



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

Statesboro Planning Commission
February 2, 2016
3:00 P.M. *Special Called Meeting Time*
City Hall Council Chamber

Meeting Agenda

- I. Call to Order**
 - II. Motion to Approve Order of the Meeting Agenda**
 - III. Approval of Minutes**
 1. January 5, Meeting Minutes
 - IV. New Business**
 1. **APPLICATION # RZ 16-01-01**: ARCH Recovery, LLC requests a zoning map amendment for .21 acres of property located at 109 Broad Street from R6 (Single-Family Residential) zoning district to R4 (High Density Residential District) zoning district to allow for the utilization of the property as a group home (Tax Parcel # S29 000073 000).
 2. **Presentation of the “The Blue Mile” Master Redevelopment Plan Submitted to the America’s Best Communities Grant Competition**
 - V. Announcements**
 - VI. Adjourn**
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STATESBORO PLANNING COMMISSION

January 5, 2016

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

Present: Planning Commission Members: David McLendon, Patrick Sullivan, James Byrd, Sr., Benjamin McKay and Jamey Cartee. **City of Statesboro Staff:** Director of Planning and Development Mandi Cody and Development Project Manager Cindy Clifton.

Absent: Planning Commission Member April Stafford.

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Approval of Meeting Minutes

Motion made by Commissioner Cartee; seconded by Commissioner Sullivan to approve minutes for the November 3, 2015 and December 1, 2015 meetings. Motion carried 5 to 0.

Commission Member Holmes Ramsey arrived at 5:20 PM

III. New Business

1. **APPLICATION # SE 15-10-05:** ARCH Recovery, LLC requests a Special Exception pursuant to the Statesboro Zoning Ordinance to allow for the accommodation of three or more unrelated adults to reside at 109 Broad Street, utilizing the property as a Group Home (Tax Parcel # S29 000073 000).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the special exception and then answered questions from the Commissioners. The applicant's mother spoke and answered questions on behalf of the applicant, who was not in attendance. An adjacent property owner voiced concerns. After discussion, Commissioner Sullivan made a motion to table the request until the applicant could be contacted. Commissioner McLendon seconded the motion and it carried 5 to 0.

2. **APPLICATION # RZ 15-12-05:** Jarvis RW Barnes requests a zoning map amendment for .66 acres of property located at 0 Proctor Street from R15 (Single Family Residential) zoning districts to CR (Commercial Retail) zoning district to allow for the construction of a funeral home (Tax Parcel # S03 000019 000).

Mandi Cody presented the rezone and then answered questions from the Commissioners. Jarvis Barnes, property owner and applicant, spoke in support of her request and answered questions. Commissioner Sullivan made a motion to recommend approval with the staff

recommended conditions as listed in the staff report. Commissioner McKay seconded the motion and it carried 6 to 0.

3. A.) **APPLICATION # SE 15-10-01:** Lawrence J. Zaslavsky requests a Special Exception pursuant to the Statesboro Zoning Ordinance to allow for the upper and lower floor structure located at 116 Savannah Avenue to be utilized for residential and commercial uses. The subject site is located within the CBD (Central Business) zoning district thus only allowing residential uses to be permitted on upper floors by right (Tax Parcel # S28 000079 000).

B.) **APPLICATION # SE 15-12-01:** Lawrence J. Zaslavsky requests a Special Exception pursuant to the Statesboro Zoning Ordinance as a companion case to case #SE 15-10-01 to allow for the upper and lower floors of the structure located directly behind the structure at 116 Savannah Avenue, currently identified as 0 Broad Street, to be utilized for residential and commercial uses. The subject site is located within the CBD (Central Business) zoning district thus only allowing residential uses to be permitted on upper floors by right (Tax Parcel # S28 000073 000).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the special exception requests and then answered questions from the Commissioners. Attorney Steve Rushing spoke on behalf of the applicant and answered questions. Adjacent business and property owner Susan Cox voiced concerns and gave support of the project. Commissioner McLendon made a motion to recommend approval with the staff recommended conditions as listed in the staff report. Commissioner Byrd seconded the motion and it carried 5 to 0.

4. A.) **APPLICATION # DSDA-001:** John Ray Hendley requests the demolition of a structure located at 218 South College Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the Statesboro Zoning Ordinance (Tax Parcel # S19 000050 000).

B.) **APPLICATION # DSDA-003:** John Ray Hendley requests the demolition of a second structure located at 218 South College Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the Statesboro Zoning Ordinance (Tax Parcel # S19 000050 000).

C.) **APPLICATION # RZ 15-10-02:** John Ray Hendley requests a zoning map amendment for .2 acres of property located at 218 South College Street from the CR (Commercial Retail) zoning district to R4 (High Density Residential District) zoning district (Tax Parcel # S19 000050 000).

D.) **APPLICATION # RZ 15-10-03:** John Ray Hendley requests a zoning map amendment for .17 acres of property located at 16 West Inman Street from the R3 (Medium Density Multiple Family Residential) zoning district to R4 (High Density Residential) zoning district (Tax Parcel # S19 000042 000).

E.) **APPLICATION # RZ 15-10-04:** John Ray Hendley requests a zoning map amendment for .17 acres of property located at 0 West Inman Street from the CR (Commercial Retail) zoning district to R4 (High Density Residential) zoning district (Tax Parcel # S19 000051 000).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the companion demo and rezone requests, then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the requests and answered questions. Commissioner McLendon made a motion to recommend approval based on the presented concept plan of the companion demo and rezone requests with the staff recommended conditions as reflected in the staff report. Commissioner Sullivan seconded the motion and it carried 5 to 0.

5. **APPLICATION # DSDA-002:** John Ray Hendley requests the demolition of two (2) structures located at 215 South Walnut Street. The subject site is within the jurisdiction of the Downtown Statesboro Design Standards, which does not permit the demolition of structures over 50 years of age without a finding of necessity, per Article XXX of the Statesboro Zoning Ordinance (Tax Parcel # S19 000039 000).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the demo request then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the request and answered questions. Commissioner McLendon made a motion to recommend approval of the demo request. Commissioner McKay seconded the motion and it carried 5 to 0.

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6. A.) **APPLICATION # RZ 15-12-02:** Hendley Properties requests a zoning map amendment for roughly .2 acres of property located at 12 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000032 000).

B.) **APPLICATION # RZ 15-12-03:** Hendley Properties requests a zoning map amendment for roughly .2 acres of property located at 14 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000031 000).

C.) **APPLICATION # RZ 15-12-04:** Hendley Properties requests a zoning map amendment for .2 acres of property located at 18 Bulloch Street from the R3 (Medium Density Residential) zoning district to R4 (High Density Residential) zoning district to construct one-bedroom brick cottages (Tax Parcel # S19 000030 000).

Commissioner Cartee was excused from participation due to a conflict of interest.

Mandi Cody presented the companion rezone requests then answered questions from the Commissioners. Bryan Davis, Property Manager for Hendley Properties, spoke on behalf of the requests and answered questions. Commissioner McLendon made a motion to recommend

approval based on the presented concept plan of the companion rezone requests with the staff recommended condition number one (1) as reflected in the staff report. Commissioner Sullivan seconded the motion and it carried 5 to 0.

IV. Announcements

There were no announcements.

V. Adjourn

A motion was made to adjourn the meeting by Commissioner McLendon. Commissioner Cartee seconded the motion and it carried 6-0.

Chair – Holmes Ramsey

Secretary – Mandi Cody
Director of Planning and Development



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 16-01-01
ZONING MAP AMENDMENT REQUEST
109 BROAD STREET

LOCATION: 109 Broad Street

REQUEST: Rezone from R6 (Single-Family Residential) to R4 (High Density Residential) to allow for the utilization of the property as a group home.

APPLICANT: ARCH Recovery, LLC

OWNER(S): Cartee Investments LLC

LAND AREA: 0.21 acres

PARCEL TAX MAP #s: S29 000073 000

COUNCIL DISTRICT: 2 (Jones)



PROPOSAL:

The property owner requests a zoning map amendment to allow for the utilization of the residential property located at 109 Broad Street to be occupied by more than three (3) unrelated adults for the use of a group home. The subject site is currently zoned R6 (Single Family Residential) which limits usage to single family residences. Section 201(11) provides that unless all members are related by blood, marriage or adoption, no such family shall contain over three (3) persons. (See Exhibit A – Location Map, Exhibit B – Photos of Subject Site)

BACKGROUND:

The 0.21 acre single lot contains a 2,524 square foot, four (4) bedroom residence and has had multiple rezoning requests (See Exhibit C – BC Property Tax & Zoning Information). The first request was in 2006 when the property was requested to be rezoned from R4 (High Density Residential District) to CBD (Central Business District). This request was for the purpose of allowing the operation of a daycare center at the location. This request was tabled by City Council in December of 2006 because the applicant had not received approval from the property owner to file the application and the request was never pursued.

In 2007 a zoning map amendment was submitted requesting that the property be rezoned from R4 (High Density Residential District) to R6 (Single Family Residential) for the purpose of preserving the property for single-family use. In April 2007, City Council approved the requested zoning map amendment. However, all but one (1) surrounding properties remained in the R4 (High Density Residential) zoning district.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R4 (High Density Residential)	Single Family Homes
SOUTH:	R4 (High Density Residential)	Single Family Homes
EAST:	R4 (High Density Residential)	Single Family Homes
WEST	R6 (Single Family Residential)	Single Family Homes

The subject property is located in a residential area with the property's boundaries surrounded by single family homes. The property is also located within the Downtown Statesboro Developmental Authority (DSDA) boundary as well as the Tax Allocation District (TAD) boundary.

COMPREHENSIVE PLAN:

The subject site lies within the "Urban Core/Downtown" character area as identified by the City of Statesboro 2014 Future Development Map within the City of Statesboro Updated 2014 Comprehensive Plan (**Exhibit D-2014 Future Development Map**).

Vision:

Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high activity uses.

Appropriate Land Uses:

- Neighborhood services
- Range of housing styles & price points
- Multifamily Residential
- Loft, mixed use, and urban residential, including small lot single-family residential along secondary streets
- Multi-story buildings with retail on the street and office/residential above

Suggested Development & Implementation Strategies:

- 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.
- Economic development strategies should continue to nurture thriving commercial activity.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.

TAX ALLOCATION DISTRICT (TAD) REDEVELOPMENT PLAN:

The subject sites also fall within the boundaries of the Tax Allocation District (TAD). The goal of the TAD is to "encourage the private redevelopment of outmoded, highway-oriented commercial development into pedestrian friendly, mixed use centers to achieve the vision set forth in the 2011 Statesboro Downtown Master Plan and 2009 and 2014 Comprehensive Plans." The plan does not set forth suggestions specific to this subject site. The parcel has a tax value of \$132,364 and is listed in the TAD under Appendix B (page 45) (See **Exhibit E**—List of Parcels Included in the TAD).

DOWNTOWN STATESBORO DEVELOPMENT AUTHORITY (DSDA) MASTER PLAN:

The 2011 DSDA Locational Guidance for Redevelopment Initiatives Land Use Map places the subject site within zone 10 with targeted use/enhancements identified as residential, institutional and mixed use. This area is considered to be secondary as importance level, as it operates as a supportive element to downtown development. Implementation strategies recommend ensuring that residential and office uses continue with minimal conflict and that land use decisions and strategies contribute to neighborhood stabilization and the maintenance of housing stock. (See Exhibit F—Locational Guidance/Zone Implementation Table).

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on city services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard zone. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The 0.21 acre site is currently zoned R6 (Single Family Residential). The site contains a 2,524 square foot, four-bedroom residential building that has been used in the past as a rental residence and is currently vacant. The surrounding properties are R4 (High Density Residential) District (See Exhibit C—Bulloch County Property Tax & Zoning Information).

A group home is generally defined as a home where a small number of unrelated people in need of support or supervision reside together. Group homes do not offer any personal services such as medical care, baths, etc. but may offer moral and residential support, transportation assistance, etc.

The Statesboro Zoning Ordinance defines “family” as one or more persons occupying a single dwelling unit, provided the dwelling is located in R-6, R-8, R-10, R-15, R-20, R-30, or R-40 district and provided that unless all members are related by blood, marriage or adoption no such family shall contain over three persons. In addition, a related family may have up to two unrelated individuals living with them. The term “family” does not include any organization or institutional group.

In this case, a group home is not a use permitted by right within the R6 (Single Family residential) zoning district; however, the *Statesboro Zoning Ordinance* lacks regulations providing guidance as to which zoning district for which this type of use is permissible. Implementation of the Statesboro Zoning Ordinance as a whole leads staff to the opinion that a group home is restricted to high density and industrial related districts; therefore, the proposed use by the applicant necessitates approval by the Mayor and City Council as for previous applicants.

Applicant originally filed an application for a variance request, but upon review, staff determined that a special exception was the appropriate request and processed the review accordingly. At the scheduled council meeting for review of the request, the applicant withdrew the application for a special exception and voiced his intention to seek a zoning map amendment. Staff understands that the applicant believes a zoning map amendment would better serve his needs as the definition of family and the restriction of no more than three (3) unrelated people does not apply in the R4 zoning district.

Additionally, the review of the special exception request previously filed by the applicant did raise the question of whether the property had been spot zoned. Spot zoning is the application of a zoning district to a single parcel where the immediate areas surrounding that parcel are governed by a different land use classification (zoning). Spot zoning is generally considered to be in contradiction of a City’s comprehensive plan (vision for its future) as well as the basic tenant of its zoning ordinance (separation of uses) and should be avoided without a showing of just cause.

Department files indicate that the property was previously zoned R4 and was zoned to its current R6 in 2007 in an effort to transition the neighborhood to single family zoning and have the zoning classification equate to the usage in the area. This did not happen and the neighborhood continues to be zoned R4- high density residential while primary usage continues as single family residential. This site, and the one immediately behind it, are the only ones in the area bearing the R6 zoning district.

Staff suggests that a zoning map amendment to R 4 would be appropriate here if Council were to make a finding that the requested rezone is in line with present conditions and the projected future needs of the City for this area as articulated within the land use plans applicable to the subject site.

Section 2007 of the Statesboro Zoning Ordinance requires that council consider the following criteria in a zoning change while “balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:”

1. Existing uses and zoning or [of] property nearby.
 - The property is surrounded by R-4 (high density residential) zoning districts with the exception of the rear of the site which is zoned R6 (Single Family Residential).
 - Note: These parcels were originally a single parcel that was rezoned from R4 (High Density Residential) to R6 (Single Family Residential).
2. The extent to which property values are diminished by the particular zoning restrictions.
3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public, as compared to the hardship imposed upon the property owner.
5. The suitability of the subject property for the zoned purposes.
 - The existing structure contains three bedrooms, plus a fourth room that could be converted to a bedroom.
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 property is developed, but currently unoccupied.
7. The extent the proposed change would impact population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, and property values in adjacent areas.
8. Consistency with other governmental land use, transportation, and development plans for the community.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zoning map amendment as the request is consistent with the land use and development plans for the area and would contribute to the removal of any spot zoning issues for the area.

PLANNING COMMISSION RECOMMENDATION:

EXHIBIT A: LOCATION MAP

RZ 16-01-01, Parcel # S29 000073 000



Location Map:

109 Broad St



STAGIS
CITY OF STATESBORO GIS

City of Statesboro Department of
Planning and Development

-  S29000073000
-  Parcels

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



EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Figure 1: The Subject Property from Broad Street



Figure 2: Property north of Subject Site on Broad Street.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY CONT'D



Figure 4: Property South of Subject Site on Broad Street.



Figure 4: Property across from Subject Site on Broad Street.

EXHIBIT C: BULLOCH COUNTY PROPERTY TAX & ZONING INFORMATION

12/29/2015

qpublic7.qpublic.net/ga_display.php?county=ga_bulloch&KEY=S29 000073 000



[Recent Sales in Neighborhood](#) [Recent Sales in Area](#) [Previous Parcel](#) [Next Parcel](#) [Field Definitions](#) [Return to Main Search Page](#) [Bulloch Home](#)

Owner and Parcel Information

Owner Name	CARTEE INVESTMENTS LLC	Today's Date	December 29, 2015
Mailing Address	15 S MULBERRY ST	Parcel Number	S29 000073 000
	STATESBORO, GA 30458	Tax District	Statesboro TAD 29.046 (District 08)
Location Address	109 BROAD ST	2015 Millage Rate	
Legal Description	109 BROAD ST/LT 2/PAR B	Acres	0.21
Property Class(NOTE: Not Zoning Info)	R3-Residential	Neighborhood	000023
Zoning	R6	Homestead Exemption	No (\$0)
ACC/DES	0 /	GMD	1209
		Parcel Map	Show Parcel Map

2015 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Assessed Value
\$ 9,542	\$ 68,254	\$ 3,114	\$ 80,910	\$ 32,364

Land Information

Type	Description	Calculation Method	Frontage	Depth	Acres	Photo
RES	0023 - REGULAR - 1	Front Feet	65	142	0.21	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
Other	2,524	Other	Alum/Vinyl	0	0	1945	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire PI	Sketch
Other	Other	CENT AIR-ELEC-WARM AIR	7/4/2.0/3	\$ 68,254	Good	2	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
Utility Shed, Frame	1993	18x21 0	\$ 1,181
Carport	1993	18x21 0	\$ 1,933

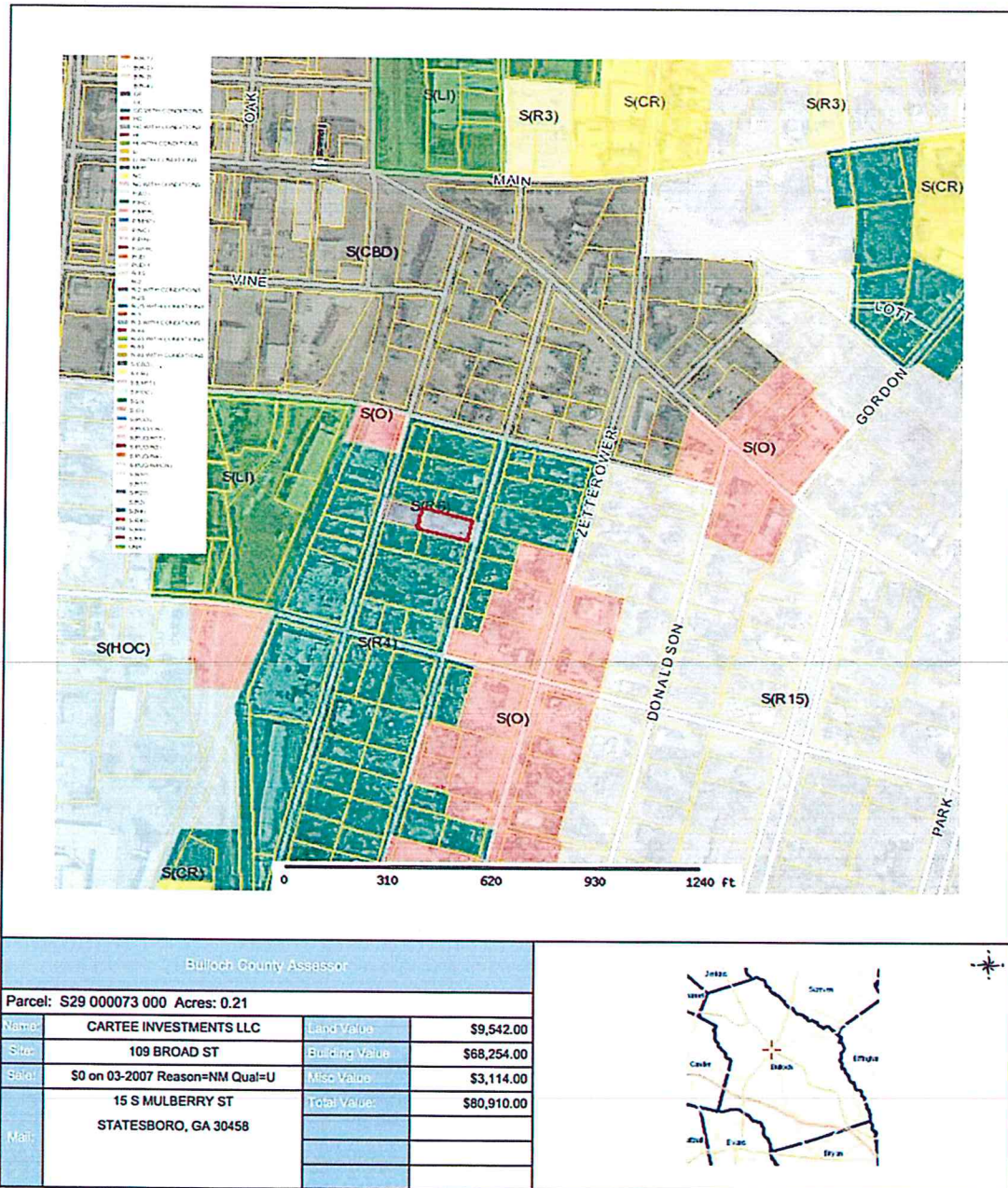
Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
No sales information associated with this parcel.						

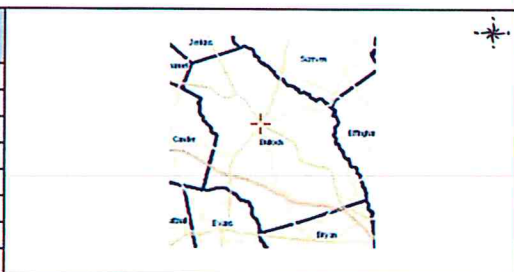
http://qpublic7.qpublic.net/ga_display.php?county=ga_bulloch&KEY=S29%20000073%20000

1/2

EXHIBIT C: BULLOCH COUNTY PROPERTY TAX & ZONING INFORMATION CONT'D



Bulloch County Assessor			
Parcel: S29 000073 000 Acres: 0.21			
Name:	CARTEE INVESTMENTS LLC	Land Value:	\$9,542.00
Site:	109 BROAD ST	Building Value:	\$68,254.00
Sold:	S0 on 03-2007 Reason=NM Qual=U	Misc Value:	\$3,114.00
Mail:	15 S MULBERRY ST STATESBORO, GA 30458	Total Value:	\$80,910.00



The Bulloch County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER BULLOCH COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 12/31/15 : 08:51:46

EXHIBIT D: 2014 CITY OF STATESBORO FUTURE DEVELOPMENT MAP

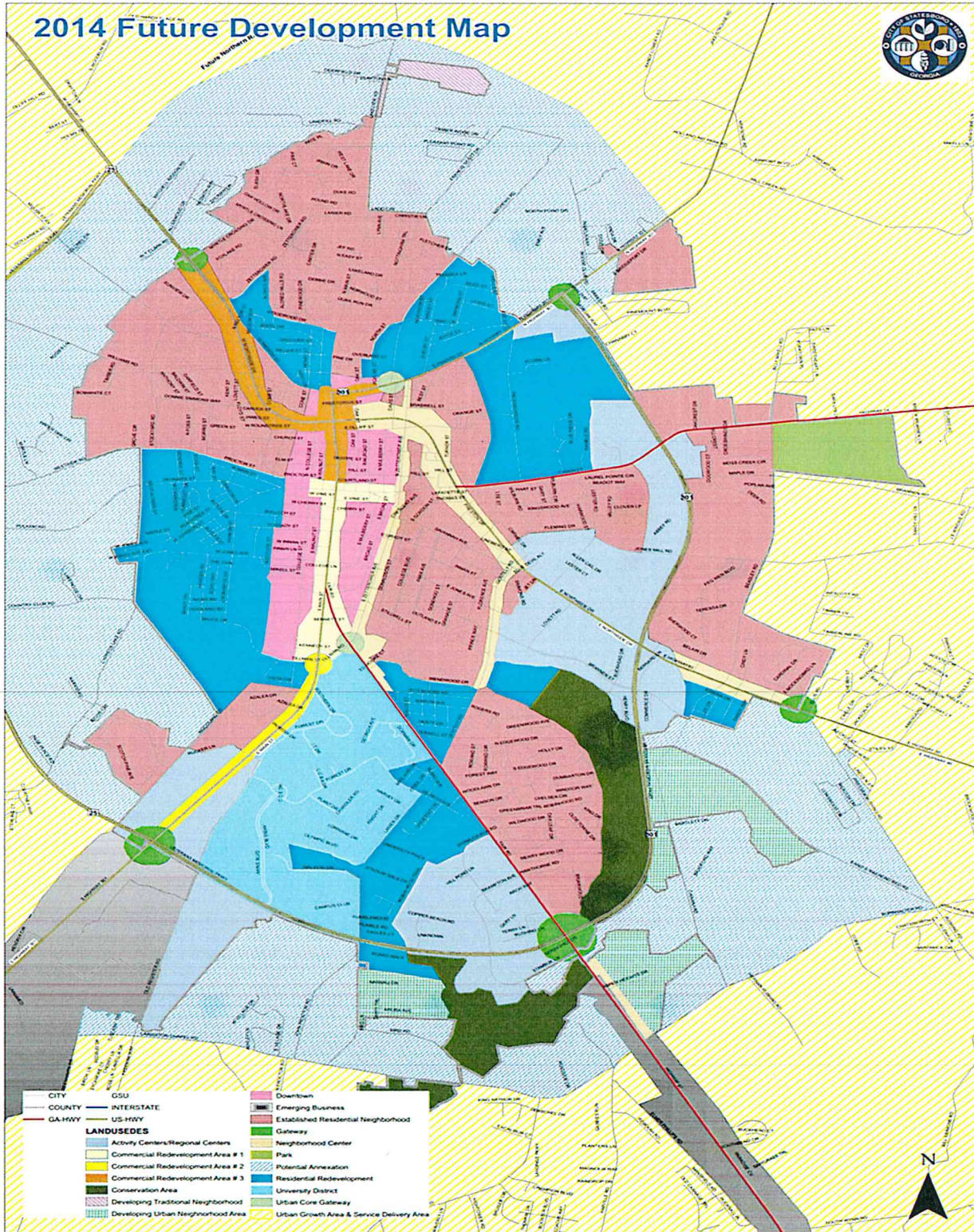


EXHIBIT E: TAX ALLOCATION DISTRICT (TAD) LIST OF PARCELS, PG. 45

City of Statesboro Tax Allocation District #1: South Main Redevelopment Plan

2014

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-58-1970	S29 000053 000	214 S MULBERRY ST/PT LT 20	R	1	71,542	28,617	28,617
7878-58-2512	S30 000036 000	225 BROAD ST	R	1	69,011	27,604	27,604
7878-58-2631	S29 000085 000	223 BROAD ST	R	1	58,355	23,342	23,342
7878-58-2659	S29 000084 000	221 BROAD ST	R	1	63,722	25,489	25,489
7878-58-2778	S29 000083 000	217 BROAD ST	R	1	93,214	37,286	37,286
7878-58-2896	S29 000082 000	215 BROAD ST/JOHNSON	R	1	56,125	22,450	22,450
7878-58-2909	S29 000054 000	212 S MULBERRY ST	R	1	54,117	21,647	21,647
7878-58-3925	S29 000081 000	213 BROAD ST	R	1	61,534	24,614	24,614
7878-59-0361	S29 000045 000	OFFICE/EAST GRADY STREET	E	1	75,700	30,280	0
7878-59-0888	S29 000028 001	0.22 AC/PAR B	E	1	83,575	33,430	0
7878-59-1568	S29 000009 000	MULBERRY & E GRADY	C	1	26,280	10,512	10,512
7878-59-2027	S29 000055 000	210 S MULBERRY ST	R	1	56,873	22,749	22,749
7878-59-2157	S29 000056 000	208 S MULBERRY ST	R	1	88,118	35,247	35,247
7878-59-2352	S29 000057 000	EAST GRADY STREET	E	1	33,500	13,400	0
7878-59-2701	S29 000010 000	111 S MULBERRY ST	R	1	53,756	21,502	21,502
7878-59-2717	S29 000011 000	109 S MULBERRY ST	R	1	53,712	21,485	21,485
7878-59-2844	S29 000012 000	107 MULBERRY ST	R	1	60,182	24,073	24,073
7878-59-2986	S29 000013 000	APTS/103 S MULBERRY ST	R	1	181,367	72,547	72,547
7878-59-3053	S29 000080 000	211 BROAD ST PART LT 18	R	1	53,147	21,259	21,259
7878-59-3173	S29 000079 000	207 BROAD ST	R	1	84,962	33,985	33,985
7878-59-3321	S29 000058 000	110 E GRADY STREET	R	1	11,054	4,422	4,422
7878-59-3409	S29 000060 000	HART/107 E GRADY /	R	1	112,128	44,851	44,851
7878-59-3478	S29 000059 000	109 E GRADY ST	R	1	54,126	21,650	21,650
7878-59-3794	S29 000061 000	110 MULBERRY ST/RENTAL	R	1	55,449	22,180	22,180
7878-59-4218	S29 000078 000	ROWSE EST/114 E GRADY ST	R	1	85,090	34,036	34,036
7878-59-4465	S29 000077 000	111 E GRADY ST	R	1	79,532	31,813	31,813
7878-59-4630	S29 000076 000	115 BROAD ST	R	1	150,053	60,021	60,021
7878-59-4789	S29 000073 000	109 BROAD ST/LT 2/PAR B	R	1	80,910	32,364	32,364
7878-59-4801	S29 000073 001		R	1	110,461	44,184	44,184
7878-59-4828	S29 000072A000	106 S MULBERRY ST	R	1	20,349	8,140	8,140
7878-59-4926	S29 000062 000	104 S MULBERRY ST	R	1	27,985	11,194	11,194
7878-59-5710	S29 000074 000	LT 3 BROAD ST	R	1	59,110	23,644	23,644
7878-59-5854	S29 000072 000	107 BROAD ST	R	1	45,456	18,182	18,182
7878-59-5953	S29 000071 000	105 BROAD ST/ADKINS	R	1	61,714	24,686	24,686
7878-86-3752	S53 000001 000	SALLY ZETTEROWER SCHOOL	E	1	2,846,200	1,138,480	0
7879-20-5083	S11 000116 000	130 BULLOCH ST	R	1	13,662	5,465	5,465
7879-20-6799	S18 000175 000	CLUB ZONE/1.37 AC	C	1	445,550	178,220	178,220
7879-20-7236	S18 000171A000	2.24 AC	E	1	94,080	37,632	0
7879-20-8033	S19 000115 000	126 BULLOCH ST	R	1	5,100	2,040	2,040
7879-20-8306	S18 000171 000	0.50 AC / PAR 2	C	1	22,885	9,154	9,154
7879-20-8584	S18 000172 000	1.13 AC / PAR 1	R	1	24,600	9,840	9,840

Appendices

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EXHIBIT F: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

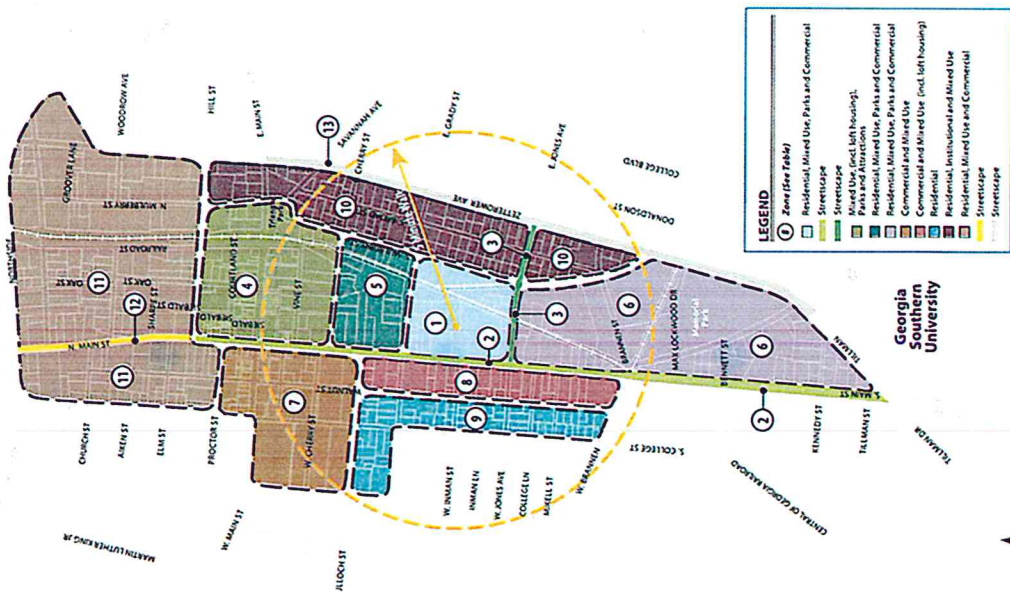
Locational Guidance for Redevelopment Initiatives

The primary purpose of this section is to provide a locational framework for implementing redevelopment initiatives as part of the master plan. This framework is intended to offer guidance and basic parameters related to the general location of redevelopment opportunities and enhancement projects within the DDA. Leveraging the existing assets of Statesboro's downtown and the community in an efficient, market-sensitive and contextual manner that will support a variety of redevelopment projects and initiatives are outlined below. Community assets include:

- Georgia Southern University
- The public and private realms of the downtown core
- Properties owned or controlled by the City of Statesboro and the DSDA
- Programmatic and Funding Elements (example: municipal events and functions, public funding strategies, existing initiatives and public/private partnerships, etc.)
- Vehicular and Pedestrian thoroughfares
- Property acquisition opportunities (i.e., vacant land, underdeveloped, unoccupied or substandard structures)

Based on the process utilized to create this master plan, a number of redevelopment opportunities are evident. These elements provide the basis for the locational framework and guidance identified herein.

- Georgia Southern University students and faculty are an important factor in shaping redevelopment opportunities downtown
- Parks, open space and public common areas are a primary consideration in programming new uses in the DDA
- Safe and efficient modes of pedestrian and bicycling circulation (including the potential for transit) are a critical component for evaluating the implementation of new projects within the DDA
- Developing elements that support local and regional destinations with respect to downtown Statesboro is a key redevelopment initiative



Locational / Zone Implementation