



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
October 1, 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.) September 3, 2019 Meeting Minutes

IV. New Business

1. **APPLICATION V 19-09-01**: Josh Whitfield requests a variance from Article XV, Section 1509(C), Table 6 of the Statesboro Zoning Ordinance regarding the internal illumination of building signs in Sign District 4 (Tax Parcel S28 000051 000).
2. **APPLICATION V 19-09-02**: Josh Whitfield requests a variance from Article XV, Section 1509(C), Table 6 of the Statesboro Zoning Ordinance regarding the maximum sign height allowed in Sign District 4. (Tax Parcel S18 000067 000).

V. Announcements

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission
September 3, 2019
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 5:06 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) August 6, 2019 Meeting Minutes

Commissioner Cartee made a motion to approve the August 6, 2019 meeting minutes, seconded by Commissioner McKay. The motion carried 4-0.

IV. New Business

1. **APPLICATION V 19-08-01:** Jason Wager requests a variance from Article XI, Section 1102(G) to reduce the minimum lot size requirements for property to be considered for the HOC (Highway Oriented Commercial) zoning district in order to utilize the existing commercial building as an automotive services repair shop on 0.36 acres located at 137 East Parrish Street (Tax Parcel S37 000004 000).
2. **APPLICATION RZ 19-07-02:** Jason Wager requests a zoning map amendment of 0.36 acres located at 137 East Parrish Street from CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to utilize the existing commercial building as an automotive services repair shop (Tax Parcel S37 000004 000).
3. **APPLICATION V 19-08-03:** Jason Wager requests a variance from Article XI, Section 1102(C) to reduce the required front yard setback in order to utilize the existing commercial building as an automotive services repair shop on 0.36 acres located at 137 East Parrish Street (Tax Parcel S37 000004 000).

Owen Dundee introduced cases **V 19-08-01, RZ 19-07-02 and V 19-08-03** collectively, and Tony Crosby spoke as representative of the applicant, Jason Wager. Mr. Crosby provided some background information on the historical uses and zoning of the subject property. Commissioner Foreman inquired if the property had a signed lease. Mr. Crosby confirmed that the property owner has a signed lease on the property. Mr. Byrd commented on the historical uses of the property. Mr. Crosby stated that the building would not be utilized as a gas station, but as an automotive services station for tire repair, oil changes, and similar services.

Commissioner Foreman made a motion to recommend approval of **V 19-08-01, RZ 19-07-02, and V 19-08-03** with staff conditions. Commissioner Byrd inquired if the cases could be voted on collectively. Mr. Dundee confirmed that they could be voted on collectively. Commissioner McKay seconded, and the motion carried 4-0.

4. **APPLICATION V 19-08-04:** Jacqueline Heyward requests a variance from Article VII-C, Section 703-C(A) to reduce the minimum lot size requirements for property to be considered for the R-10 (Single Family Residential) zoning district in order to allow the placement of a mobile home on 0.20 acres located at 436 Tremble Lane (Tax Parcel S46 000001 000).

Owen Dundee introduced the case, and Jacqueline Heyward spoke on behalf of her requested variance. Ms. Heyward provided some background information on the subject property, personal medical history, and her proposed mobile home residence.

Commissioner McKay made a motion to recommend approval of **V 19-08-04** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

5. **APPLICATION V 19-08-06:** Rick's Glass Company requests a variance from Article XXX, Section 3012(E) regarding tree protection within any required setback or buffer area in the Downtown District for 0.737 acres of property located at 301 South Main Street (Tax Parcels S20 000090 000 & S20 000092 000).

Owen Dundee introduced the case, and Lindsey Thomas spoke as representative of the applicant, Rick's Glass Company. Ms. Thomas provided a brief overview of the zoning variance request and the proposed project. Ms. Thomas further stated the applicant's proposed landscape plan meets and exceeds the minimum requirements per our City's ordinance. Commissioner Cartee inquired if the landscaping improvements would also be added to the existing developed area as well. Mr. Dundee confirmed and further commented on the staff approved landscaping plan. Commissioner Byrd inquired if the proposed landscaping plan did now conform and meet all the minimum requirements of the City. Mr. Dundee confirmed that plan had been approved by staff and met all the minimum applicable requirements.

Commissioner Foreman made a motion to recommend approval of **V 19-08-06** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

6. **APPLICATION V 19-08-08:** Josh Whitfield requests a variance from Article VII, Section 703(A) to reduce the required left side yard setback in order to allow the development of

residential units to serve the West District project on 0.43 acres located at 110 Bulloch Street (Tax Parcel S19 000119 000).

7. **APPLICATION RZ 19-08-09:** Josh Whitfield requests a zoning map amendment of 0.43 acres located at 110 Bulloch Street from R-8 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to allow the development of residential units to serve the West District project (Tax Parcel S19 000119 000).
8. **APPLICATION RZ 19-08-10:** Josh Whitfield requests a zoning map amendment of 1.06 acres located at 116 Bulloch Street from R-8 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to allow the development of residential units to serve the West District project (Tax Parcel S19 000117 000).

Owen Dundee introduced cases **V 19-08-08, RZ 19-08-09 and RZ 19-08-10** collectively. Commissioner Cartee inquired if the proposed development would be comparable to JR Hendley properties in the area. Mr. Dundee confirmed that the proposed development would be similar to recently developed properties in the area. Commissioner McKay inquired if the proposed development would mean additional rental units. Mr. Dundee confirmed that the applicant is proposing a rental community. Commissioner Foreman inquired on the proposed development's maximum density. Mr. Dundee stated the proposed development would consist of a maximum of seventeen (17) units, fourteen (14) new construction units and three (3) existing units. Commissioner McKay stated that he would prefer to see single family and owner-occupied housing being proposed for new residential construction, rather than rental housing.

Commissioner McKay made a motion to recommend approval of **V 19-08-08, RZ 19-08-09, and RZ 19-08-10** with staff conditions. Commissioner Cartee seconded, and the motion carried 4-0.

Commissioner McKay further stated his concerns about the City's lack of single family residential development.

9. **APPLICATION SUB 19-08-11:** Continental Road, LLC requests preliminary plat approval for a 6-lot commercial subdivision for phase I of the Continental Road subdivision on 33.348 acres located at 7130 Veterans Memorial Parkway (Tax Parcel MS42 000007 000).

Owen Dundee introduced the case, and Joey Maxwell spoke as a representative of the applicant, Continental Road, LLC. Mr. Maxwell stated that he was present to answer any questions on behalf of the applicant. Commissioner Cartee inquired on the site work progress. Mr. Maxwell provided a brief update for the Planning Commission.

Commissioner Cartee made a motion to recommend approval of **SUB 19-08-11** with staff conditions. Commissioner McKay seconded, and the motion carried 4-0.

V. Announcements

Mr. Dundee thanked Commissioner Byrd, Commissioner McKay, and Commissioner Cartee for agreeing to serve their first successive term as Planning Commission Members.

Mr. Dundee announced City Council's passing of a Resolution regarding a six month moratorium on all conditional use variances to allow for community residences and/or group homes.

Lastly, Mr. Dundee announced City Council's first reading of the Blight Tax Ordinance and provided a brief overview for the Planning Commission.

VI. Adjourn

Commissioner Cartee made the motion to adjourn the meeting. Commissioner Foreman seconded, and the motion carried 4-0. The meeting adjourned at 5:55 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 19-09-01 SIGN VARIANCE REQUEST 40 EAST MAIN STREET	
LOCATION:	40 East Main Street
REQUEST:	Variance from Article XV: Section 1509(C), Table 6; for the placement of an internally illuminated building sign in Sign District 4.
APPLICANT:	Josh Whitfield (Whitfield Signs)
OWNER(S):	Avra Gregory Dixon & Robert F C/O Sue D Avra
ACRES:	0.08
PARCEL TAX MAP #:	S28 000051 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 internally illuminated signs in Sign District 4 and the CBD (Central Business District) zoning district. Applicant is requesting the placement of a building sign with internal LED illumination at 40 East Main Street (See **Exhibit D – Proposed Signage Plans**).

BACKGROUND:

The applicant submitted a sign permit application on August 9, 2019 to place one sign over a pre-existing canopy located at 40 East Main Street. This sign would be the only signage for the building requiring permit, as the remaining signage would be placed within the windows. The canopy is not to be refaced, and will remain blank. The originally submitted sign permit application was denied on August 12, 2019 for requesting internal illumination in Sign District 4, which is currently prohibited for all building signs. Currently the building is undergoing renovations (Building Permit 02082) for a proposed Indian restaurant Tandoor and Tap.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CBD (Commercial Business District)	Commercial Building (Southern Finance)
SOUTH:	CBD (Commercial Business District)	Commercial Building (The Hall & Cool Beans Coffee)
EAST:	CBD (Commercial Business District)	Commercial Building (Free Spirit Pottery and Glass Studio)
WEST:	CBD (Commercial Business District)	Commercial & Residential Building (Lori Grice Photography, Second Floor Loft Apartment Units)

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

ATTACHMENTS: Exhibit A (Location Map), **Exhibit B** (Future Development Map), **Exhibit C** (Photos of Subject Site and surrounding sites), **Exhibit D** (Proposed Signage Plans), **Exhibit E** (Table 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>	<p>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.</p>
<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 an internally illuminated sign in Sign District 4 and the Commercial 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**), internal illumination of building signs is prohibited, and all building signs must be constructed of wood or metal material.

The intention of this request is to allow for the installation of one (1) illuminated sign over a blank canopy for a new business, locating at 40 East Main Street. 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.** After reviewing the proposed signage with advisement from the Downtown Development Authority, it has been determined that the signage would impair the purposes and intent of the zoning regulations in the Downtown area, as there are currently no building signs in the Downtown District, which are internally illuminated.

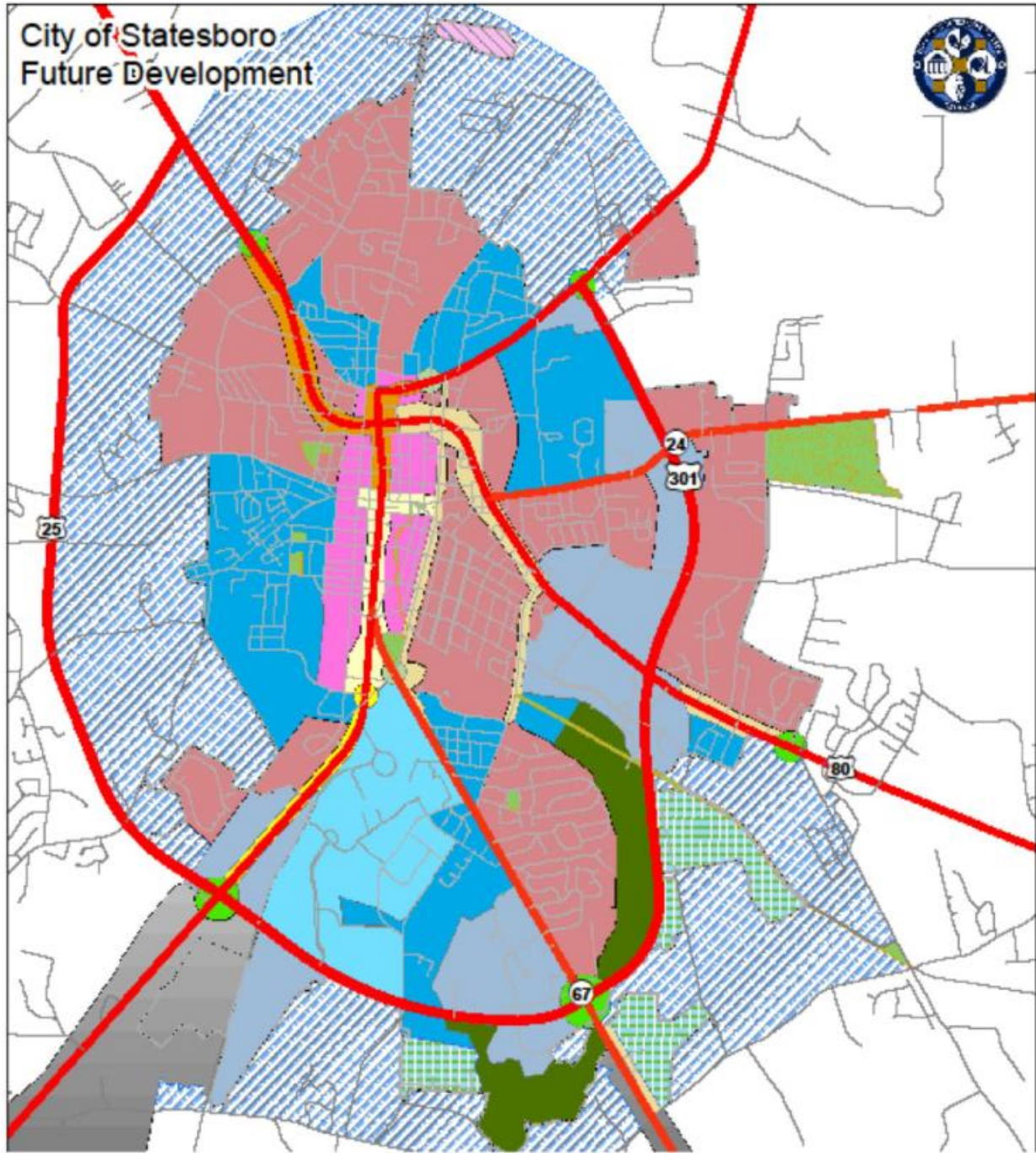
RECOMMENDATION

Staff recommends denial of variance requested by application **V 19-09-01**.

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 19-09-01** is being requested.



Picture 2: View of the nonadjacent property to the north of the subject site, currently Southern Finance.



Picture 3: View of the abutting properties to the east on East Main Street, specifically Free Spirit Pottery & Glass Studio.



Picture 4: View of the abutting properties to the west on East Main Street, specifically Lori Grice Photography.



Picture 5: Sidewalk view going west from the property on East Main Street. .



Picture 6: Sidewalk view going east of the property on East Main Street.



Exhibit D: Proposed Signage Plans



3 Finish Example



↑ Front Quantity 100 Sheet 100

****FIELD MEASUREMENTS TO BE VERIFIED****

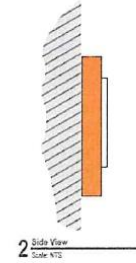
Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart or actual product. Colors are for reference only and are not intended to be used as a substitute for manufacturer's color specifications.

- 1) Digitally Printed Vinyl

Construction Specifications

- A) Sign to be made of 1/2" aluminum with 1/4" and 1/2" push thru signs, internally lit
- B) 1/4" acrylic sign
- C) Sign to be made of digitally printed vinyl graphics



2 Side View

V&S WHITFIELD SIGN CO.
 817 College Dr
 Marietta, GA 30066
 770-581-6232

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 written consent is strictly prohibited and will be prosecuted.

Project Name: XXXX

Project Contact: Josh Whitfield

Drawn By: JW

Date: 02.20.19

Revisions:

1	Sub	

Design Status:

NO EXCEPTIONS NOTED

EXCEPTIONS NOTED

REJECTED

RESUBMIT

Approval Signature:

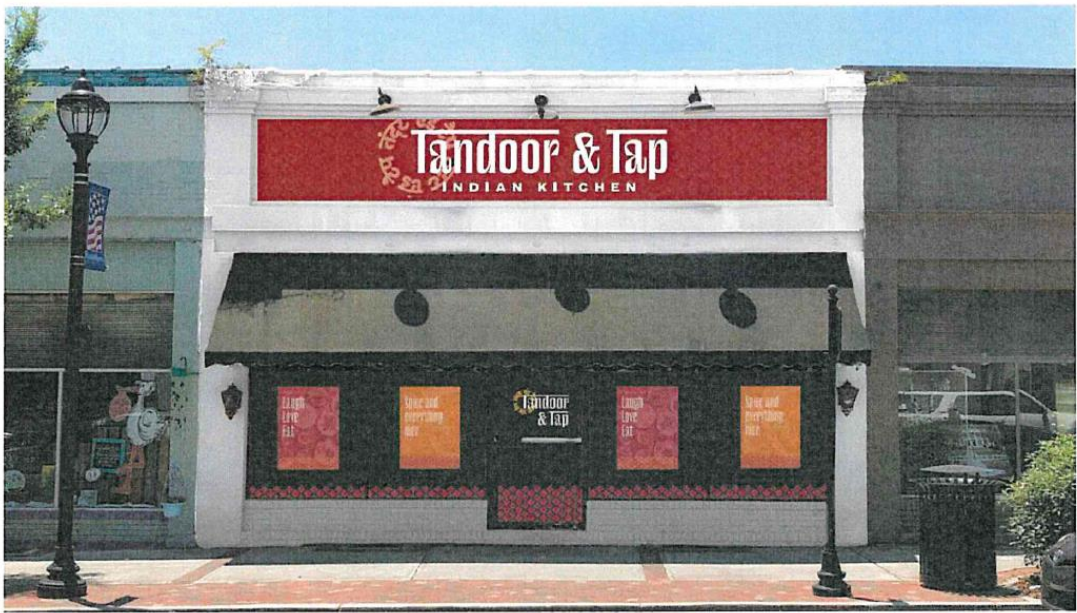
Approved By: JW

Signature Print: Josh Whitfield

Design Title:

Designer

Producer



Front Elevation Concept 1

V&S WHITFIELD SIGN CO.
 817 College Dr
 Marietta, GA 30066
 770-581-6232

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Project Name: Tandoor & Tap

Project Contact: Josh Whitfield

Drawn By: JW

Date: 02.20.19

Revisions:

1	Sub	

Design Status:

NO EXCEPTIONS NOTED

EXCEPTIONS NOTED

REJECTED

RESUBMIT

Approval Signature:

Approved By: JW

Signature Print: Josh Whitfield

Design Title:

Designer

Producer

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>		



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

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
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V 19-09-02
SIGN VARIANCE REQUEST
4 SOUTH WALNUT STREET

LOCATION:	4 S Walnut Street
REQUEST:	Variance from Article XV: Section 1509(C), Table 6; for the placement of a building sign above the maximum allowed height of 12 feet in Sign District 4.
APPLICANT:	Josh Whitfield (Whitfield Signs)
OWNER(S):	Brannen Road LLC
ACRES:	0.15
PARCEL TAX MAP #:	S18 000067 000
COUNCIL DISTRICT:	District 2 (Jones)



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 maximum height requirements for the placement of building signs in Sign District 4 and the CBD (Central Business) zoning district. Applicant is requesting the placement of a building sign at a height of 20 feet (See **Exhibit D – Proposed Signage Plans**).

BACKGROUND

The applicant submitted a request on August 7, 2019 for the placement of a sign on the building listed as 4 South Walnut Street. This sign was initially denied, due to the requested placement of the sign at 22 feet, whereas Sign District 4 requires that building signs be placed no higher than 12 feet. The proposed sign is specifically for the second floor loft apartments in this building. The building is currently under significant construction with renovations taking place in the proposed restaurant, Walnut Room, and second floor apartments (Building Permit # 02019, 02119, and 02087 respectively).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CBD (Commercial Business District)	Commercial Building (Funky Junk Shop & Statesboro Appliance).
SOUTH:	CBD (Commercial Business District)	Commercial Building (United Appliance & Furniture)
EAST:	CBD (Commercial Business District)	Commercial Building with second floor loft apartments. (Merle Norman Day Spa)
WEST:	CBD (Commercial Business District)	Statesboro Post Office

The subject property is located within the CBD (Central Business) district. Surrounding parcels include Commercial retail, residential, 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:

“Downtown – Urban Core”	
Vision:	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.
Suggested Development & Implementation Strategies:	<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 a building sign in excess of the maximum allowed height.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum height of building signs allowed in Sign District 4. Article XV (Signs) Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the CBD (Commercial Business) zoning district and is regulated by the dimensional standards of Sign District 4. As per Table 6 (**Exhibit E**), the maximum height permitted for building sign placement on the building's exterior elevations in Sign District 4 is restricted to 12 feet.

The intention of this request is to allow for the installation of one (1) building sign at a height of 20 feet for the rental residential units located on the second floor of the building. 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 19-09-02** 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 approval prior to construction commencement.

EXHIBIT A: LOCATION MAP

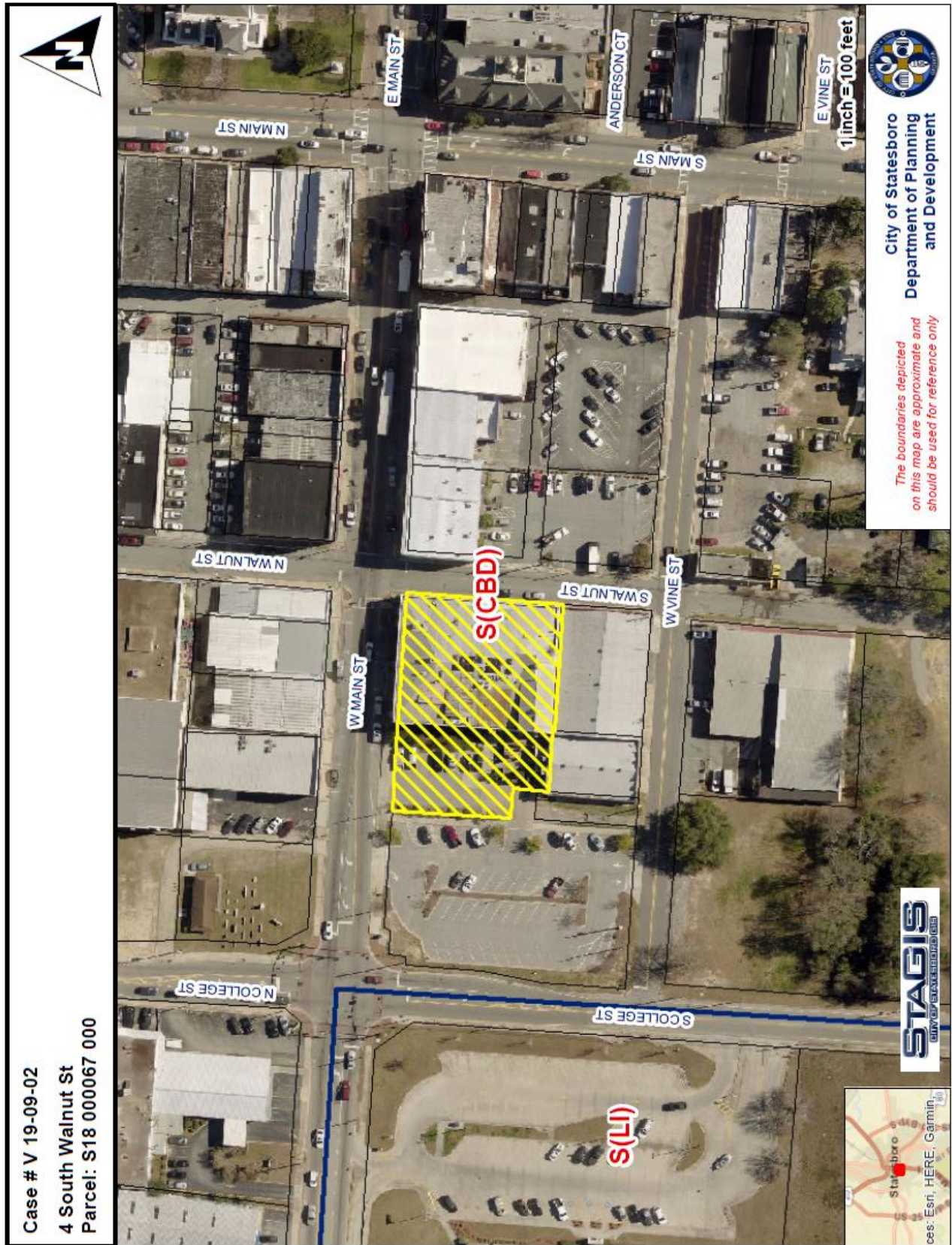


EXHIBIT B: FUTURE DEVELOPMENT MAP

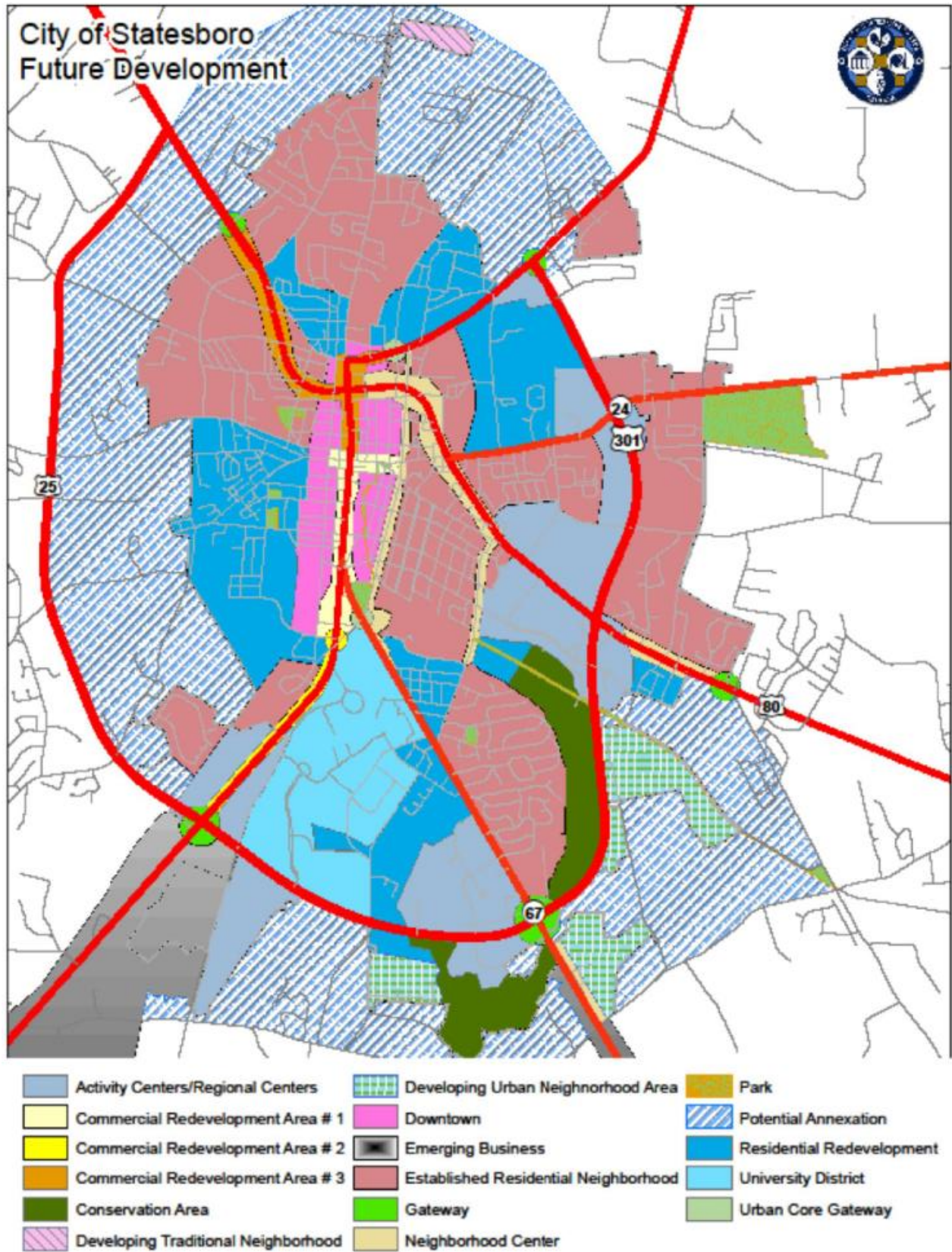


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of the subject property and area where V 19-09-02 is being requested.



Picture 2: View of the adjacent properties located on West Main Street to the northwest of the subject site.



Picture 3: View of the street and adjacent properties, looking west along West Main Street.



Picture 4: View of the surrounding properties, east along West Main Street and South Walnut Street.



Picture 5: View of the surrounding properties, consisting of residential and commercial uses located along West Main Street and South Walnut Street.



Picture 7: View of the subject property, looking southwest from West Main Street.



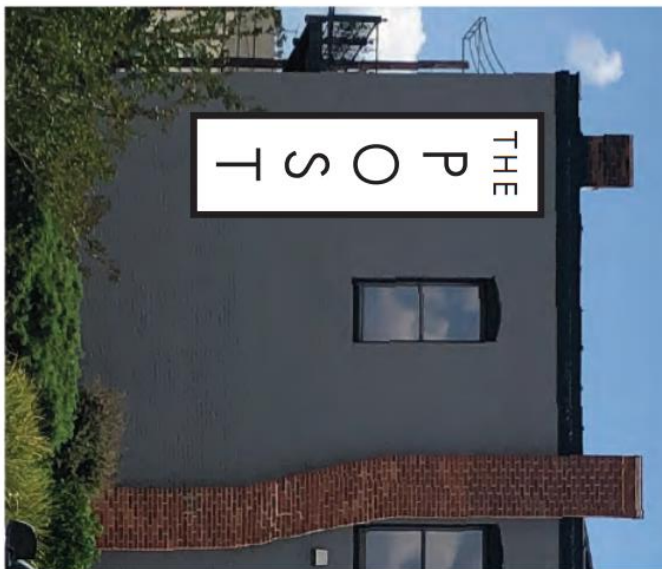
Picture 6: View of the adjacent property looking west across South College Street.



Picture 8: View of the subject property, looking south along South Walnut Street.



Exhibit D: Proposed Signage Plans



*SIZE TBD WITH SITE-SURVEY



Colors & Finishes
 Colors shown here may not exactly match manufacturer's color description or actual color. These color samples or color specifications are for informational purposes only. All colors are subject to change without notice. © 2019 Whitefield Sign Co. All rights reserved.

C1 BRK
 C2 WHT
 WHT

Construction Specifications
 Aluminum Cabinet with round end finished blue acrylic cap, steel face finish. Hardware with mechanical finishes. Heavy duty.



815 College St
 Ste 100
 917.281.1538

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Project Name: The Post
 Project Contact: John Whitefield
 Drawn by: JH
 Date: 5.22.2019
 Revision: 1.1

Drawing Status:
 NO EXCEPTIONS NOTED
 EXCEPTIONS NOTED
 REFLECTED
 RESUBMIT

Approval Signature:
 Approved By: _____ Date: _____
 Project Manager: (Building Signage 'A')

Drawing Type:
 Preliminary
 Final

2

Side ID- Aluminum Cabinet- Option 2

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>		