



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

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**November 2, 2021**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. October 5, 2021 Meeting Minutes.

**IV. New Business**

1. **APPLICATION RZ 21-10-01:** Sabrina Dunaway requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district in order to allow for additional uses at the existing Masonic Hall on 6 Carver Street (Tax Parcel # S09 000020 000).
2. **APPLICATION SUB 21-10-02:** Robbie Bell request preliminary PLAT approval for a 16-lot residential subdivision for the development of 16 single-family detached homes to continue the Northbridge Subdivision on 58.48 acres located on Highway 301 North (Tax Parcel# MS80000013 000).
3. **APPLICATION SE 21-10-03:** Roosevelt Cone Jr. requests a Special Exception in order to locate a sports memorabilia shop in a shared building at 8 East Olliff Street (Tax Parcel # S27 000038 000).
4. **APPLICATION V 21-10-04:** Renfroe Outdoor, LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance in order to place an LED billboard at the gateway of Highway 67 & Veterans Memorial Parkway (Tax Parcel # MS75000013 002).
5. **APPLICATION V 21-09-05:** Renfroe Outdoor, LLC request a variance from Article XV, Section 1511(B) of the Statesboro Zoning Ordinance in order to place tri-directional sign at the gateway of Highway 67 & Veterans Memorial Parkway (Tax Parcel # MS75000013 002).

**V. Announcements**

## **VI. Adjourn**



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**Statesboro Planning Commission**

**September 7, 2021**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**I. Meeting Cancelled Due to Lack of Agenda Items**

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**Chair – James Byrd Sr.**

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



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**Statesboro Planning Commission**

**October 5, 2021**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

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

**I. Call to Order**

Commissioner McKay called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner McKay led in the invocation & pledge.

**III. Approval of Minutes**

1.) August 3, 2021 Meeting Minutes.

Commissioner Cartee made a motion to approve the August 3, 2021 meeting minutes, seconded by Commissioner Fox. The motion carried 3-0.

**IV. New Business**

1.) **APPLICATION V 21-09-01:** Whitfield Signs requests a Variance from Article XV, Section 1509 (Table 5) of the *Statesboro Zoning Ordinance* in order to place a wall sign exceeding the maximum square footage for wall signs on a property located at 807 South Main Street.

2.) **APPLICATION V 21-09-02:** Whitfield Signs requests a Variance from Article XV, Section 1509 (Table 5) of the *Statesboro Zoning Ordinance* in order to place signage exceeding the aggregate square footage of all signs on a property located at 807 South Main Street.

Kathleen Field introduced cases 21-09-01 and 21-09-02, Commissioner Fox made a motion to open the public hearing of 21-07-01 and 21-09-02. Commissioner Cartee seconded, the motion carried 3-0. Commissioner Cartee and Fox asked if the existing signage would have to be removed or permitted. The Commissioners discussed

splitting the business licenses and the amount of signage allowed. Commissioner McKay pointed out that the applicant was not in attendance to address any questions. The Commissioners discussed the update to the sign ordinance. Commissioner Fox made a motion to close the public hearing with a second from Commissioner Cartee. The motion passed 3-0. Commissioner McKay made a motion to deny 21-09-01. Commissioner Cartee seconded and the motion passed 3-0. Commissioner McKay made a motion to deny 21-09-02. Commissioner Fox seconded and the motion passed 3-0.

2.) **APPLICATION V 21-09-03:** Cool Beans request a Variance from Article XV, Section 1509 (Table 6) of the Statesboro Zoning Ordinance in order to place a wall sign above 12 feet on a property located at 19 South Main Street.

Kathleen Field introduced case 21-09-03. Commissioner McKay made a motion to open the public hearing with a second from Commissioner Fox. The motion passed 3-0. Commissioner McKay made a motion to close the hearing with a second from Commissioner Cartee. The motion passed 3-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Fox seconded and the motion passed 3-0.

3.) **APPLICATION V 21-09-05:** Mohamed Alshuaibi requests a Variance from Article XV, Section 1509 (Table 4) of the Statesboro Zoning Ordinance in order to place a freestanding sign in front of an existing building located at 1825 Northside Drive East.

Kathleen Field introduced case 21-09-05. Commissioner Fox made a motion to open the public hearing. With a second from Commissioner McKay, the motion passed 3-0. Mohamed Alshuabi spoke for the variance request. Commissioner Fox made a motion to close the public hearing. Commissioner Cartee seconded and the motion passed 3-0. Commissioner Cartee made a motion to deny with a second from Commissioner Fox. The motion passed 3-0.

**V. Announcements**

Kathleen Field announced that the City of Statesboro has hired the firm TSW to write the zoning, sign, and subdivision ordinance. She also announced that the ARPA funds public meetings will be held to discuss spending.

**VI. Adjourn**

Commissioner Cartee made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 3-0.

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**Acting Chair – Ben McKay**

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



City of Statesboro-Department of Planning and Development

## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

(912) 764-0630  
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**RZ 21-10-01  
ZONING MAP AMENDMENT  
6 Carver Street**

<b>LOCATION:</b>	6 Carver Street
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	0.14 Acres
<b>PARCEL TAX MAP #:</b>	S09 000020 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Masonic Lodge
<b>PROPOSED USE:</b>	Masonic Lodge



**PETITIONER** Sabrina Dunaway  
**ADDRESS** 222 Pine Street, Unit B; Statesboro, GA 31321

**REPRESENTATIVE** Same As Above  
**ADDRESS**

### PROPOSAL

The applicant requests a zoning map amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district, in order to sell and serve alcoholic beverages to guests at events.

### PLANNING COMMISSION RECOMMENDATION

**RZ 21-10-01 CONDITIONAL APPROVAL**

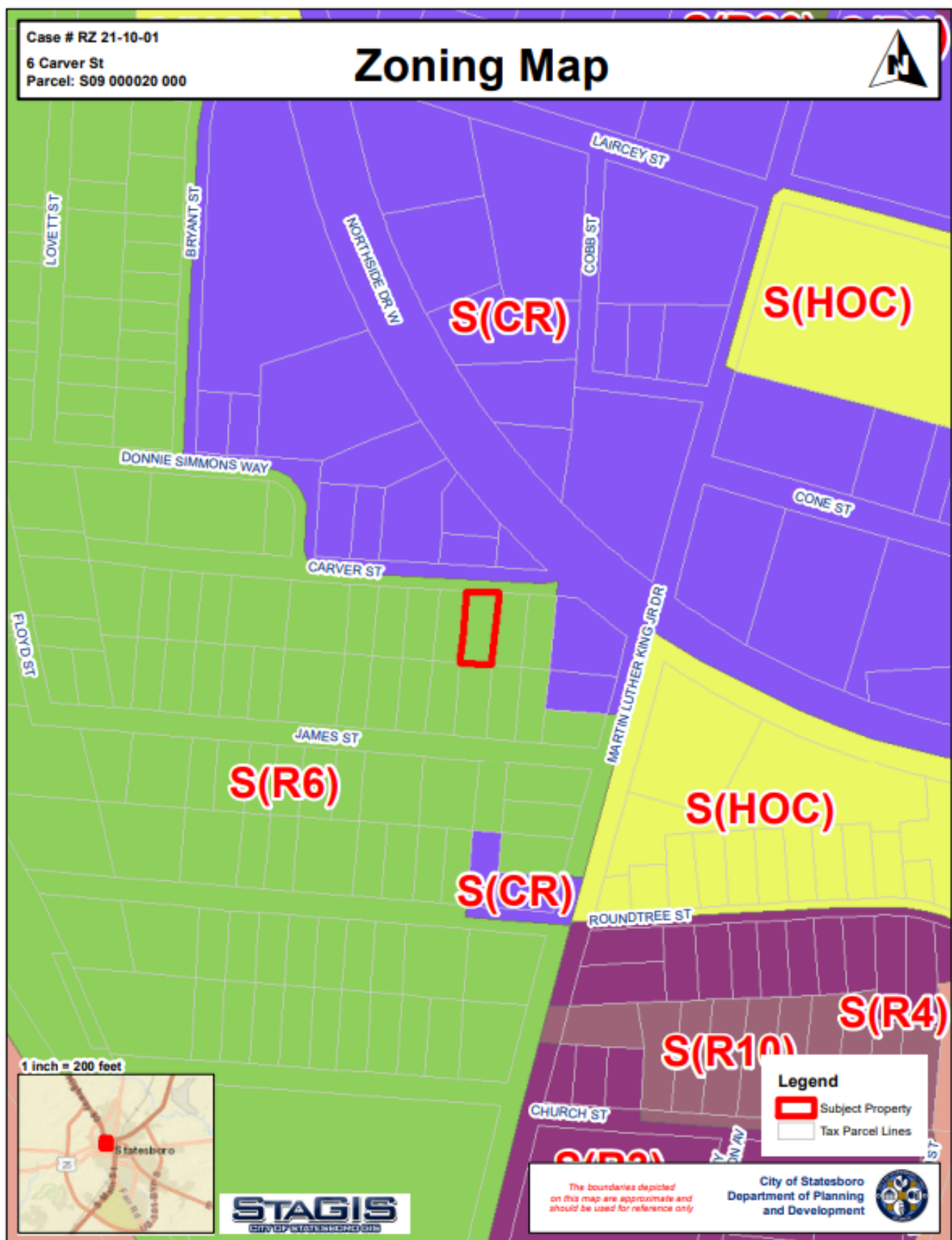


Case # RZ 21-10-01  
6 Carver St  
Parcel: S09 000020 000

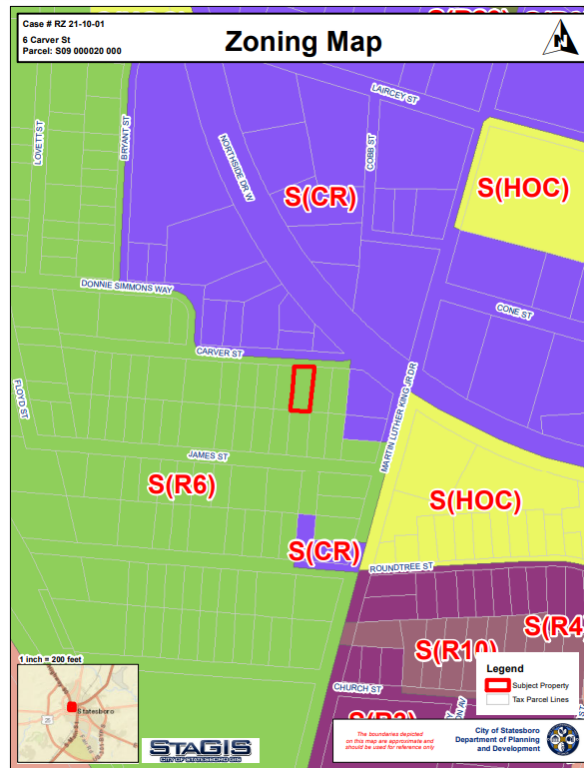
# Location Map











### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Auto Shop
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Discount Store
East	<b>Location Area #3:</b> R-6 (Single Family Residential)	Undeveloped Lot
North West	<b>Location Area #4:</b> CR (Commercial Retail)	Equipment Garage
Southeast	<b>Location Area #5:</b> R-6 (Single-Family Residential)	Single-Family Dwelling
South	<b>Location Area #7:</b> R-6 (Single-Family Residential)	Undeveloped Lot
Southwest	<b>Location Area #8:</b> R-6 (Single-Family Residential)	Undeveloped Lot
West	<b>Location Area #9:</b> R-6 (Single-Family Residential)	Undeveloped Lot

## **SUBJECT SITE**

The subject site consists of one building on a 0.14 acre lot. The applicant is seeking to rezone the property to be able to sell and serve alcoholic beverages on site. The general use as a meeting hall would not be changed, but this would allow for a more permanent solution to the current request of the owner. There are no records showing this site as a residential lot at any time in the past. Specifically, this lot does not meet the size requirements for the (CR) Commercial Retail zoning, but as the building has been a long standing structure in the area, no other structures would be developed on the lot.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #3” character area, which is characterized as areas currently in decline with vacant or underutilized properties. It is intended to be heavily residential, includes some greenspace, and should maintain a lower density. Based on the zoning of the site, this area is transitional in nature, and would still be low density overall.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does not contain any wetlands and is not located in a floodplain.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

Article XX, 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 request, 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.**

- The surrounding area is made up of various uses including, single-family residential, auto services, stores, and undeveloped residential lots and a church.

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

- The surrounding area generally contains fair housing conditions with a mixture of undeveloped land and commercial development. The area would not be adversely affected by this zoning, as the use is grandfathered and no changes would be made to the parcel if granted this Zoning Map Amendment.

### **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.**

- N/A

4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - Due to the current use on the property, it is unlikely that there will be adverse effects from the granting of this Zoning Map Amendment.
5. **The suitability of the subject property for the zoned purposes.**
  - As the space is already suitable as a meeting place and is being used essentially for this purpose, it is not a significant change to the current use.
6. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
  - The land is not vacant at this time, and currently serves as a Masonic Hall/Lodge.
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 the adjacent areas; and**
  - The existing use of the building would not change, just the option to serve alcoholic beverages. There is a likelihood that parking requirements increase, but this can be resolved with the implementation of a parking plan.
8. **Consistency with other governmental land use, transportation, and development plans for the community.**
  - The proposed use is consistent with the subject site's character area ("Commercial Redevelopment Area #3") as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Approval of RZ 21-10-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) A parking plan must be submitted and approved prior issuance of an alcohol license at this location.





## ZONING SERVICES REPORT

P.O. Box 348  
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(912) 764-0630  
(912) 764-0664 (Fax)

### SUB 21-10-02 PRELIMINARY PLAT APPLICATION HIGHWAY 301 NORTH

<b>LOCATION:</b>	Highway 301 North	
<b>EXISTING ZONING:</b>	R-4 (High-Density Residential)	
<b>ACRES:</b>	58.48 Acres	
<b>PARCEL TAX MAP #:</b>	MS80 000013 000	
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)	
<b>EXISTING USE:</b>	Undeveloped Land	
<b>PROPOSED USE:</b>	Single-Family Residential	

**PETITIONER** Robbie Bell  
**ADDRESS** 225 Timberline Road, Statesboro GA 30461

**REPRESENTATIVE** Wesley Sherrod (Parker Engineering)  
**ADDRESS** 36 Courtland Street #B, Statesboro GA 30459

### PROPOSAL

The applicant requests approval of a preliminary subdivision PLAT of South Bridgeport Drive of the Northbridge Subdivision on Highway 301 North. As shown in the Preliminary Subdivision Plat, the proposed South Bridgeport Drive addition will allow for development of sixteen individual single-family lots out of the remaining vacant inner parcel of the existing subdivision.

### PLANNING COMMISSION RECOMMENDATION

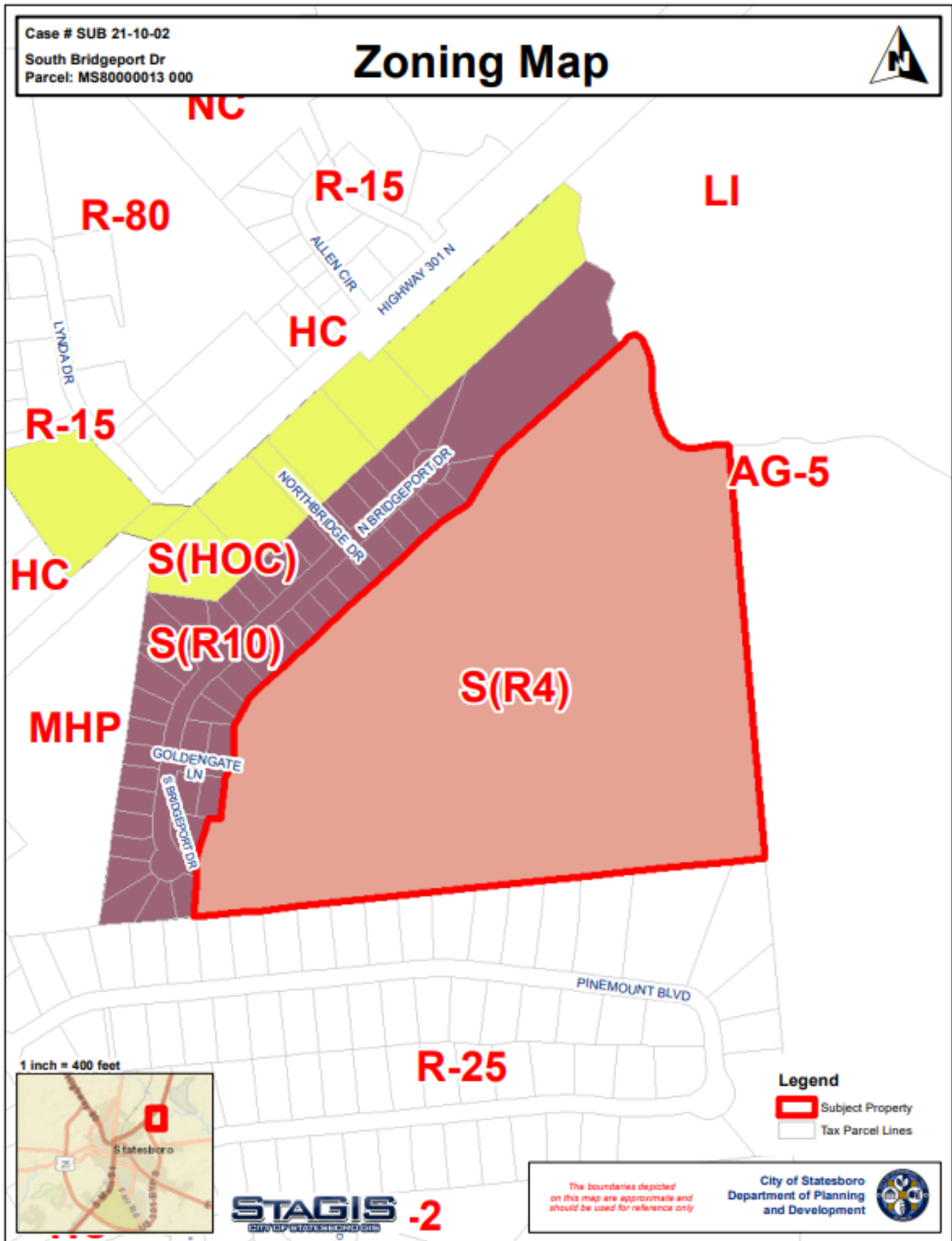
**SUB 21-10-02 CONDITIONAL APPROVAL**



Case # SUB 21-10-02  
South Bridgeport Dr  
Parcel: MS80000013 000

# Location Map



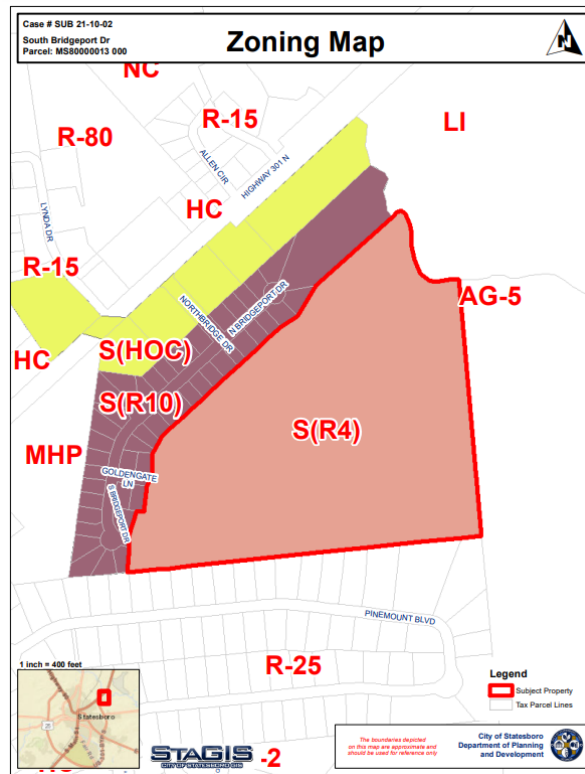




Case # SUB 21-10-02  
South Bridgeport Dr  
Parcel: MS80000013 000

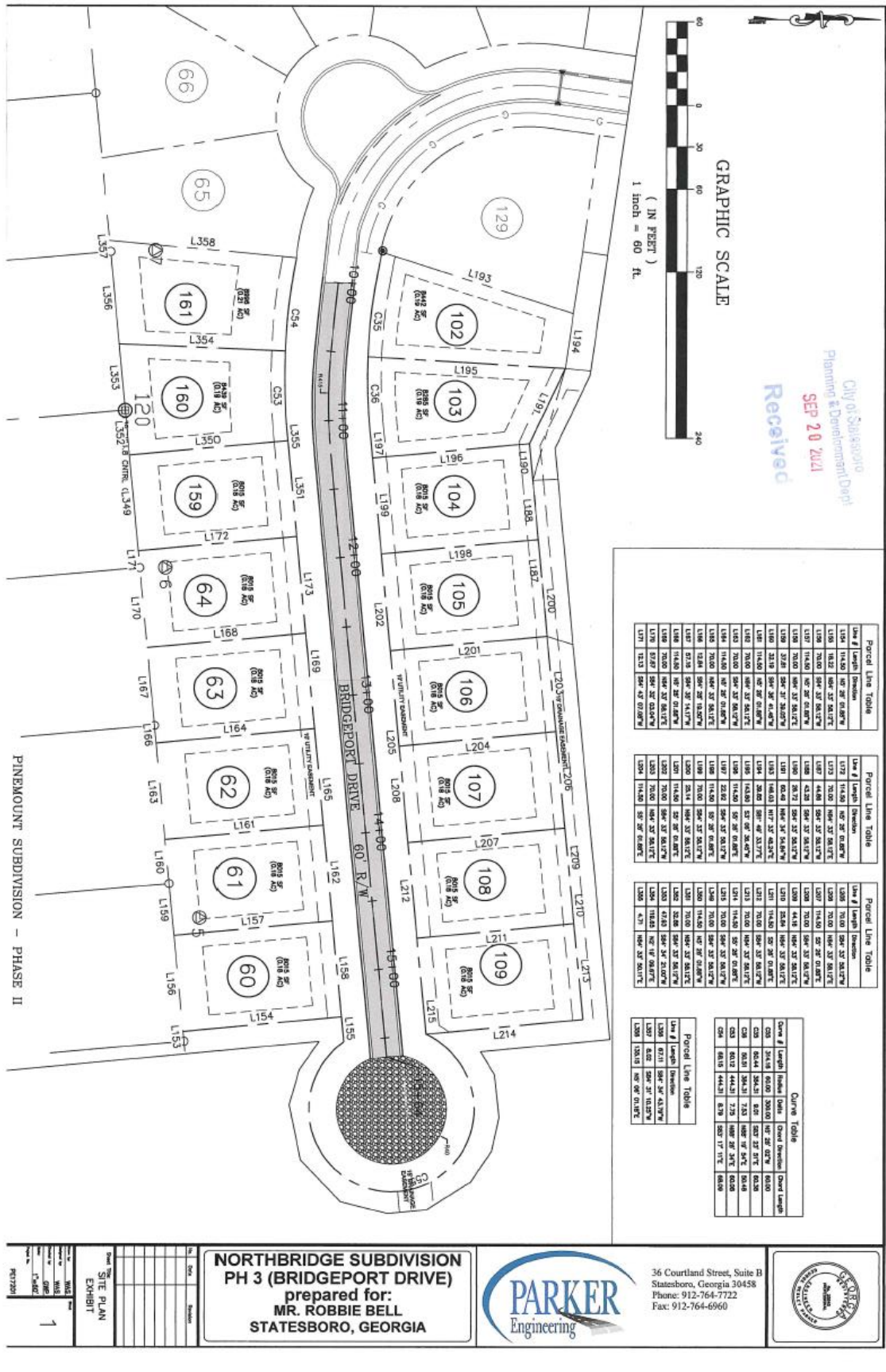
# Future Landuse Map





### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> LI (Light Industrial)	Undeveloped Land
Northeast	<b>Location Area #2:</b> AG-5 (Agricultural County Zoning)	Undeveloped Land
East	<b>Location Area #3:</b> AG-5 (Agricultural County Zoning)	Undeveloped Land
North West	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Undeveloped Land
Southeast	<b>Location Area #5:</b> R-25 (Single-Family Residential)	Undeveloped Land/Agricultural
South	<b>Location Area #7:</b> R-25 (Single-Family Residential)	Single-Family Dwelling
Southwest	<b>Location Area #8:</b> R-2 (Two Family Residential County Zoning)	Single-Family Dwelling
West	<b>Location Area #9:</b> R-10 (Single-Family Residential)	Single-Family Dwelling





## **SUBJECT SITE**

The subject site is connected to the currently developed Bridgeport Drive in the Northbridge Subdivision. The applicant seeks to continue the development of the subdivision with the addition of 16 homes to create a temporary cul-de-sac on Bridgeport Drive. The applicant is unsure of the next phase of development, as there are topographical issues yet to be resolved, and the site is currently zoned R-4 (High-Density Residential) which would allow for the development of additional single-family homes on 8015 square-foot lots or multi-family residential homes.

This proposal was initially a part of the Northbridge Subdivision PLAT addressed by case number SUB-07-08-07, which requested the development of 87 acres of property. Said subdivision PLAT received final approval for the first phase on development of Northbridge with a total of 28.52 acres of property. This initial phase was completed, while the remainder of the property was

Currently, the subdivision has 5 new homes under development on Goldengate Lane, which have been approved by the Council under SUB 21-05-01. There are access concerns at this time regarding the remainder of the site, but any additional phases of development would require access analysis to ensure fire safety and compliance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

## **ENVIRONMENTAL SITE ANALYSIS**

The property is projected to contain significant wetlands, but these are not located near the proposed development. It is unlikely that this development would cause any impact to the wetlands. The area is not located in a special flood hazard area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities. There would be a minimal increase in traffic for the development as proposed. As the cul-de-sac is meant to be temporary, additional phases of the project would need to ensure that Bridgeport Drive continues so that access to the site has more than one entrance in the event of emergency access.

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

Staff recommends **Approval** of the proposed preliminary plat subdivision. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this preliminary PLAT does not grant the right to develop on the site without approval. All construction must be reviewed and approved by the City.
- (2) All street lighting must meet City standards and be approved by the City.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering.
- (4) The final plat must meet all requirements of Article 3 of the City of Statesboro Zoning Ordinances before being presented to the City for approval and before any houses may be sold in the expansion of the subdivision.



## ZONING SERVICES REPORT

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SE 21-10-03 SPECIAL EXCEPTION REQUEST 8 EAST OLLIFF STREET	
<b>LOCATION:</b>	8 East Olliff Street
<b>EXISTING ZONING:</b>	O (Office)
<b>ACRES:</b>	0.21 acres
<b>PARCEL TAX MAP #:</b>	S27 000038 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Youth Development Center
<b>PROPOSED USE:</b>	Sports Memorabilia Shop

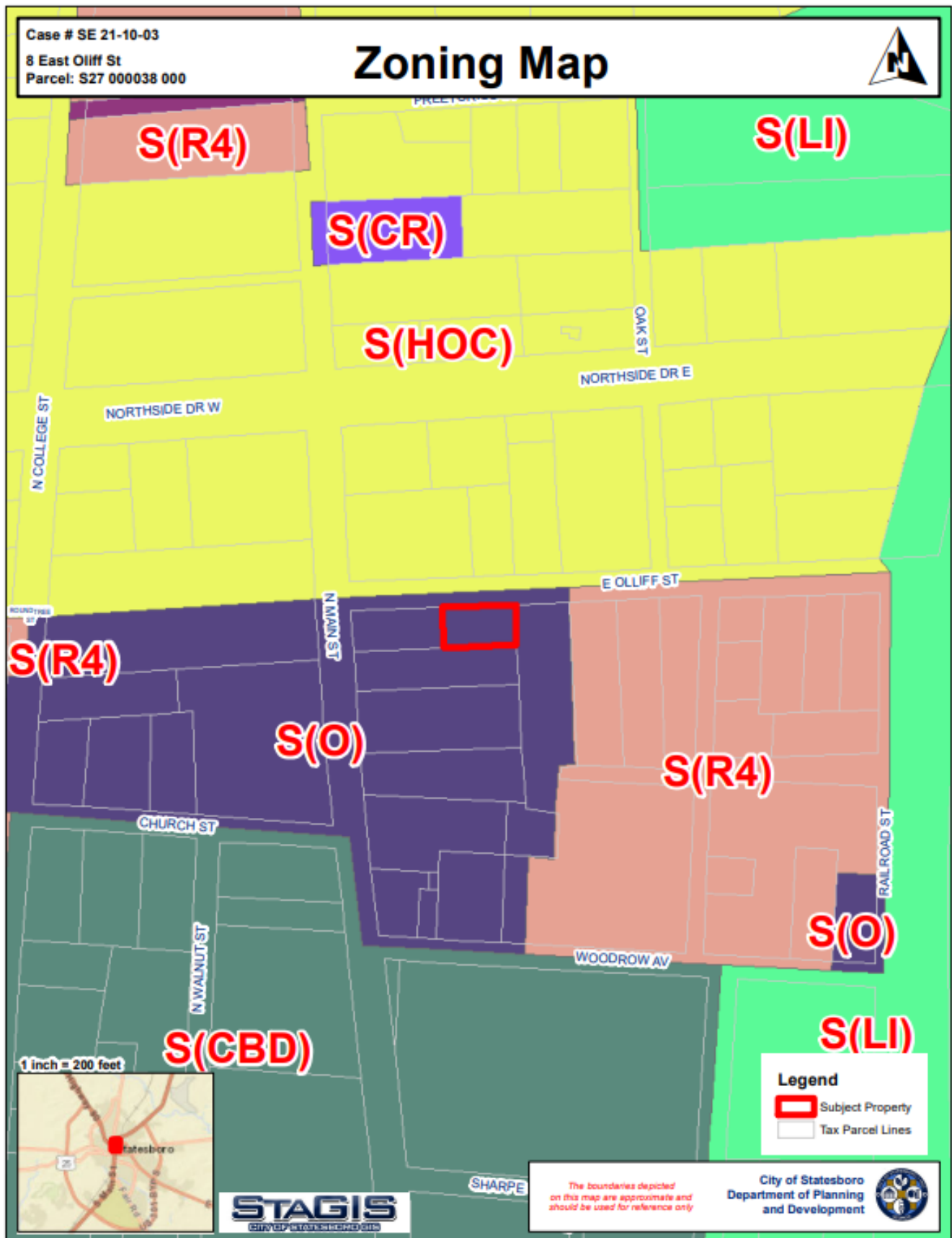
**PETITIONER**                      Roosevelt Cone Jr.  
**ADDRESS**                        8 East Olliff Street; Statesboro, GA 30458

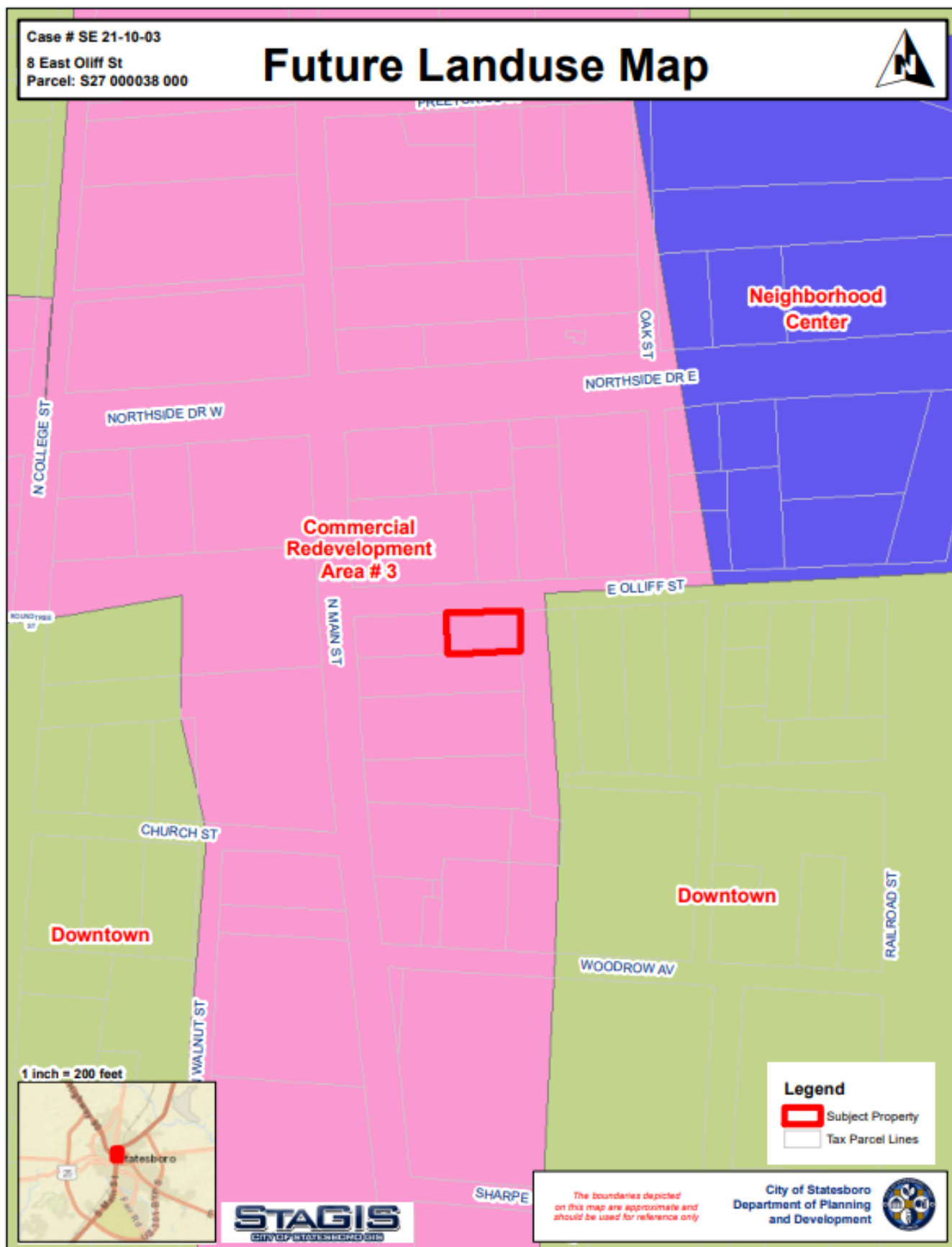
**REPRESENTATIVE**    Same As Above  
**ADDRESS**

PROPOSAL
The applicant requests a special exception to locate a sports memorabilia shop in the building on 0.21 acre property located on East Olliff Street. Retail establishments are not permitted in the O (Office) zoning district unless granted a special exception by the City Council.
STAFF RECOMMENDATION
<p style="text-align: center;"><b><u>SE 21-10-03 CONDITIONAL APPROVAL</u></b></p>

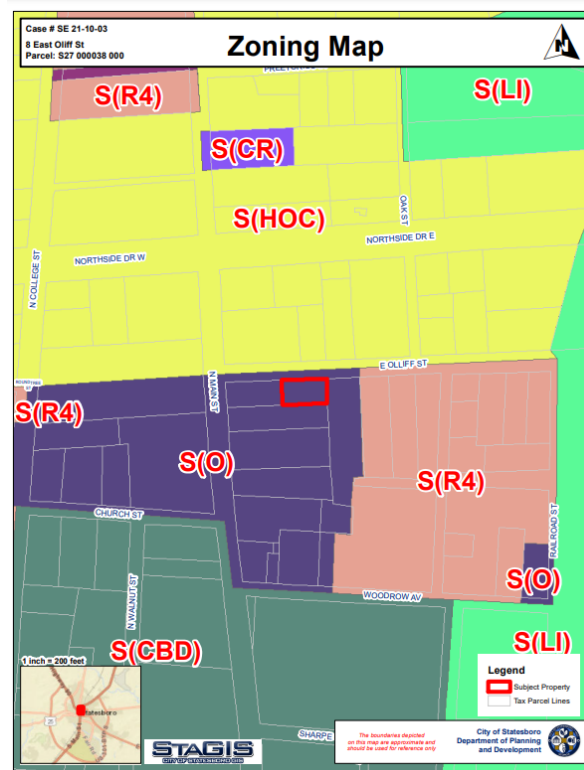












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot
Northeast	<b>Location Area #2:</b> HOC (Highway Oriented Commercial)	Fast Food Restaurant
East	<b>Location Area #3:</b> O (Office)/R4 (High Density Residential)	Church
Northwest	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Vacant Restaurant Building
Southeast	<b>Location Area #5:</b> O (Office)	Single Family Residence
South	<b>Location Area #6:</b> O (Office)	Single Family Residence
Southwest	<b>Location Area #7:</b> O (Office)	Office Building
West	<b>Location Area #8:</b> HOC/O (Highway Oriented Commercial/Office)	Bank

## **SUBJECT SITE**

The subject site is a building located on 0.21 acres. Surrounding properties include restaurant, residential, church, and office uses. The applicant's request is to locate a sports memorabilia shop in the building which is adjoined to their moving business.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Commercial Redevelopment Area #3", which is characterized as areas currently in decline with vacant or underutilized properties. It is intended to be heavily residential, includes some greenspace, and should maintain a lower density. Surrounding uses and zoning in the area serves as a transition to the more populated Northside Drive, and would not result in more than a lower density use.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently leased to small businesses and served by City utilities. As per the parking Ordinance, locations in the Downtown are not required to provide specific parking spaces for customers.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

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

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

**(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- The business would be located inside the pre-existing structure.

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

- There should be no substantial change regarding this facility if allowed to operate, as the area already allows for parking.

**(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.**

- N/A

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

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

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

- There are no additional changes to the building's zoning nor the structure, and it is unlikely that there will be any significant changes to the property values of the area.

**(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.**

- N/A.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

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

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

- The proposed use is generally consistent with the subject site's character area ("Commercial Redevelopment Area #3") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Approval of SE 21-10-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.




City of Statesboro-Department of Planning and Development

## ZONING SERVICES REPORT

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**V 21-10-04 & V 21-10-05  
ZONING VARIANCE REQUEST  
Highway 67**

<b>LOCATION:</b>	Highway 67	
<b>EXISTING ZONING:</b>	CR (Commercial Retail)	
<b>ACRES:</b>	0.96 acres	
<b>PARCEL TAX MAP #:</b>	MS75000013 002	
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)	
<b>EXISTING USE:</b>	Undeveloped	
<b>PROPOSED USE:</b>	Billboard	

**PETITIONER** Renfroe Outdoor LLC  
**ADDRESS** P.O. Box 28724; Macon GA, 31221

**REPRESENTATIVE** Jed Renfroe  
**ADDRESS** 741 Johnnie Dodds Blvd; Mt. Pleasant SC, 29464

### PROPOSAL

The applicant requests a variance from Article XV, Section 1511(H), and Article XV, Section 1511(B) of the *Statesboro Zoning Ordinance*, in order to relocate and upgrade the existing billboard to tri-vision LED displays on Highway 67 in the CR (Commercial Retail) zoning district.

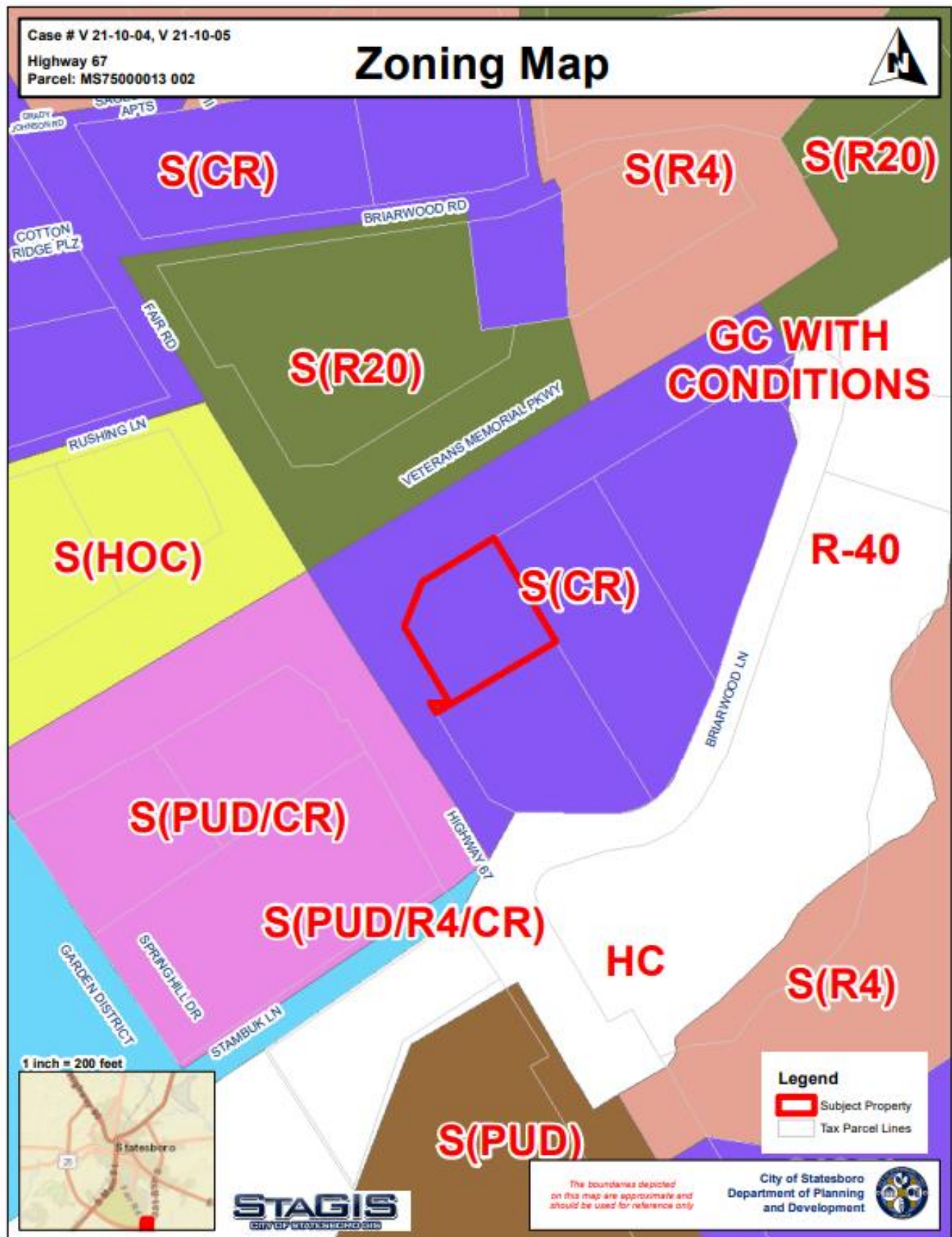
### PLANNING COMMISSION RECOMMENDATION

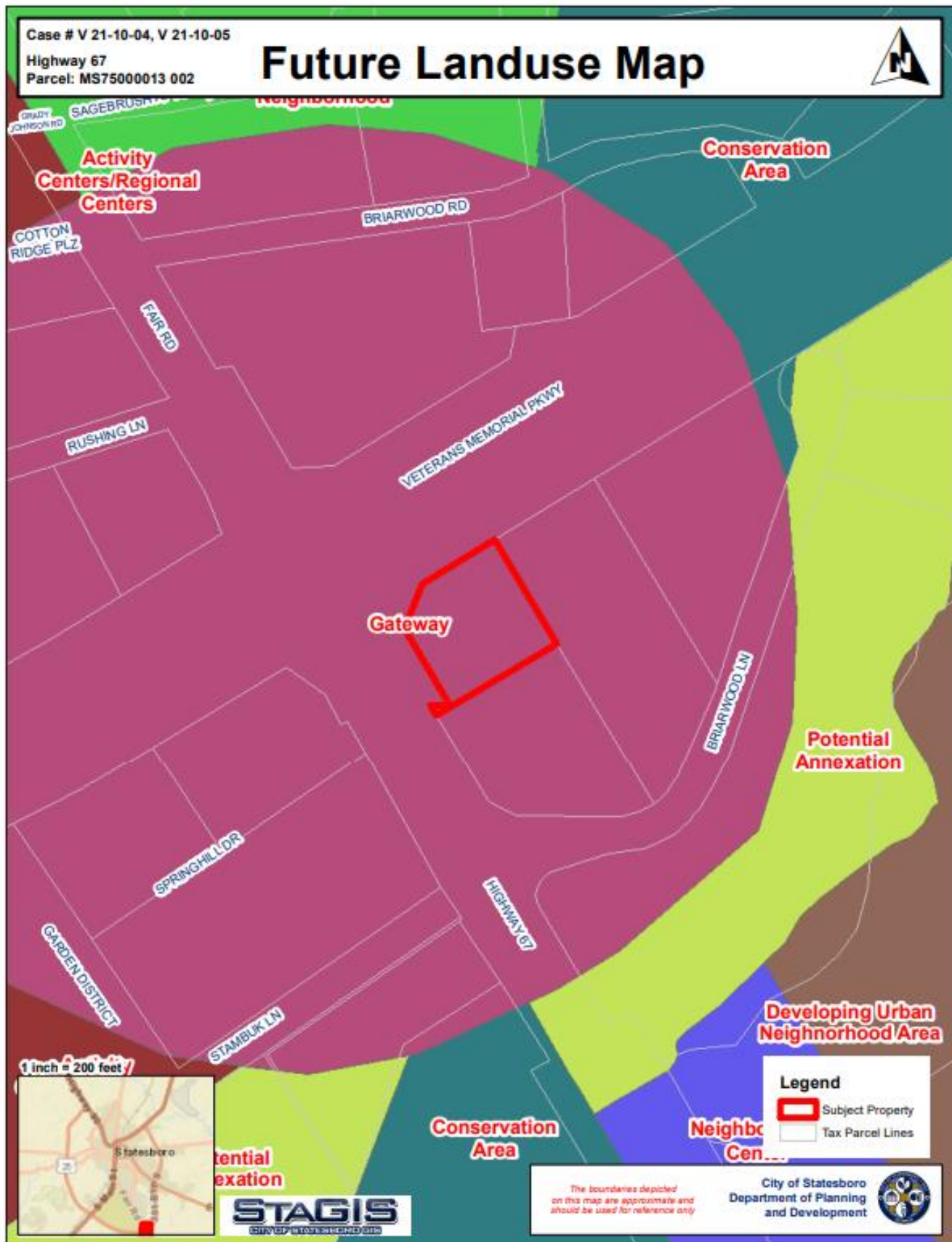
**V 21-10-04 & V 21-10-05 DENIAL**

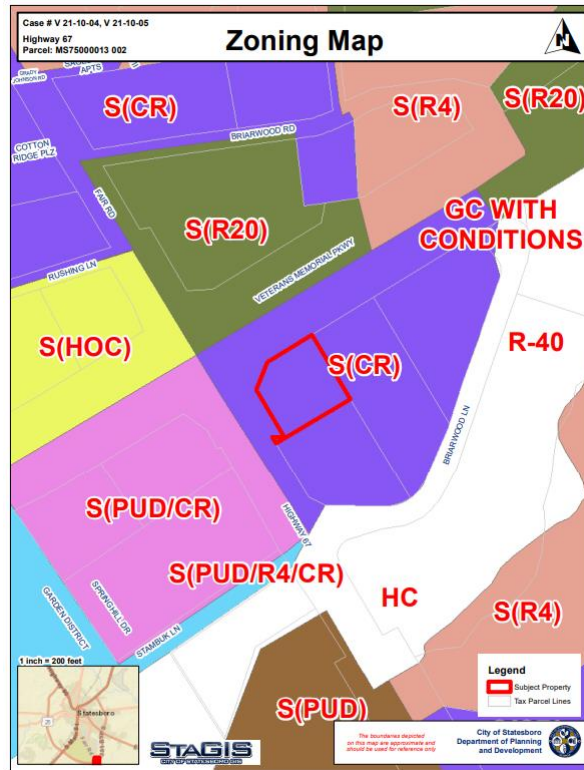












### SURROUNDING LAND USES/ZONING

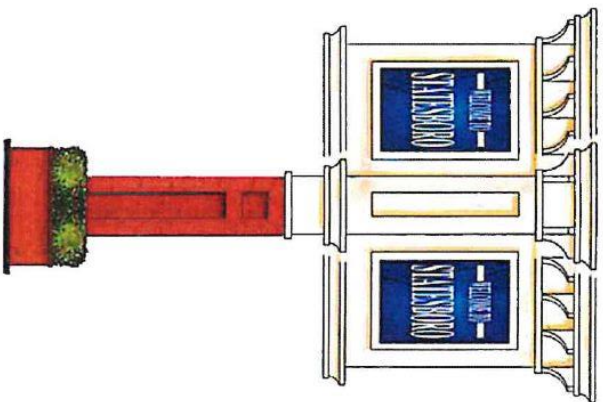
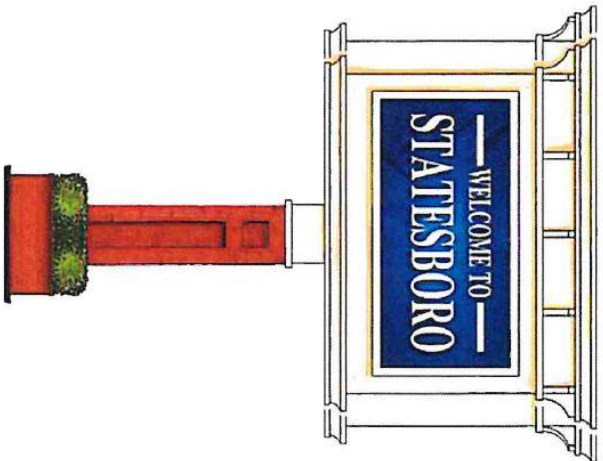
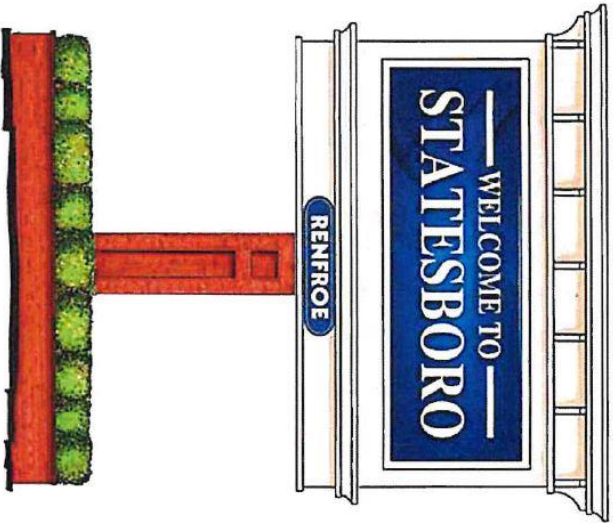
Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R20 (Single Family Residential)	Church
Northeast	<b>Location Area #2:</b> R4 (High Density Residential)	Medical Office
East	<b>Location Area #3:</b> CR (Commercial Retail)	Hotel
Northwest	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Gas Station
Southeast	<b>Location Area #5:</b> HC (Highway Commercial) (County Zoning)	Single Family Dwelling
South	<b>Location Area #6:</b> CR (Commercial Retail)	Gas Station
Southwest	<b>Location Area #7:</b> PUD/CR (Planned Unit Development/Commercial Retail)	Hotel
West	<b>Location Area #8:</b> PUD/CR (Planned Unit Development/Commercial Retail)	Bank



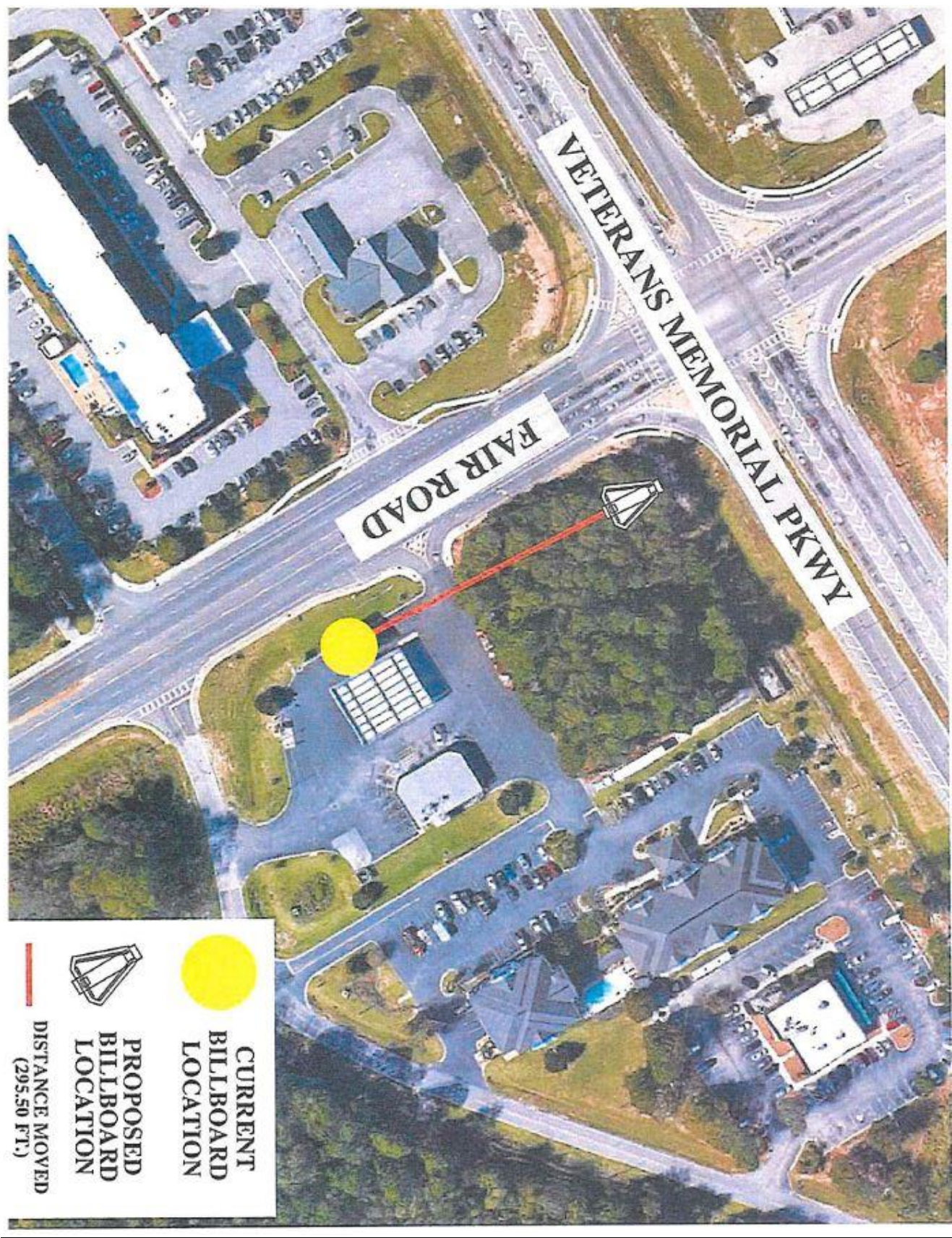


*Outdoor Advertising*

# STATESBORO







## **SUBJECT SITE**

The subject site is a 0.96 acre undeveloped lot. The neighboring lot contains a gas station, convenience store, and an existing billboard. The applicant is seeking to relocate the existing billboard to the proposed subject site. The applicant is also seeking to convert the existing billboard to LED display that does not meet the standard of using base or top mounted lights and shall be activated by photoelectric cells and that will not impair the vision of the traveling public in any way, as per Article XV; Section 1511(H) of the Statesboro Zoning Ordinance. Section (H) prohibits additional lighting including but not limited to neon, animation and running lights. Section 1511(B) specifies that digital signs may be back to back or V shaped side-by-side. This would not cover the inclusion of a third sign as projected on the back side.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Gateway Area” character area, which is generally intended to be a transitional area.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for the existing billboard structure will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety, but none of these resources would be utilized with this development.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
  - No special conditions or hardships exist for this application. The requested variance will require structural changes to the lot, as the existing billboard will be relocated to the property. The signage itself would be significantly greater than normally allowed with the combined square footage of the signage being approximately 500 square feet. Generally, the total square footage allowed would be 300 square feet when accounting for both sides of the billboard.



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

- The request does not meet the general requirements for billboard signage based on the ordinance. The owner has received approval to upgrade billboards within the City limits, but the extent of the signage being requested exceeds what has been allowed via a variance in the past.

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

- There is no unnecessary hardship associated with this request.

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

- Granting of this variance is drastically beyond what would normally be allowed within the City limits under the current ordinance. Specifically, the Ordinance does prohibit digital signage of this size, but Council has allowed for general upgrades to modernize billboards not placed in the historic district. This particular request is far beyond what is allowed in the ordinance in both scale, and size. There are also concerns regarding the precedent being set by acceptance of this sign, as its location at an intersection already experiencing traffic accidents.

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

- The proposal is not applicable in regard to the subject site's character area "Gateway Area" as stated in the *2019 – 2029 Comprehensive Master Plan*, as specific the implementation strategy does not directly address concerns with signage, but instead with concerns regarding regional architectural styles, streetscapes which reflect the character of the City and the development of an internal street network.

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

Staff recommends **Denial of V 21-10-04 & V 21-10-05 due to the significant increase in overall amount signage being requested**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the applicant the right to make structural changes to the Billboard. All modifications must be approved through the issuance of a sign permit.

Planning Commission Meeting

Tue, Nov 2, 2021 5:00 PM - 6:00 PM (EDT)

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