUTH:	CBD (Central Business District)	Bulloch County Courthouse
EAST:	CBD (Central Business District)	Attached Commercial Building (Hart Law Group)
WEST	CBD (Central Business District)	Attached Commercial Building (Statesboro Properties)

The subject property is located within the CBD (Central Business) district. Surrounding parcels include Commercial and Government uses. (See **Exhibit A –Location Map**, **Exhibit B—Future Development Map & Exhibit C—Photos of Subject Site**).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map), **Exhibit C** (Photos of Subject Site and surrounding sites), **Exhibit D** (Proposed Signage Plans), **Exhibit E** (Table 6 – Statesboro Zoning Ordinance).

COMPREHENSIVE PLAN:

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

<u>"Downtown – Urban Core"</u>	
<i>Vision:</i>	The Statesboro Downtown character area includes the central historic portion of Statesboro in the intersecting area of Main Street. The area is intended to be redeveloped to create a central business district including many of the characteristics of a traditional downtown by promoting building, site and street-scape design features that encourage street-level pedestrian activity. The area should support a wide mixture of office and retail uses within structures with the potential for residential uses to be located on upper floors. It can also include office-related government and institutional uses. Urban building form should be promoted except for properties that contain the City's few remaining historic homes which should be redeveloped according to their more pastoral character.
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • 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. • New development should respect historic context of building mass, height and setbacks. • New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged. • Historic structures should be preserved or adaptively reused wherever possible. • 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. • Create local historic districts. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 85-86.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

"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 of buildings along the sidewalk and a lively streetscape should be respected and promoted."

Statesboro Comprehensive Master Plan, Community Agenda page 82.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 6: Sign District 4 Dimension standards to allow for installation of signage above 12 feet in the Central Business District.

The applicant is requesting a variance from Article XV (Signs) regarding the internal illumination of signs in Sign District 4. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the placement, maintenance and removal of all signs within the City of Statesboro. The subject site is located in the CBD (Central Business) zoning district and is regulated by the dimensional standards of Sign District 4. As per Table 6 (**Exhibit E**), signs may not exceed a height of 12 feet when affixed to a wall.

The intention of this request is to allow for the installation of one (1) building sign on the elevation of an existing business, located at 19 Courtland Street. This sign will be in addition to an existing suspended sign. The proposed sign will be placed at 18 feet on the front of the building. Current signage on the building elevation will be removed to ensure compliance with the City ordinance. Additionally, This request will not exceed the maximum square footage allowed for this individual establishment (See **Exhibit D – Proposed Signage Plans**).

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that “Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article.” However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which provides for the award of variances by the City Council from the zoning regulations stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done” and Section 1801 states that the **Mayor and Council [should] consider if the following are true in its consideration of a variance request:**

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION

Staff recommends approval of the variance requested by application **V 20-04-01** with the following conditions:

1. Approval of this variance does not allow for the construction of the proposed signage. Applicant will be required to submit a sign permit application for staff review and DSDA approval prior to construction commencement.
2. Signage must comply with all other requirements of Sign District 4, and associated DSDA requirements.

EXHIBIT A: LOCATION MAP

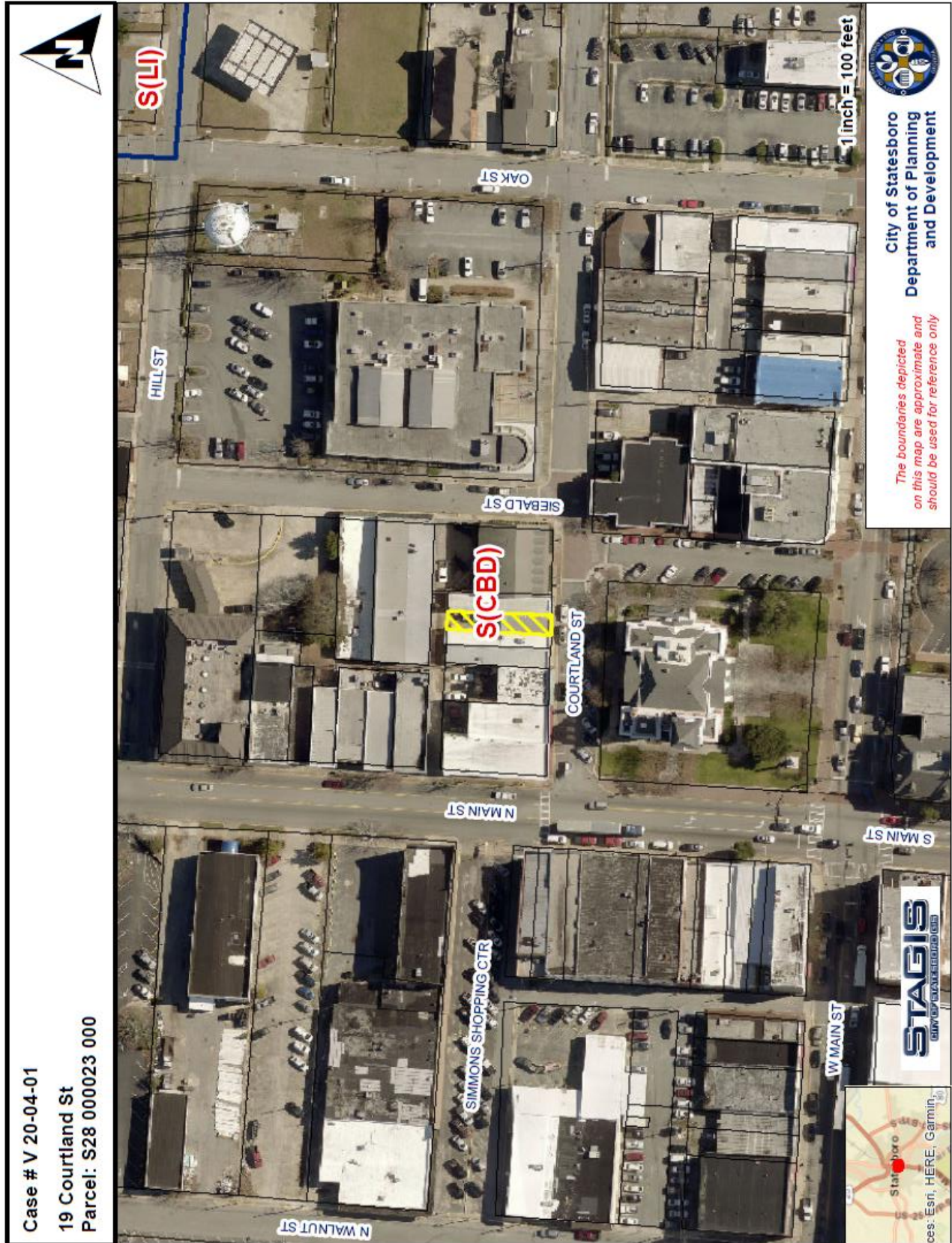
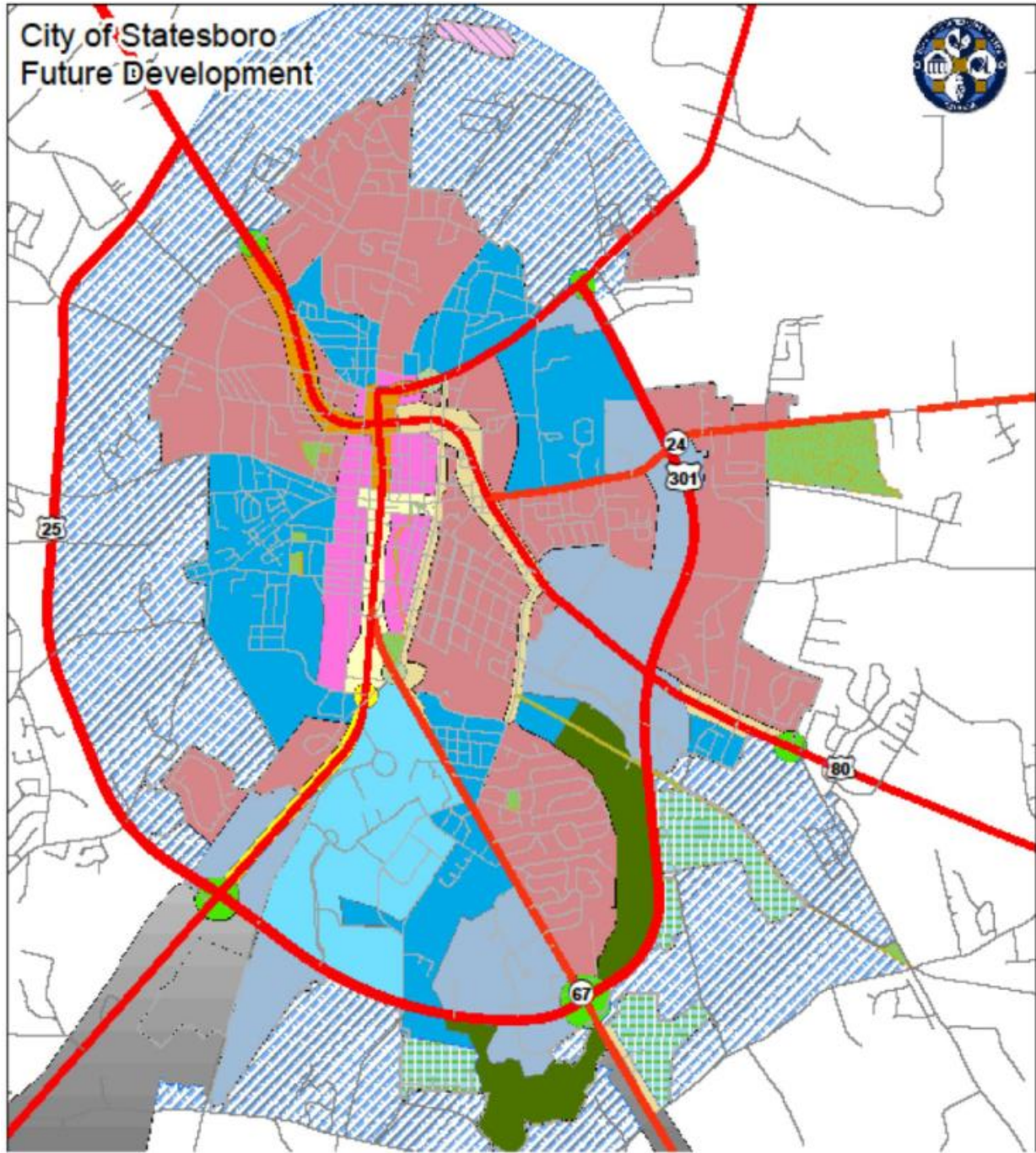


EXHIBIT B: FUTURE DEVELOPMENT MAP



- | | | |
|-------------------------------------|--------------------------------------|---------------------------|
| Activity Centers/Regional Centers | Developing Urban Neighborhood Area | Park |
| Commercial Redevelopment Area # 1 | Downtown | Potential Annexation |
| Commercial Redevelopment Area # 2 | Emerging Business | Residential Redevelopment |
| Commercial Redevelopment Area # 3 | Established Residential Neighborhood | University District |
| Conservation Area | Gateway | Urban Core Gateway |
| Developing Traditional Neighborhood | Neighborhood Center | |

EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and area where **V 20-04-01** is being requested.



Picture 2: View of the adjoining property to the west of the subject site, currently Statesboro Properties.



Picture 3: View of the adjacent properties to the east of the subject site, the Hart Law Group. .



Picture 4: View of the adjacent property to the South, The Bulloch County Courthouse.



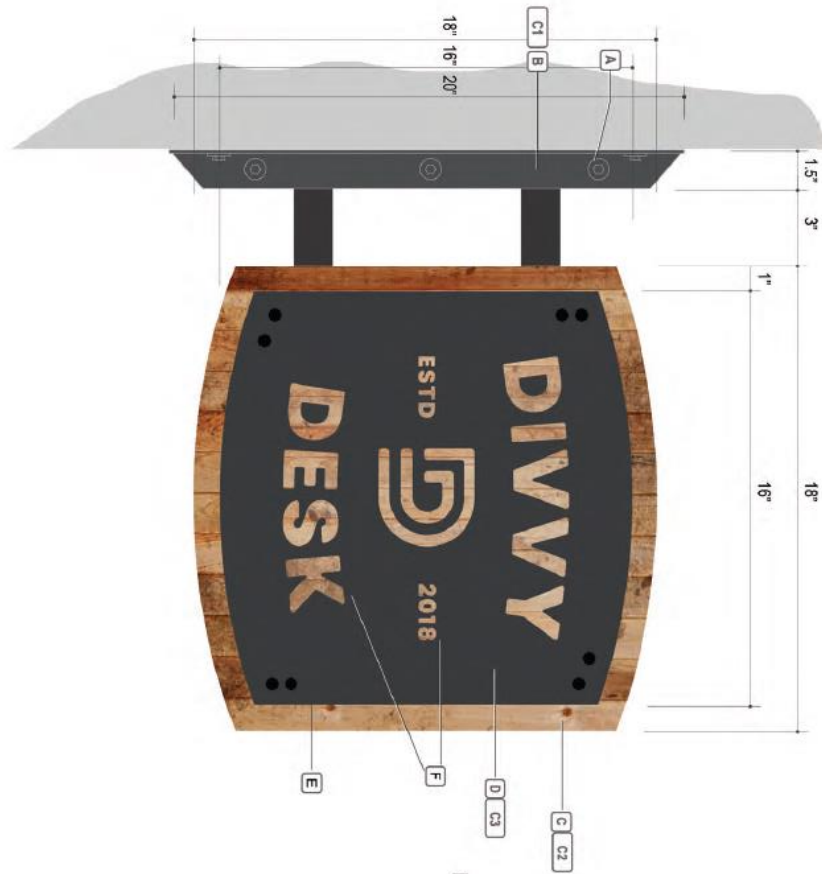
Picture 5: View of the adjacent property, to the southwest, the Siebald Building.



Picture 6: View of the adjacent property to the north in the rear of the interconnected buildings, Vanderver R Pool, P.C.



Exhibit D: Proposed Signage Plans



REPLICATE OLD SIGN at smaller size, as pictured

Align New Sign with Top of Door Frame



DF Outrigger Sign

Colors & Finishes

- C1 1925B Black Matte
- C2 Oak, 5/8" x 1/8"

Construction Specifications

- A Mounting Hardware: Stainless Steel Connector to Walling to be Coordinated with Owner; Hardware to be Determined per wall type
- B 2x2" Fins with Angle
- C 5" Oak, Finish, Stained
- D TBD 25 Aluminum, Painted
- E 5 Ball Head
- F Routed Core, Shave Wood



917 S College St
 Sheboygan, WI 53081

Copyright Notice: This drawing is a confidential document and is protected by copyright laws. All rights are reserved. Any reproduction of the contents of this drawing without the written consent of the author is prohibited.

Project Name: Divvy Desk

Prepared/Checked: J.M.

Drawn By: E.H.

Date: 08/21/19

Revised: 10/23/19

Drawing Status: NO EXCEPTIONS NOTED

Approved Signature: _____

Approved By: _____ Date: _____

Filename: Divvy Desk_V2.rvt

Drawing Type: Preliminary Production



Colors & Finishes

Colors shown are for guide only. Final colors may vary due to lighting. Client to verify color samples or adjustments by color calibration or reference these color profiles or color specifications.

- CT** ■ Black (MCP256 Black Matte) Textured

Construction Specifications

- A** Round Aluminum Panel, Powder Black, Mounted to Building Face Below Glass Trim
- B** 1-1/2" Angle Frame, Steel or Galv. P



91 S Colfax St
 Shelton, CT 06484
 972.851.8338

Copyright Holder: This drawing is selected for reproduction by the client. It is the property of Whitefield Sign Co. and is not to be reproduced without written consent of the client. Any violation of the contents of this drawing without written consent is illegal and will be prosecuted.

Project Name: _____
 Drawn By: _____

Project Contact: _____
 Drawn By: _____

Drawn By: _____

Date: 08.21.19

Revisions:
 10.23.19
 11.6.19
 11.26.19

Drawing Status:

- NO EXCEPTIONS NOTED
- EXCEPTIONS NOTED
- REJECTED
- RESUBMIT

Approved Signature: _____

Approved By: _____ Date: _____

Revision/Date: _____
 (Drawn Date: 8/21/19)

Drawing Type:
 Preliminary
 Production

Aluminum Wall Mounted Panel

Exhibit E: Table 6: Statesboro Zoning Ordinance

SIGN DISTRICT 4 (As defined in subsection 1509 A.4)	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	SIGNS FOR INDIVIDUAL ESTABLISHMENTS, OFFICES, SHOPS, ETC. WHICH ARE PART OF A PLANNED OFFICE, COMMERCIAL, INDUSTRIAL OR RETAIL CENTER OR PART OF A CONTIGUOUS AND ADJACENT ROW OF STRUCTURES
AGGREGATE SIGN AREA**		
1. Maximum Number of Total Square Feet (square feet)	100 square feet including freestanding and building signs	Not applicable
FREESTANDING SIGNS**:		
2. Freestanding Sign Maximum Square Feet	60 square feet	Not allowed
3. Maximum Height	Eight feet	Not applicable
4. Setback Requirements	Two feet from property line	Not applicable
5. Number of Signs Allowed***	One sign structure per road frontage not to exceed the maximum allowable square footage	Not allowed
BUILDING SIGNS***:		
1. Maximum Number of Total Square Feet	100 square feet	The greater of 60 square feet or five percent of wall areas, allotted to the individual establishment
2. Maximum Height	12 feet	12 feet
3. Number of Building Signs Allowed	One per elevation	One per business or occupant
<p>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</p> <p>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</p> <p>***Internal illumination of building signs is prohibited. All signs shall be constructed of wood or metal material.</p>		



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DEVELOPMENT SERVICES REPORT

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SE 20-04-02 SPECIAL EXCEPTION REQUEST 109 CHRISTIE LANE	
LOCATION:	109 Christie Lane
REQUEST:	Special Exception to allow a group daycare in the R20 (Single-Family Residential) district.
APPLICANT:	Roberta Benique
OWNER(S):	Benique Benjamin & Roberta D
ACRES:	0.73
PARCEL TAX MAP #:	S34 000015 000
COUNCIL DISTRICT:	District 1 (Boyum)

PROPOSAL:

Mrs. Roberta Benique requests a Special Exception to allow for the utilization of the property located at 109 Christie Lane as a group day care in a R20 (Single Family Residential) district. A group daycare is defined pursuant to the Statesboro Zoning Ordinance as any place operated by a person, society, agency, institution, or group that receives pay for the supervision of seven (7) to eighteen (18) children under the age of eighteen (18) for less than twenty-four (24) hours a day. (See Exhibit A – Location Map)

BACKGROUND:

The subject site is a .73 acre single lot and is currently zoned R20 (Single Family Residential). There are currently no necessary conditional uses on the property. The proposed use is beyond the scope of the generally allowed home occupational uses within this zoning district. It should be noted that the purpose of this application is to consider whether the land uses and licenses proposed at the site may qualify this applicant for a zoning recommendation of approval at the site.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R25 (Single Family Residential)	Single Family Homes (County)
SOUTH:	R20 (Single Family Residential)	Single Family Homes
EAST:	R25 (Single Family Residential)	Single Family Homes (County)
WEST	R20 (Single Family Residential)	Single Family Homes

The subject property is located within the R20 (Single Family Residential) district. Surrounding parcels include Single Family Homes. (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: Exhibit A (Location Map), Exhibit B (Future Development Map), Exhibit C (Photos of Subject Site and surrounding sites), Exhibit D (Proposed Site Plans).

COMPREHENSIVE PLAN:

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

<u>"Established Residential"</u>	
<i>Vision:</i>	<p>The traditional neighborhoods in the Established Residential 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. Some neighborhoods within this area are facing decline issues with blight. These neighborhoods may require extra attention to return them to viable neighborhoods. Strengthening the urban core thorough additional commercial, retail, and office development can benefit the neighborhoods surrounding the urban core by providing residential opportunities within walking or cycling distance to downtown..</p>
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • Enhance existing pedestrian connectivity by repairing/replacing sidewalks and adding new ones, where necessary. • Develop architectural guidelines to guide new development and renovations of historic buildings within historic districts. • Residential developments that incorporate "corner commercial" sites such as dry cleaning or convenience grocery or similar retail services. • Enlisting significant site features (view corridors, water features, farm land, wetlands, parks, traits, etc.) as amenity that shapes identity and character of development. • Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas. • Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points. • Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. • Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood. • Promote an interconnected street grid through appropriate revisions to development regulations. Streets, especially thoroughfares, should incorporate Context Sensitive Solutions (CSS) to provide traffic calming and protect community character. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 94-95.</i></p>

ANALYSIS

I. Special Exception from Article IV, Section 401(I), to allow for a home occupation exceeding the allowed number of children which can be kept.

The .73 acre site is currently zoned R20 (Single Family Residential). The site is currently used as a single-family home and maintains a home occupation as a family day care home. This is allowable as per Section 401 of the *Statesboro Zoning Ordinance*.

The *Statesboro Zoning Ordinance* distinguishes daycares into the following three (3) distinct categories:

1. **Family Daycare Home** – private residence who receives pay for supervision of three (3) but not more than six (6) children under eighteen (18) years of age who are not related to such persons and whose parents are not residents in the same private residence.
2. **Group Daycare** – any place operated by a person, society, agency institution, or group who receives pay for the supervision of not less than seven (7) or more than eighteen (18) children under eighteen (18) years of age.
3. **Daycare Center** – Any place operated by a person, society agency, institution, or group who receives pay for the supervision of nineteen (19) or more children eighteen (18) years old or under.

The applicant presently holds a business license and operates a family daycare which is permissible in private residences. The applicant has provided a copy of the state issued license for a family daycare and anticipates renewing in December with a group daycare status. The applicant has requested to intensify the use from a family daycare to group daycare in order to supervise approximately ten (10) children. This would reclassify the business to a Group Daycare as per Section 2702 of the *Statesboro Zoning Ordinance*.

Special Exceptions allow for a land use that is inconsistent with uses permitted of right within a zoning district but which may be granted where requested uses may be deemed appropriate and compatible with the surrounding neighborhood. In addition, Article XXIV of the *Statesboro Zoning Ordinance* states that approval of a proposed use by the Mayor and Council does not constitute an approval for future expansions, additions or changes to the initially approved operation.

Article XXVII (Daycare) of the Statesboro Zoning Ordinance restricts group daycares to the CR (Commercial Retail), HOC (Highway Oriented Commercial), CBD (Central Business District), and LI (Light Industrial) zoning districts. Section 2704 lists nine (9) minimum conditions for Mayor and City Council to consider when granting a proposed group daycare in a building also occupied as a residential dwelling.

1. **The premises on which the child care use is established shall have access on a thoroughfare adequate for traffic.**
 - Christie Lane is a public road that is considered adequate for traffic. In addition, the property fronts on Francis Scott Drive.
2. **The child care facility shall contain not less than 30 square feet of indoor play area for each child at maximum enrollment and not less than 100 square feet per child of outdoor play area at maximum enrollment.**
 - The existing building is approximately 2396 square feet which allows adequate square footage of indoor play area for ten (10) or more children.
 - The exact square footage of the outdoor play area is unknown at this time but is estimated to be greater than 1000 square feet which would be adequate for approximately ten (10) children if correctly estimated.
3. **The outdoor play areas shall be fenced with fencing not less than four feet in height.**
 - The aforementioned outdoor play area contains fencing five (5) feet in height.
4. **The premises must contain adequate off-street loading and unloading.**
 - There is a paved parking area on Francis Scott Drive. This lot can conservatively hold six (6) vehicles at a time. Additional clearing is being done on the property to provide additional off-street parking.

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5. **In premises also occupied as a dwelling, the day care portion of the dwelling, shall not occupy over 25 percent of the heated square feet of the dwelling.**
 - The applicant will continue to live in the residential dwelling, so this provision will apply. The existing building is approximately 2396 square feet. Limiting the daycare portion to 25% of the overall square footage would reduce the useable space to 599 square feet. At 30 square feet of indoor play area per child, the applicant may supervise up to eighteen (18) children at any one time.
 6. **All signs shall be in compliance with the City's existing sign ordinance.**
 - Any new signs will be reviewed during the permitting process for compliance with the ordinance. In addition, this business must still fall under the requirements of a home occupation.
 7. **Off-street parking for employees shall be provided at the rate of one and one-half parking spaces per employee.**
 - The subject site appears to have adequate room for parking.
 8. **The applicant must provide a site plan indicating parking, pick-up and drop-off points, and playground area.**
 - The applicant has included a site plan with this application and site visits show that the increase in parking space should provide adequate space for pickup and drop-off.
 9. **Any other conditions that City Council may deem necessary to promote the health, safety, and welfare of the neighborhood.**
 - It may be of importance for the City Council to consider requiring an extended play area totaling a minimum of 1,800 square feet (100 square feet per child – 18 possible children).

In addition, Section 2406 of the *Statesboro Zoning Ordinance* lists seven (7) factors that should be considered by Mayor and City Council “in determining compatibility” of the requested use with adjacent properties and the overall community as 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.
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
- 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 *Statesboro Zoning Ordinance* states that any land use that requires a minimum of five (5) spaces or less may use alternative surface material for parking. This particular location requires spaces equal to 25% of capacity. With the requested space for 10 students, this would equal 3 parking spaces, with an additional space for the caretaker.
- D. Public facilities and utilities are capable of adequately serving the proposed use.
 - The proposed use will fall under the state fire marshal's jurisdiction.
 - The applicant has been informed to work with the State Fire Marshall in this regard.
- E. The proposed use will not have significant adverse effect on the level of property values or the general character of the area.
 - The proposed use should not have an adverse effect on property values in the area; however, it would likely cause a slight increase in traffic during pick up and drop off time.
- 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.
- G. Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

RECOMMENDATION

Staff recommends approval of the variance requested by application **SE 20-04-02** with the following conditions:

1. Updated state licensure must be submitted to the tax department upon renewal of the Occupational Tax Certificate.
2. Approval of this variance does not grant authorization to conduct renovations to the facility. All renovations must be processed through the standard building permit application process.
3. Expansion of the facility cannot cause the heated floor space of the daycare facility to exceed 25% of the total footprint of the home.

EXHIBIT A: LOCATION MAP

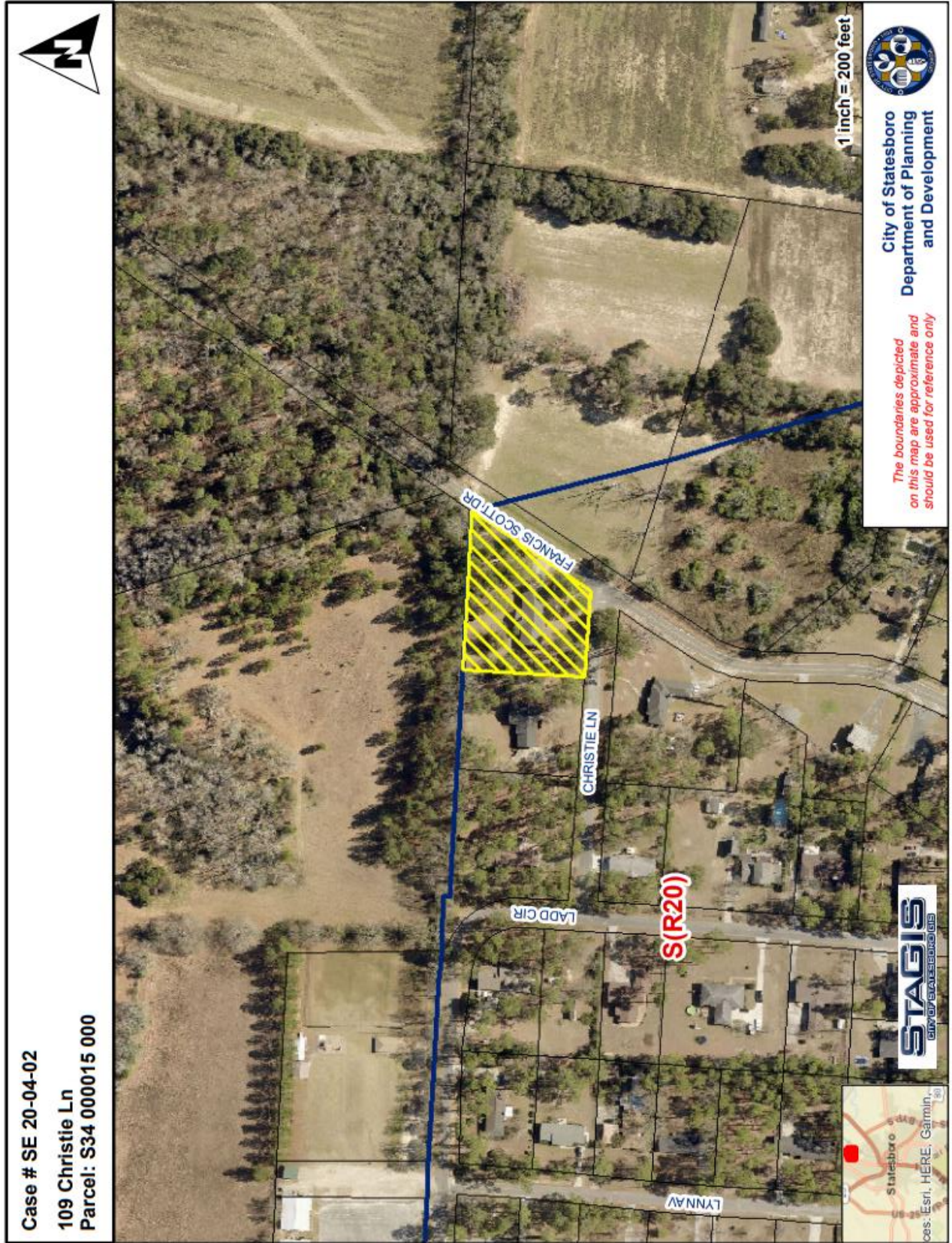
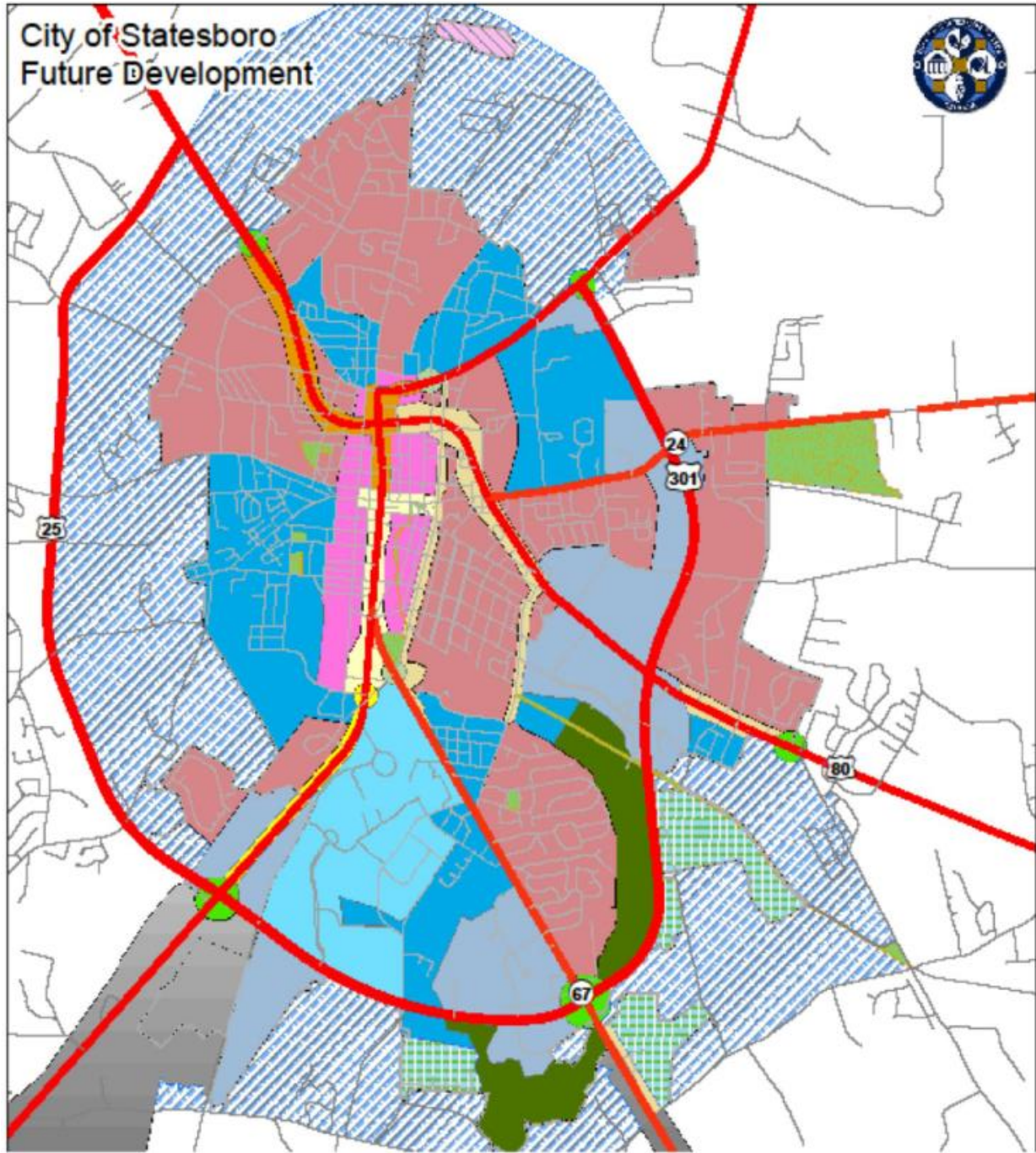


EXHIBIT B: FUTURE DEVELOPMENT MAP



- | | | |
|-------------------------------------|--------------------------------------|---------------------------|
| Activity Centers/Regional Centers | Developing Urban Neighborhood Area | Park |
| Commercial Redevelopment Area # 1 | Downtown | Potential Annexation |
| Commercial Redevelopment Area # 2 | Emerging Business | Residential Redevelopment |
| Commercial Redevelopment Area # 3 | Established Residential Neighborhood | University District |
| Conservation Area | Gateway | Urban Core Gateway |
| Developing Traditional Neighborhood | Neighborhood Center | |

EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and area where SE 20-04-02 is being requested.



Picture 2: Additional view of the subject property from Francis Scott Drive. .



Picture 3: View of the adjacent property to the Southwest from Christie Lane.



Picture 4: View of the adjacent property to the northeast from the corner of Christie Lane and Francis Scott Drive.



Picture 5: View of the adjacent property to the west of the subject site from Christie Lane.



Picture 6: View heading East on Christie Lane.



Exhibit D: Proposed Site Plan

APPLICANT: A. KANIB

