

Statesboro Planning Commission
June 11, 2013
5:00 p.m.
City Hall Council Chambers

Meeting Agenda

1. Call to Order
2. Motion to Approve Order of the Meeting Agenda
3. Approval of Minutes
 - a. March 12, 2013 Meeting
 - b. April 9, 2013 Meeting
 - c. Notice of May 14, 2013 Meeting Cancellation
4. Old Business

APPLICATION # SE 13-03-03: Venus Mack requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a hair salon in the R-20 (Single-Family Residential) District for property located at 316 Fletcher Drive (Tax Parcel Number S35000009 000).

5. New Business

- a. **APPLICATION # T 13-05-02:** City of Statesboro requests a text amendment to Article XV of the Statesboro Zoning Ordinance regarding LED signs.
- b. **APPLICATION # AN 13-03-05:** Waldo M. Beasley Estate requests annexation by the 100 percent method of 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005D 000).
- c. **APPLICATION # AN 13-03-06:** Waldo M. Beasley Estate requests annexation by the 100 percent method of .50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005B 000).
- d. **APPLICATION # AN 13-04-01:** Connection Ministries of Statesboro, Inc., requests annexation by the 100 percent method of 13.6 acres of property located on Cawana Road into the City of Statesboro and for said property to be zoned from AG-5 (Agricultural and Residential Bulloch County) to R-15 (Single-Family Residential). (Tax Map # 107000005 004).

- e. **APPLICATION # AN 13-04-05:** Joseph Akins requests annexation by the 100 percent method of 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro and for said property to be zoned from R-40 (Single-Family Residential Bulloch County) to R-4 (High Density Residential). (Tax Map # 107000005C 000).
- f. **APPLICATION # AN 13-04-06:** City of Statesboro requests annexation by the 100% method of 7.27 acres of property located at Veterans Memorial bypass and for said property to be zoned PUD (Planned Unit Development). (Tax parcel number MS630000026 012).

6. Announcements

7. Adjourn

STATESBORO PLANNING COMMISSION

March 12, 2013

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: R. Jeremy Ragan, Jonathan McCollar, Nick Propps, and Jim Benton. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

Absent: Planning Commission Member: April R. Stafford, Rick Barr, and Holmes Ramsey

1. Approval of Meeting Agenda

Motion made by Commissioner Benton to approve order of meeting agenda; second by Commissioner Ragan. Motion carried 3 to 0.

2. Approval of Meeting Minutes

- a. January 8, 2013 Meeting.
- b. February – Notice of Cancelled Meeting.

Motion made to approve minutes by Commissioner Ragan; second by Commissioner Benton. Motion carried 3 to 0.

Commissioner McCollar arrived to meeting.

3. New Business

- I. **APPLICATION # SE 13-02-01:** Damascus, LLC requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a group care home in the CBD (Central Business) District for property located at 120 North College Street. (Tax Parcel number S17000096000).

Cindy Steinmann presented case recommending approval of request. Representative Vern Howard with Damascus, LLC spoke in favor of group home. No citizens attended meeting nor called staff to speak against. Motion made to approve based on staff

recommendations by Commissioner Ragan; second by Commissioner McCollar. Motion carried 4 to 0. Motion approved.

- II. **APPLICATION # RZ 13-02-02:** Mr. Gerald Donaldson requests a zoning map amendment for property located at 101 South Zetterower Avenue from O (Office) District to R4 (High Density Residential) District. (Tax Map # S29000106000).

Cindy Steinmann presented case with staff recommending approval. Representative Sam DiPolito spoke in favor. Commissioner Propps confirmed with Ms. Cody that owners of properties are required to sign all application requests. Motion made by Commissioner Benton to rezone property from O (Office) to R4 (High Density Residential) District and change staff *suggestion* for stripping of parking lot to a *condition*; second made by Commissioner Ragan. Motion carried 4 to 0. Motion approved.

4. Announcements

Commissioner Propps stated that at next Planning Commission meeting a group photo will be taken. He asked that all be here no later than 3:50 P.M. A reminder e-mail will be sent out.

Mandi Cody asked Commissioners to plan a long evening for the next meeting. Staff took in five or six cases.

5. Adjourn

Motion made to adjourn meeting by Commissioner Benton; second by Commissioner Ragan. Motion carried 4 to 0 votes.

Chair – Nick Propps

Secretary – Mandi Cody
Director of Planning and Development

STATESBORO PLANNING COMMISSION

April 9, 2013

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: Nick Propps, April R. Stafford, Rick Barr and Holmes Ramsey. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

Absent: Planning Commission Member: R. Jeremy Ragan, Jonathan McCollar, and Jim Benton.

Commissioner Propps called meeting to order at 5:05 P.M. He asked that people's comments be restricted to three (3) minutes.

1. Approval of Meeting Agenda

Motion made by Commissioner Stafford; second by Commissioner Ramsey to approve order of meeting agenda with a clarification made to table approval of the March 12, 2013 minutes until next meeting due to members present at last meeting not being here tonight. Motion carried 4 to 0.

2. Approval of Meeting Minutes

- a. March 12, 2013 Meeting.

Approval of minutes will be made at next meeting as previously stated in motion above.

3. New Business

- I. **APPLICATION # SE 13-03-01:** Marcella Dickerson-Jones requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a group home in the R-15 (Single-Family Residential) District for property located at 104 South Zetterower Avenue. (Tax Parcel number S40000004 000).

Cindy Steinmann presented case recommending approval of request. She stated that the special exception request is personal to applicant and that if it changes ownership it would have to be presented again. No speakers spoke for or

against case. Motion made to approve based on staff recommendations by Commissioner Barr; second by Commissioner Stafford; second by Commissioner McCollar. Motion carried 4 to 0. Motion approved.

- II. **APPLICATION # V 13-03-02:** Maxwell-Reddick & Associates, Inc., requests a variance from Article VII Section 703 of the *Statesboro Zoning Ordinance* regarding density increase in the R-4 (High Density Residential) District for property located at 552 East Main Street (Tax Parcel number MS82000033 000).

Cindy Steinmann noted correction on staff report page 3 of 8 bottom of page under Staff Recommendation last sentence after the word "total" add "fix: 488 bedrooms."

She presented case with staff recommending approval of request. Representative John Dotson with Maxwell-Reddick & Associates, Inc. spoke in favor of request and asked for a favorable vote. No other speaker spoke for or against case. Motion made with condition to approve the requested variance with density cap of 19 units per acre and 488 bedrooms by Commissioner Ramsey; second made by Commissioner Barr. Motion carried 4 to 0. Motion approved.

- III. **APPLICATION # SE 13-03-03:** Venus Mack requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a hair salon in the R-20 (Single-Family Residential) District for property located at 316 Fletcher Drive (Tax Parcel Number S35000009 000).

Cindy Steinmann presented case recommending approval of request.

Representative Venus Mack, owner of proposed business, spoke in favor of request.

Leo Sable representing the Fletcher Community Neighborhood Association spoke against request.

Wanda Johnson residence at 316 Fletcher Drive spoke in favor of request.

Frank McGibony representing the Fletcher Community Neighborhood Association spoke against request.

Thomas W. Chance of Zetterower Road spoke in favor of request.

Mandi Cody, Director for Planning and Development, clarified that the special exception terms of application is awarded when the use being considered is

deemed compatible with area as mentioned in sections 2406 and 2207 which deems compatibility for special exception requests.

Gregory Johnson spoke in favor of request.

Cochetta Hicks spoke in favor of request.

Motion made by Commissioner Barr to approve request with staff recommendations and following conditions: 1) special limited to structure considered in request and NOT to be applied to entire parcel; 2) parking compliant, 3) limited signage to Home Occupation Regulations; 4) no off street parking; 5) one (1) stylist and one (1) customer. No second. Motion failed for lack of second.

Commissioner Stafford moved to approve the motion subject to conditions stated by Commission Barr and to include condition that a rendering is approved by Planning Commission. Applicant is to submit at next Planning Commission. A second motion made by Commissioner Ramsey. Motion carried 4 to 0. Motion approved.

4. Announcements

None.

5. Adjourn

Motion made to adjourn meeting by Commissioner Barr; second by Commissioner Stafford. Motion carried 4 to 0.

Chair – Nick Propps

Secretary – Mandi Cody
Director of Planning and Development

STATESBORO PLANNING COMMISSION

May 14, 2013

5:00 P.M.

City Hall Council Chambers

The May 14, 2013 Planning Commission meeting was cancelled due to lack of agenda items for consideration.

Chair – Nick Propps

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)

**SE 13-03-03
 SPECIAL EXCEPTION REQUEST
 316 FLETCHER DRIVE**

LOCATION: 316 Fletcher Drive

REQUEST: Special Exception to allow a salon in the R20 (Single Family Residential) District.

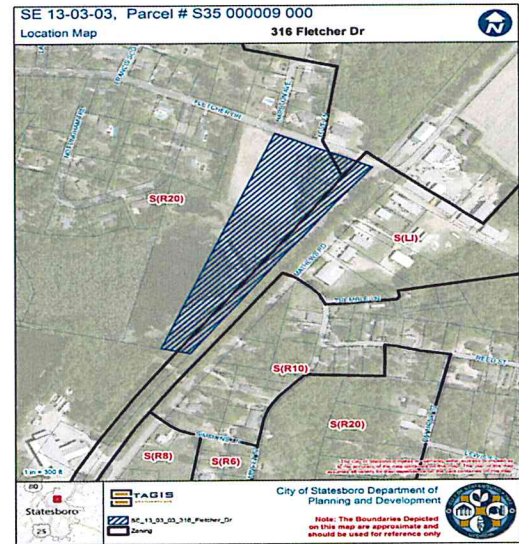
APPLICANT: Venus Mack

OWNER(S): Minnie Faye Newport

LAND AREA: 6.98 Acres

PARCEL TAX MAP #s: S35 000009 000

COUNCIL DISTRICT: 1 (Boyum)



PROPOSAL:

The applicant requests a Special Exception to allow for the utilization of a vacant accessory building on property located at 316 Fletcher Drive as a hair salon. The subject site is zoned R20 (Single Family Residential), which does not permit hair salons by right. (See Exhibit A – Location Map)

BACKGROUND:

There is no past zoning history on this property. This 6.98 single lot contains a single family home along with a vacant accessory building (to be utilized in this request).

It should be noted that the purpose of this application is to consider whether the property may qualify for a zoning recommendation for the requested use.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R25 (Single Family Residential – Bulloch County) & LI (Light Industrial – Bulloch County)	Storage Warehouse
SOUTH:	R20 (Single Family Residential)	Warehouses and Single Family Homes
EAST:	LI (Light Industrial)	Industrial Warehouses and Businesses
WEST:	R20 (Single Family Residential)	Single Family Homes

The subject property is located along a line separating manufacturing facilities from single family homes to the west and the northern and eastern property lines are surrounded by predominately industrial uses. (See Exhibit B)

COMPREHENSIVE PLAN:

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Plan*. The Developing character area is primarily residential in nature, but is "under pressure to grow in a suburban manner." "These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors." *Statesboro Comprehensive Plan, Community Agenda*, page 16.

To achieve the *Comprehensive Plan's* policy of protecting existing infrastructure by encouraging infill, redevelopment, and compact development, the community should promote small scale retail uses when possible - such as this one. "Whenever possible, existing structures should be preserved and/or renovated to accommodate changing land uses in order to protect both the neighborhood and overall community character."

Statesboro Comprehensive Plan, Community Agenda page 7.

The *Comprehensive Plan* also lists mixed use as a preferred development strategy but also recognizes that the Developing Character area is primarily residential consisting largely of single family homes. The *Comprehensive Plan* also adopts the strategies of protecting existing residential neighborhoods and their character. The plan recognizes that commercial and residential can co-exist in residential areas if the design of the establishment is properly considered. *Statesboro Comprehensive Plan, Community Agenda* page 7.

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 contain wetlands and is located in a special flood hazard zone but neither should impact this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The 6.98 acre site is currently zoned R20 (Single Family Residential) and contains a single family home with a small brick accessory building which is the focus of this request. The R20 (Single Family Residential) district has a stated purpose of establishing reasonable standards of performance and selection of uses permitted in order to maintain and protect the desirable benefits that single family residential uses have throughout the community.

The *Statesboro Zoning Ordinance* allows for the operation of home occupations in the R20 (Single Family Residential) district by specifically listing the permissible uses. However, the ordinance also states that beauty salons and barbershops are not permitted or defined as a home occupation. Regardless, the applicant does not intend to live in the structure that the salon will be operated from; therefore, this use could not be considered as a home occupation otherwise.

The applicant is requesting a Special Exception to permit the use of a hair salon in the existing accessory structure located in the R20 (Single Family Residential) district. Special Exceptions allow for a land use that are not permitted as right within a zoning district but which may be granted where the requested use may be deemed appropriate and compatible with the surrounding neighborhood. In this case, a hair salon is not a use permitted by right within the R20 (Single Family Residential) zoning district; thus necessitating this request for approval of the proposed use by the Mayor and Council.

Section 2406 of the *Statesboro Zoning Ordinance* lists seven (7) factors that should be considered by Mayor and City Council "in determining compatibility" of the requested use with adjacent properties and the overall community 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.**
 - Staff is unaware of any environmental impacts this request would cause.
 - This building is becoming dilapidated; therefore, use of the vacant building will be an improvement to this site.
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**
 - The proposed use in this size structure is not expected to cause a significant impact on vehicular traffic.
- 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.**

- Although staff does not have the exact square footage of the structure that the proposed use will be located in, it is believed to be approximately 400 square feet in size. According to Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every 500 square feet of area accessible to patrons. This site has adequate room for the required parking and may utilize alternative surface material such as gravel, grass, dirt, etc. The site currently contains gravel.
- D. **Public facilities and utilities are capable of adequately serving the proposed use.**
- The applicant intends to hire a licensed contractor to replace much of the interior of the building and install a handicap accessible bathroom and handrails.
 - Building Inspections by the Building Official and Fire Department have been conducted and the applicant is aware of the changes that may be required in the permitting stage.
- E. **The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**
- The proposed use is not expected to have an adverse effect on property values in the area given the uses of surrounding structures.
- 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.**
- No site plan was required to be submitted for this request.
- G. **Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**
- This request, if approved, is personal to the applicant. Any future changes to this proposal must be approved by City Council.

Additionally, § 2406 also requires consideration of the following factors given for standards for determination in a zoning change in “balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property” given in § 2007 of the *Statesboro Zoning Ordinance*”:

1. **Existing uses and zoning or [of] property nearby.**
 - Surrounding properties are zoned R20 (Single Family Residential), LI (Light Industrial), and R25 (Single Family Residential – Bulloch County) and uses range from single family residential to industrial warehousing, storage, and manufacturing.
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.**
 - This request gives the applicant an opportunity to serve members of the community and neighborhood while contributing to the mixed use feel with a neighborhood retail use as encouraged by the *Comprehensive Plan*.
 - Commercial retail uses in a residential area should consider compatibility with the character of the surrounding area.
5. **The suitability of the subject property for the zoned purposes.**
 - This property should meet the zoning regulations set forth by the *Statesboro Zoning Ordinance* as necessary.
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 principle structure on the lot is currently occupied as a single family home but the accessory structure in which the applicant wishes to locate has been vacant since being used as a small store decades ago.
 - Surrounding properties appear to be developed and occupied.
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.**
 - The proposed use should not significantly impact any of the above.

STAFF RECOMMENDATION:

Based on the factors of consideration for Special Exceptions given in Section 2406 of the *Statesboro Zoning Ordinance* and the *Statesboro Comprehensive Plan*, staff would suggest that if the Special Exception is granted, that it be limited to the structure in question on the site, but not be applied to the entire acreage of the parcel.

PLANNING COMMISSION RECOMMENDATION:

At its April meeting, Planning Commission voted 4-0 to recommend approval of the Special Exception requested by this application with the following conditions:

1. The Special Exception is limited to the structure being used rather than the entire parcel.
2. Parking must be compliant with the *Statesboro Zoning Ordinance*.
3. Signage limited to that of the Home Occupation Regulations.
4. One (1) stylist and one (1) customer at a time.
5. Approval of a sketch showing the proposed renovations to the building.

The documents provided by the applicant are attached as "Exhibit C".

EXHIBIT A: LOCATION MAP

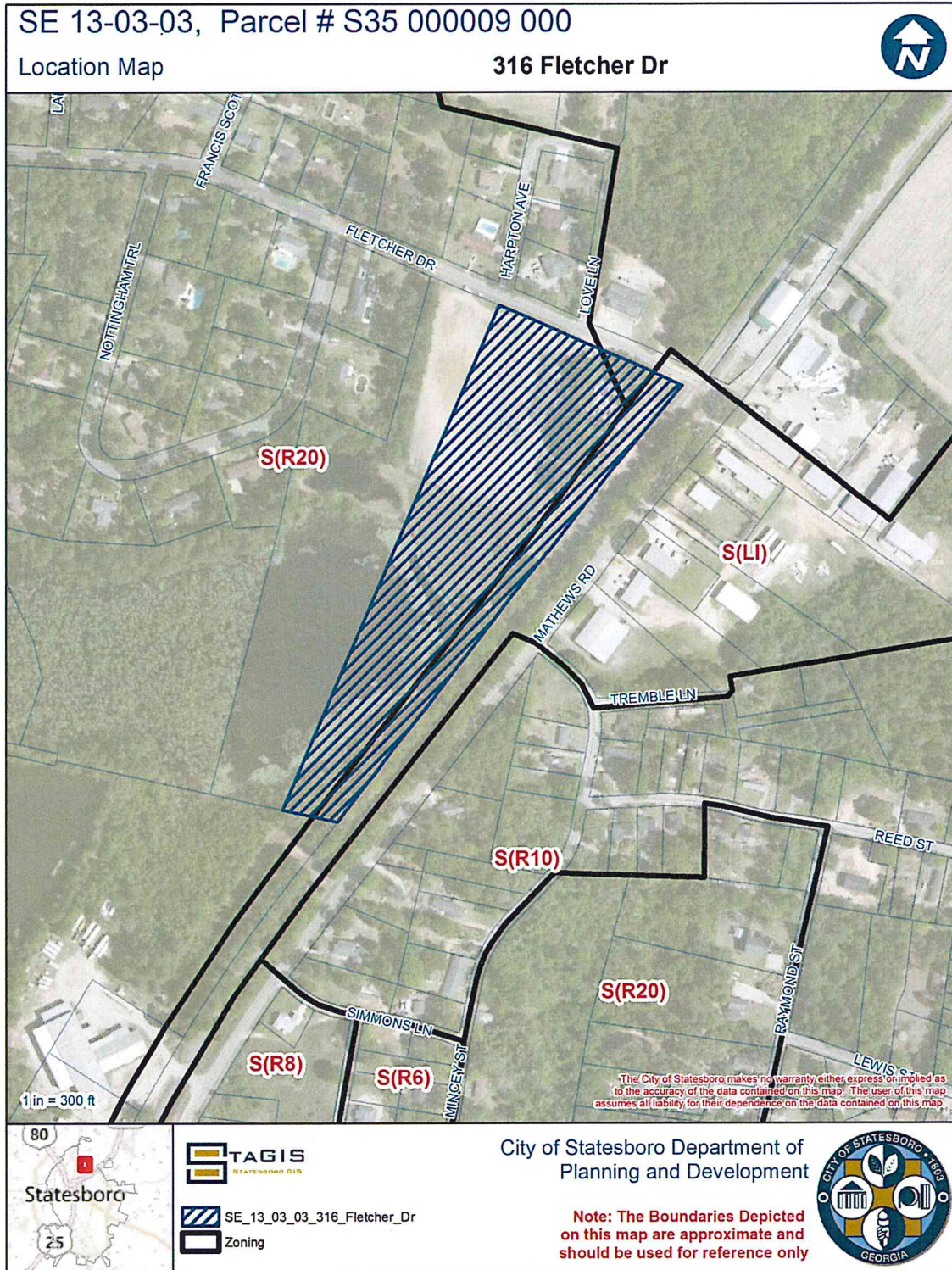


EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Figure 1: Subject Site from Fletcher Drive.



Figure 2: Side of the Subject Site.

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



Figure 3: Rear of the subject site.



Figure 4: Photo showing available parking on subject site.

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



Figure 5: Storage facility across Fletcher Drive from Subject Site.



Figure 6: Adjacent properties to the northwest of the Subject Site.

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



Figure 7: Manufacturing facilities to the east of the Subject Site.



Figure 8: Subject property that structure is located on.

EXHIBIT C: DOCUMENTS PROVIDED BY APPLICANT

COLEMAN CONTRACTORS INC
 209 AYCOCK ST
 PORTAL, GA 30450
 912-865-4682
 912-536-2410

PROPOSAL

Page No. _____ of _____ Pages

DESCRIPTION OF JOB

ARCHITECT		DATE OF PLANS	
JOB <i>Restore store into hair salon</i>			
ADDRESS <i>316 Fleeter Dr</i>			
CITY <i>Statesboro</i>	STATE <i>GA</i>	ZIP <i>30458</i>	
PHONE <i>215 834 9849</i>		DATE <i>04-25-2013</i>	

PROPOSAL SUBMITTED TO:

Venus Mack

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

We will replace roof on building with new rubber roof. *\$ 2,000.00*

We will wire & plumb building. *\$ 2,000.00*

We will build a bathroom, (sink & toilet) *\$ 1,000.00*

We will instal ~~ceasar~~ ceramic tile on floor. *\$ 1,600.00*

We will instal sheetrock (hang & finish with knock down finish) *\$ 1,400.00*

We will paint interior & exterior. *+ \$ 1,500.00*

grand total *\$ 9,500.00*

We hereby propose to furnish material and labor, complete in accordance with above specifications, for the sum of *Nine Thousand Five Hundred* dollars (\$ *9,500.00*)

with payment to be made as follows: *in full upon finishing each part of proposal as stated.*

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: *[Signature]*

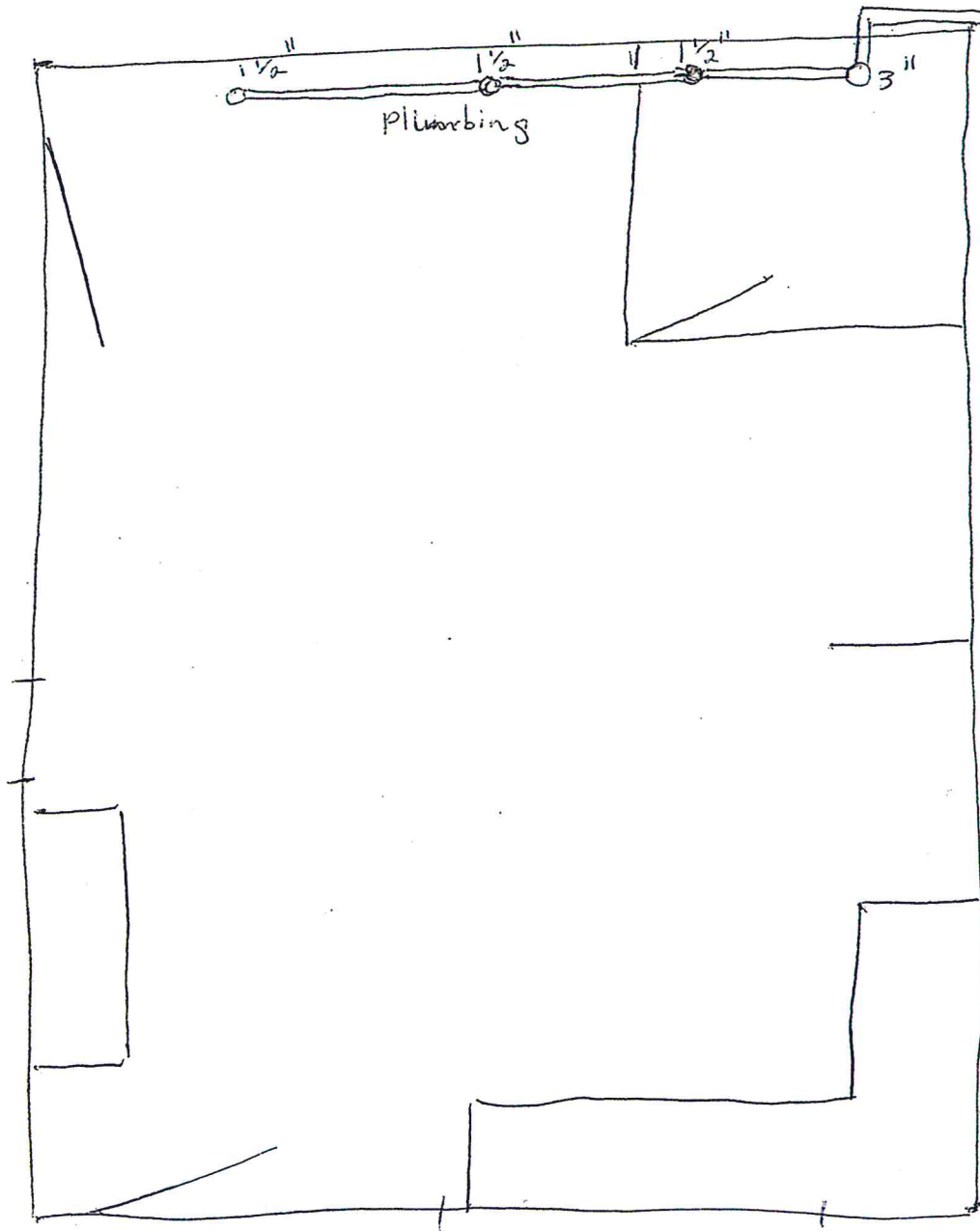
Note: This proposal may be withdrawn by us if not accepted within *14* days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

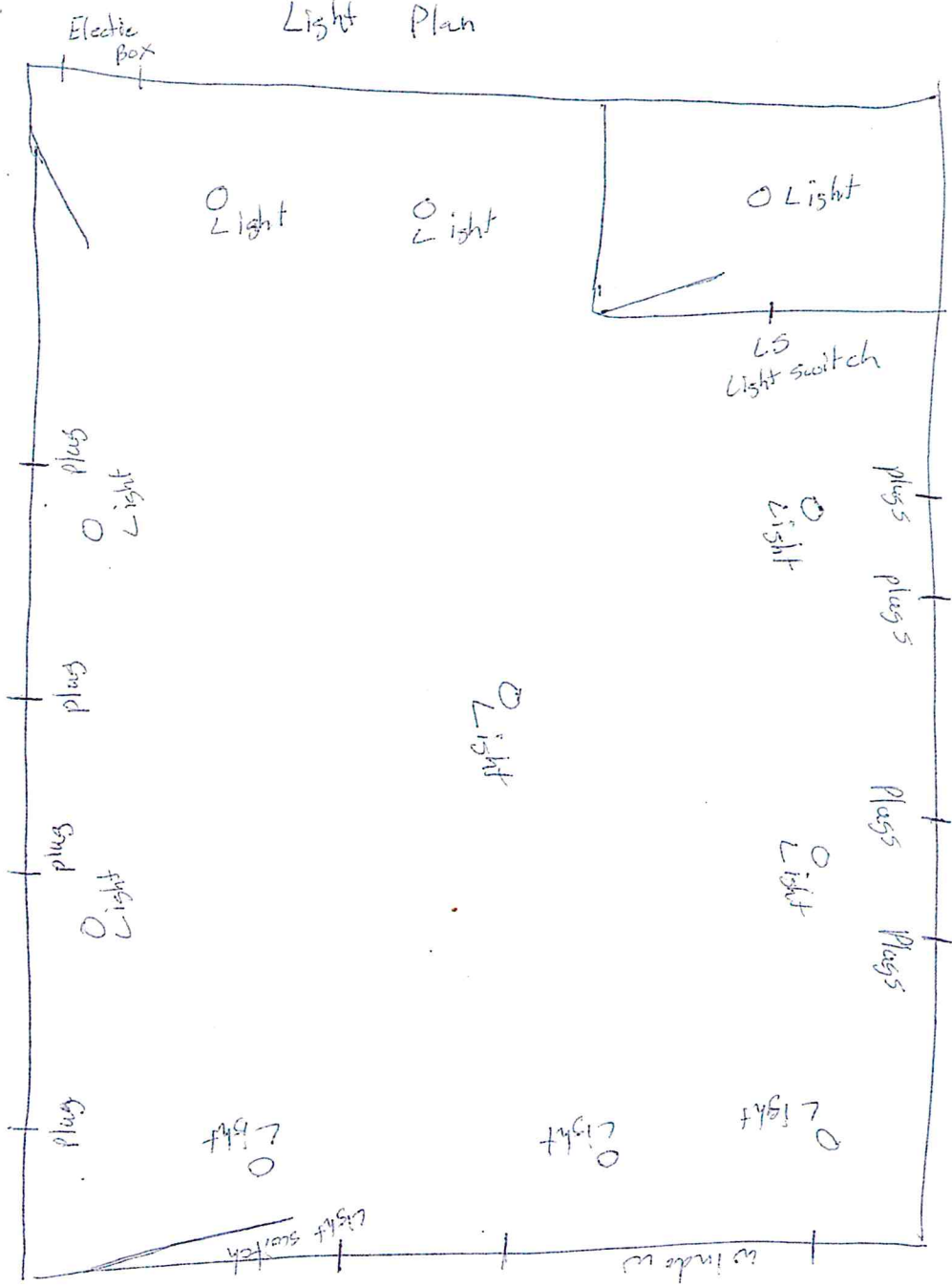
Date of Acceptance: _____ Signature: _____

Signature: _____ Signature: _____

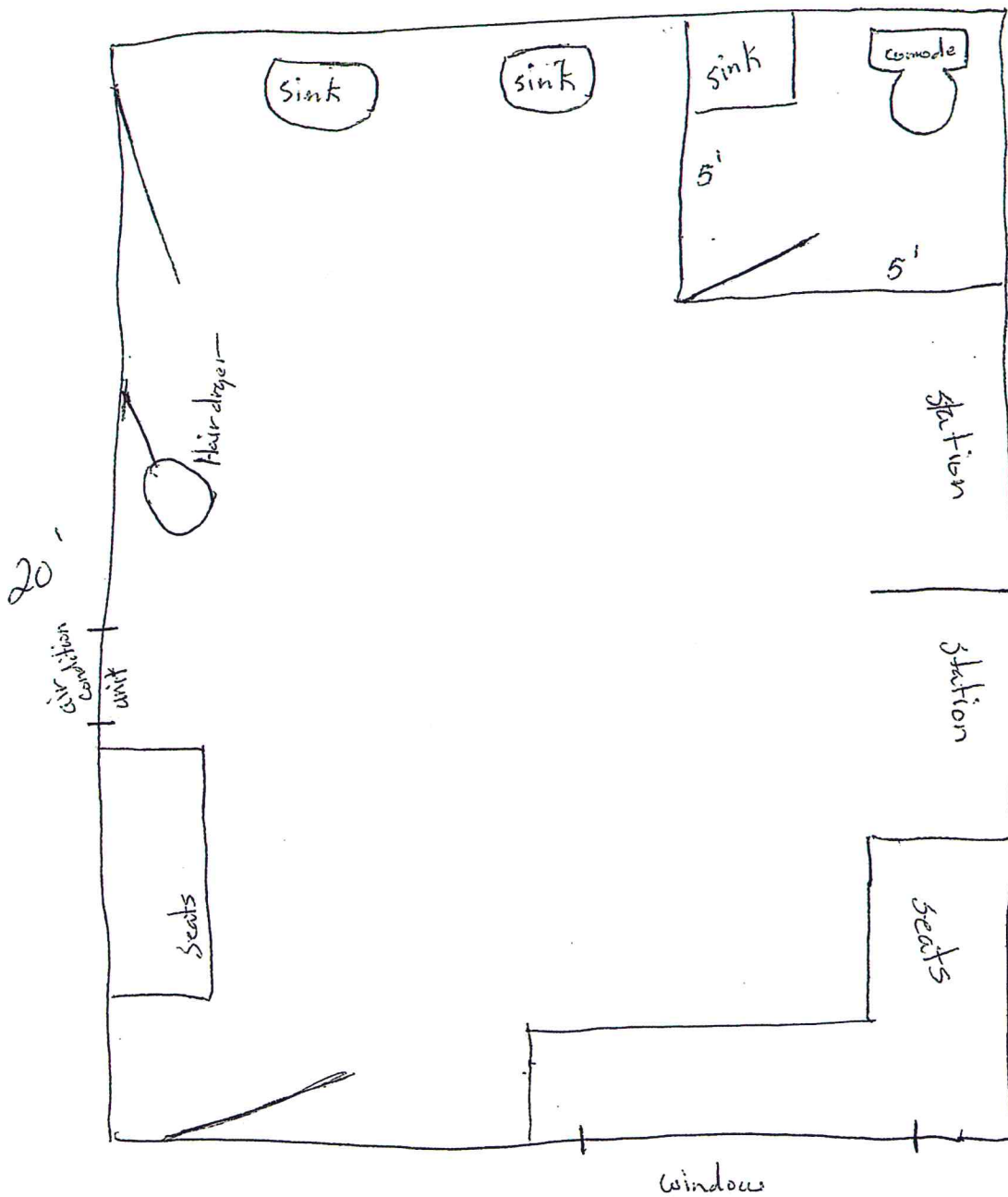
Plumbing Plan

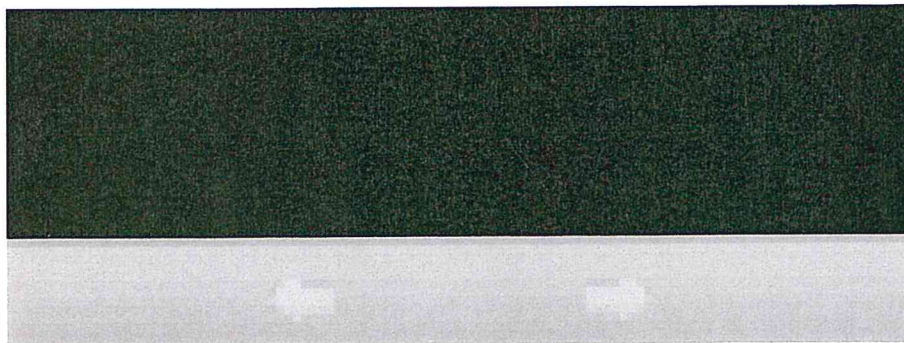
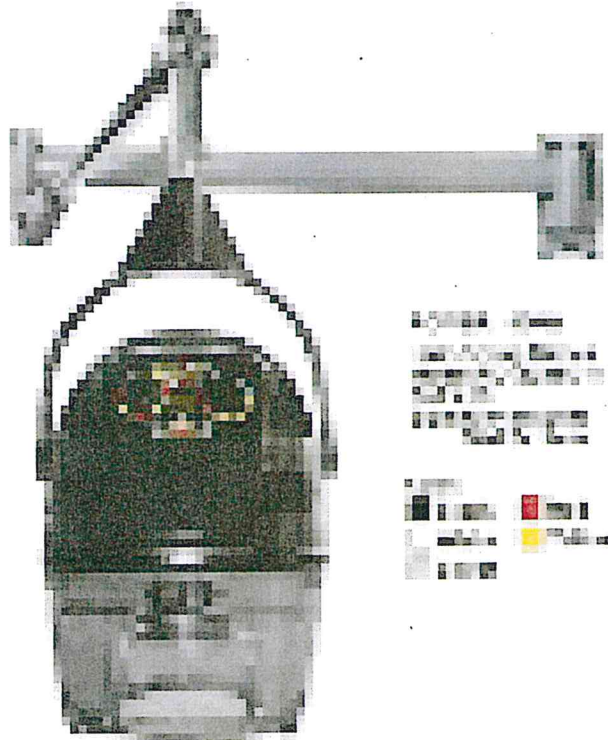
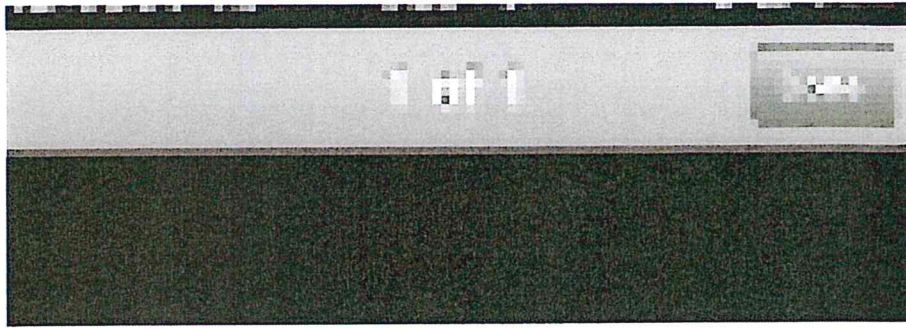


Light Plan



shop drawings
14'







City of Statesboro
Department of Community Development Memorandum

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

TO: Mayor and Council
City Manager Frank Parker

FR: Mandi Cody, Director Planning & Community Development

RE: Proposed Changes to *Statesboro Zoning Ordinance* regarding Article XV, Signs

Date: May 16, 2013

Included within your packet today is a proposed amendment to Article XV of the *Statesboro Zoning Ordinance* regarding signage. As shown on the strike through version attached, the proposed change would amend the definition of LED to eliminate the prohibition against the use of this technology in signs permitted within the City of Statesboro. The proposed change would also allow the use of this technology for the display of fuel and gasoline signage within the City with the provision that the signage, including the electronic fuel numbers, meets the dimensional and other requirements provided for within the ordinance.

ORDINANCE #2013-____:
 AN ORDINANCE AMENDING THE STATESBORO ZONING ORDINANCE – APPENDIX
 A OF THE STATESBORO CODE OF ORDINANCES.

WHEREAS, the City has previously adopted an ordinance regulating the use of land commonly known as the Statesboro Zoning Ordinance; and

WHEREAS, staff has determined there is sufficient reason and need to amend the Statesboro Zoning Ordinance.

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

Section 1. Appendix A, Article XV (SIGNS) of the Statesboro Municipal Code is hereby amended by the following:

A. Section 1510 – CHANGEABLE COPY SIGNS

(B): Changeable copy signs. Changeable copy signs are permitted as an integral part of any permanent signs which meet all other requirements of this ordinance [article] and further subject to the following restrictions:

(1): The changeable copy portion of the sign shall not exceed 50 percent of the overall display surface area of the sign, or 20 square feet, whichever is less. Manual and electronic changeable copy fuel price digits shall not be counted in the permitted changeable copy area so long as they comply with the overall area limitations for the signs on which they are placed.

B. Section 1510 – IMAGERY AND ILLUMINATION BY DISTRICT

(A) Table 7:

	SIGN DISTRICT 1	SIGN DISTRICTS 2 & 3	SIGN DISTRICTS 4
ANIMATED	Prohibited	Prohibited	Prohibited
CHANGEABLE COPY	Prohibited	Only with permit	Only with permit
ILLUMINATION*	Only with permit (For residential developments and subdivisions, and nonresidential properties only)	Only with permit	Only with permit
LED	Prohibited	Prohibited	Prohibited
TRI-VISION	Prohibited	Prohibited	Prohibited

**Subject to subsection 1510(C) and the applicable provisions contained in Tables 3, 4, 5 and 6 herein.*

C. Section 1501 – SIGN DEFINITIONS

(14) LED sign. Any sign or portion thereof that utilizes light emitting diode technology or other similar semi-conductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology. ~~For purposes of this article, a LED sign is not considered to be a form of changeable copy sign.~~

Section 2. Should any section, subsection, or provision of this ordinance be ruled invalid by a court of competent jurisdiction, then all other sections, subsections, and provisions of this ordinance shall remain in full force and effect.

Section 3. This Ordinance shall be and remain in full force and effect from and after its adoption on two separate readings.

First Reading: May 21, 2013

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Joe Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

AN 13-03-05
1909 CAWANA ROAD
ANNEXATION REQUEST

LOCATION: 1909 Cawana Road
REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to CR (Commercial Retail).
APPLICANT: Paul Beasley
OWNER(S): Waldo M. Beasley
LAND AREA: 1.76 acres
PARCEL TAX MAP #s: 107 000005D000
COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to CR (Commercial Retail) district in the City of Statesboro. The subject property is a 1.76 acre site located on Cawana Road abutting Veterans Memorial Bypass containing a vacant single family home and is contiguous to the existing municipal limits (See **Exhibit A – Location Map**). The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Single Family Home and Undeveloped (Being considered in AN 13-03-06 for CR zoning district)
SOUTH:	R15 (Single Family Residential)	Undeveloped
EAST:	AG-5 (Agricultural and Residential – Bulloch County), R40 (Single Family Residential – Bulloch County)	Undeveloped and School (Being considered in AN 13-04-01 at R15 zone for a church)
WEST:	R20 (Single Family Residential)	Bypass and Undeveloped

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located to the east of the subject property inside the municipal limits.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 1.76 acre contiguous site located on Cawana Road and the Veterans Memorial bypass containing a vacant single family home. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property CR (Commercial Retail). The applicant has no future development plans at this time; however, as previously mentioned, interconnectivity to adjacent parcels is recommended as the property develops.

Designating this parcel as a (CR) Commercial Retail zoning district allows for small scale commercial uses such as wholesale or retail establishments, offices, restaurants, etc. but would not permit larger retail uses such as a car lot or manufacturing facility along the Bypass which has transitioned to a major commercial corridor. Future access from the Bypass may alleviate any additional traffic onto Cawana if this property develops in a commercial manner.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to

annex and zone the subject property at CR (Commercial Retail) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned commercial development with strong connectivity between each subdivision.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation and CR (Commercial Retail) zoning designation requested by AN 13-03-05 with the following condition:

1. Access must interconnect with abutting parcels during development.

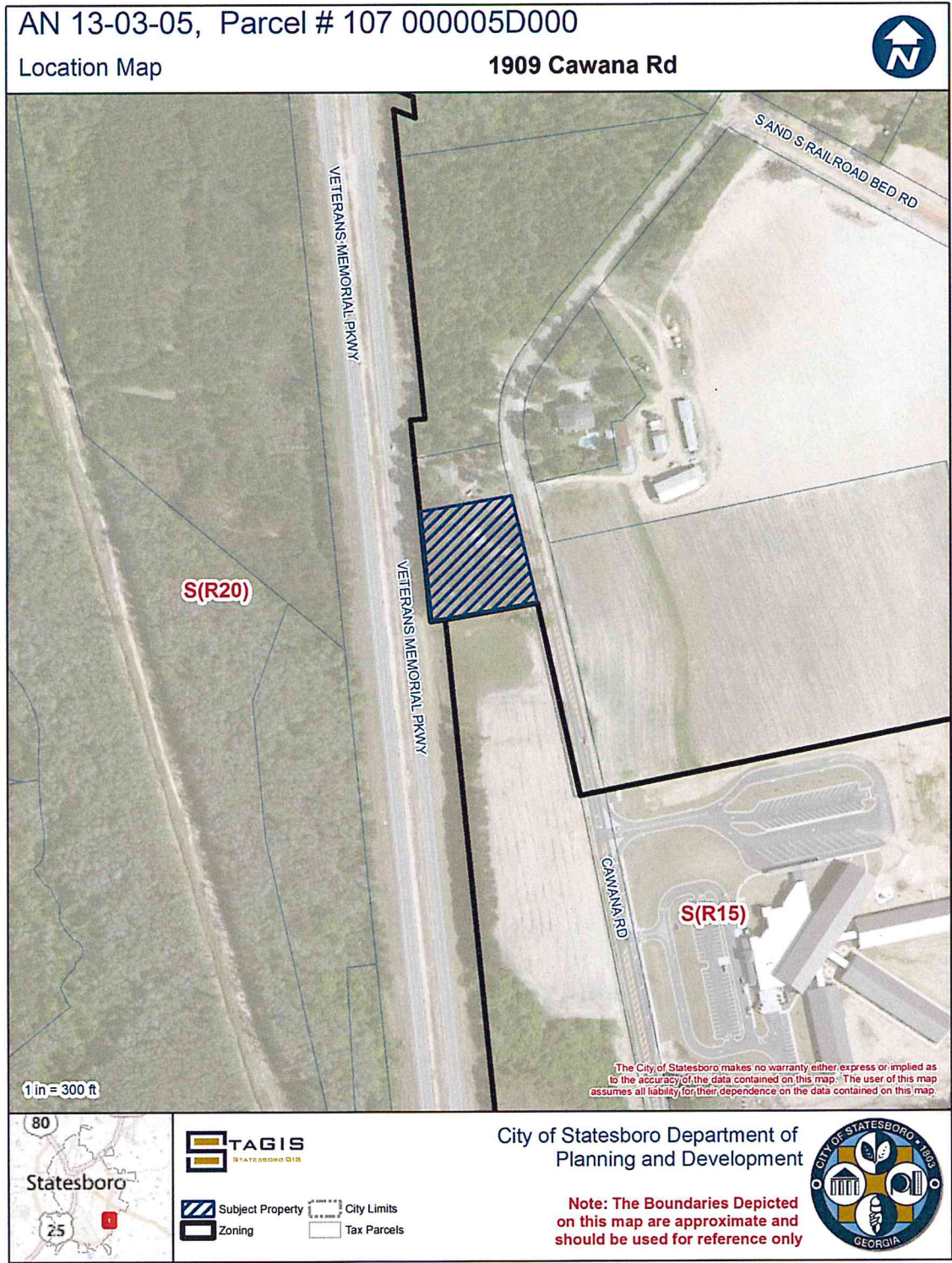


EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site.



Figure 2: Vacant Lot across Cawana from the Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 3: Sallie Z Elementary School across Cawana from Subject Site.



Figure 4: Photo showing Property to the Right of the Subject Property (also being considered in AN 13-03-06).



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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 Statesboro, Georgia 30458

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**AN 13-03-06
 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to CR (Commercial Retail).

APPLICANT: Paul Beasley

OWNER(S): Waldo M. Beasley

LAND AREA: 0.5 acres

PARCEL TAX MAP #s: 107 000005B000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to CR (Commercial Retail) district in the City of Statesboro. The subject property is a 0.5 acre site located on Cawana Road abutting Veterans Memorial Bypass containing a vacant single family home and is contiguous to the existing municipal limits. (See Exhibit A – Location Map) The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County), R15 (Single Family Residential)	Single Family Home and Undeveloped (Being considered in AN 13-03-05)
EAST:	R20 (Single Family Residential)	Single Family Home and Undeveloped (Being Considered in AN 13-04-05)
WEST	R40 (Single Family Residential – Bulloch County)	Bypass and Undeveloped

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located to the southeast of the subject property inside the municipal limits. The abutting properties to the south and east are being considered simultaneously to this request for annexation.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro’s jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 0.5 acre contiguous site located on Cawana Road and the Veterans Memorial bypass containing a vacant single family home. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property CR (Commercial Retail). The applicant has no future development plans at this time; however, as previously mentioned, interconnectivity to adjacent parcels is recommended as the property develops.

Designating this parcel as a (CR) Commercial Retail zoning district allows for small scale commercial uses such as wholesale or retail establishments, offices, restaurants, etc. but would not permit larger retail uses such as a car lot or manufacturing facility along the Bypass which is a major commercial corridor. Future access from the Bypass may alleviate any additional traffic onto Cawana if this property develops in a commercial manner.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) zoning designation should be considered in light of the vision and community policies articulated within the City’s two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro*

Long Range Transportation Plan. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at CR (Commercial Retail)) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned commercial development with strong connectivity between subdivisions.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with CR (Commercial Retail) zoning designation requested by AN 13-03-06 with the following condition:

1. Access must interconnect with abutting parcels during development.

EXHIBIT A: LOCATION MAP

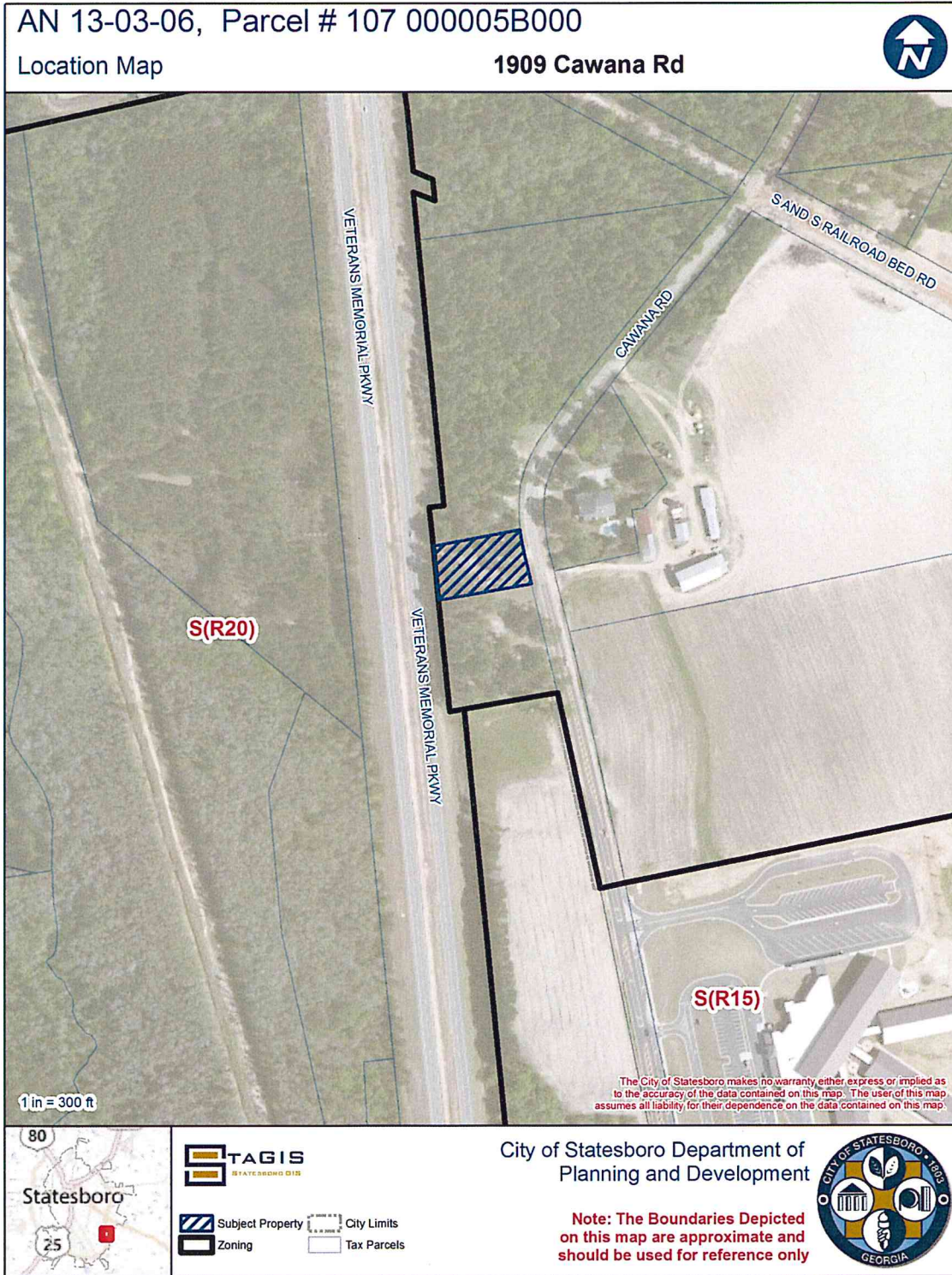


EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site.



Figure 2: Vacant Single Family Home located across Cawana from Subject Site (also being considered in AN 13-04-05 for R4 Zoning).

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 3: Sallie Z Elementary School to the southeast of the Subject Site.



Figure 4: Photo showing Property to the left of the Subject Property (also being considered in AN 13-03-05).

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 5: Cawana Road to the North of the Subject Property.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-04-01
 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: Cawana Road

REQUEST: Annexation by the 100% method and zoning change from AG-5 (Agricultural and Residential - Bulloch County) District to R15 (Single Family Residential).

APPLICANT: Connection Ministries of Statesboro, Inc.

OWNER(S): Connection Ministries of Statesboro, Inc.

LAND AREA: 13.6 acres

PARCEL TAX MAP #s: 107 000005 004

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from AG-5 (Agricultural and Residential – Bulloch County) to R15 (Single Family Residential) district in the City of Statesboro. The subject property is a 13.6 acre vacant site located on Cawana Road and is contiguous to the existing municipal limits. (See **Exhibit A – Location Map**) The applicant proposes to construct and utilize the property as a church.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R15 (Single Family Residential)	School
EAST:	R40 (Single Family Residential – Bulloch County)	Undeveloped
WEST	R15 (Single Family Residential), R40 (Single Family Residential – Bulloch County)	Vacant and Single Family Home

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located adjacent to the subject property inside the municipal limits.

COMPREHENSIVE PLAN:

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

The subject site also lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map and Bulloch County Comprehensive Plan. Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 13.6 acre vacant contiguous site located on Cawana Road. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property R15 (Single Family Residential) for a proposed church use.

Although the R15 (Single Family Residential) zoning district primarily regulates single family uses with 15,000 square foot lot sizes, educational and religious uses are also permissible uses by right within the R15 district. The *Statesboro Zoning Ordinance* lacks a zoning district intended for church uses only; instead, it relies solely on residential districts for religious uses. All other uses permissible by right in the R15 zoning district are also complementary to surrounding zones and uses and conforms with City of Statesboro plans and policies.

Ultimately, the request to annex the subject property as well as consideration of the proposed R15 (Single Family Residential) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R15 (Single Family Residential) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages mixed uses.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation and R15 (Single Family Residential) zoning designation requested by AN 13-04-01.

EXHIBIT A: LOCATION MAP

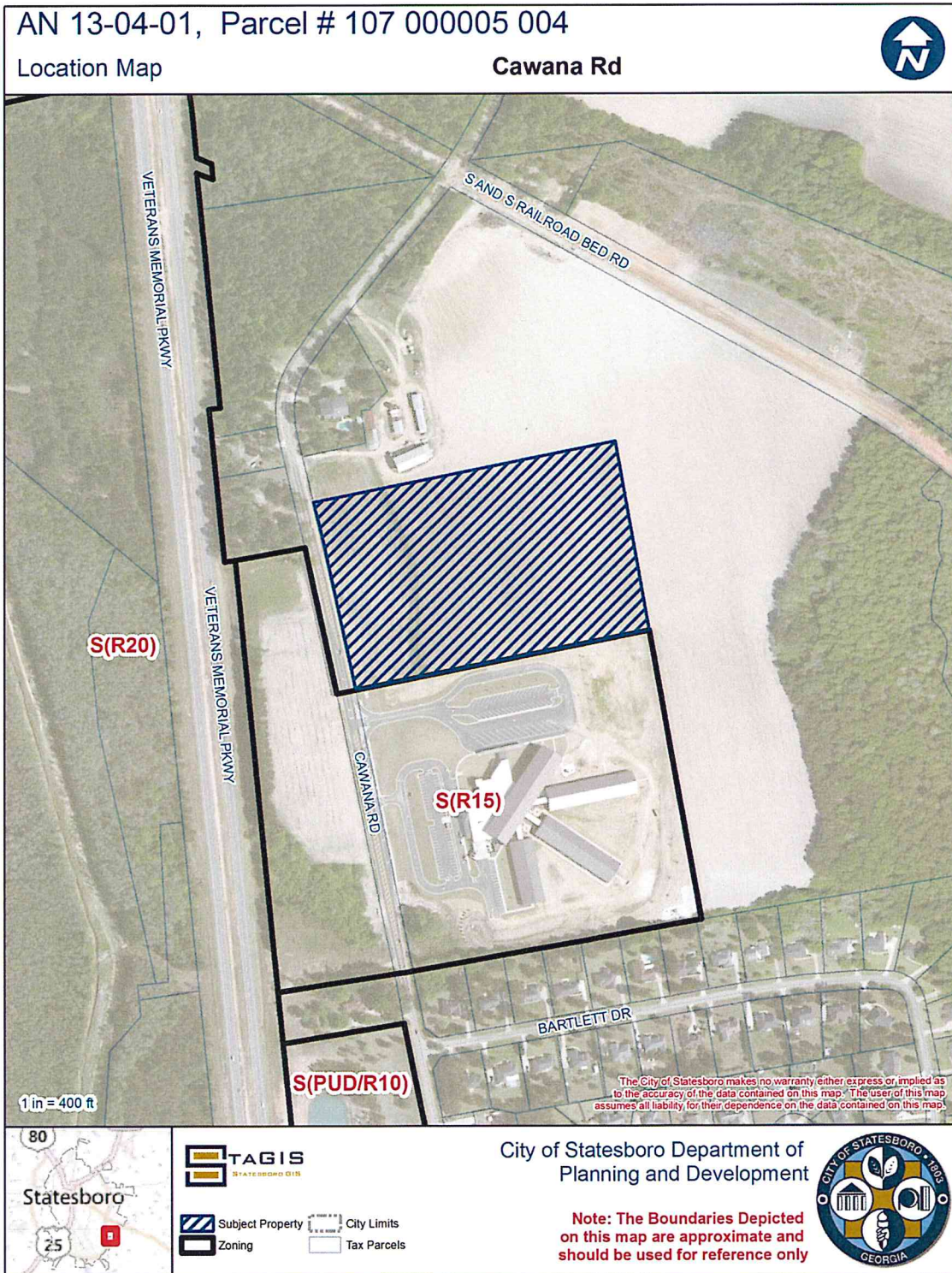


EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site from Cawana Road.



Figure 2: Sallie Z Elementary abutting Subject Property.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-04-05
 1965 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: 1965 Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential – Bulloch County) District to R4 (High Density Residential).

APPLICANT: Joseph Akins

OWNER(S): Joseph Akins

LAND AREA: 1.7 acres

PARCEL TAX MAP #s: 107 000005C000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to R4 (High Density Residential) district in the City of Statesboro with approval for more than 3 unrelated individuals to live in the same single family dwelling currently on the site. The subject property is a 1.7 acre site located on Cawana Road containing an existing home. (See **Exhibit A – Location Map**).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped (Being considered for annexation in AN 13-04-01 for church)
EAST:	R40 (Single Family Residential – Bulloch County)	Undeveloped (Being considered for annexation in AN 13-03-05, AN 13-03-06 for CR zone)
WEST	R40 (Single Family Residential – Bulloch County)	Single Family Homes and Undeveloped

The subject parcels property lines are surrounded by property that is zoned for single family uses located in Bulloch County with actual uses ranging from single family homes to undeveloped with the S&S Greenway Trail to the north.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site also lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector. An urban collector is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 1.7 acre site containing a 5 bedroom 5,314 square foot house located on Cawana Road. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified. The applicant is requesting to not zone the property the default zoning which requires 40,000 square foot lot sizes but rather zone R4 (High Density Residential) which requires 8,000 square foot lot sizes. The applicant wishes to get best and maximum use of the large existing home by leasing to individuals for housing.

The R4 (High Density Residential) zoning district allows apartment houses, single family attached and detached dwelling units, two family twins and duplexes, playgrounds, and parks. The subject property will meet the area and yard regulations set forth in the *Statesboro Zoning Ordinance* if it is approved as an R4 zoning designation. Additionally, The *Statesboro Zoning Ordinance* limits living arrangements to 3 unrelated individuals or less in a single family residential zoning district. As such, the applicant requests a R4 (High Density Residential) zoning district in hopes of leasing out all 5 bedrooms to different individuals. The applicant is not proposing construction of additional units; however, the R4 zoning district allows 12 dwelling units per acre, by right, with no consideration to the number of bedrooms per unit. At 1.7 acres, the applicant could theoretically build up to 20 apartment units at an R4 zoning designation.

Considering Section 2007 standards for determination of a zoning map amendment and the existing and proposed land uses for the surrounding parcels, staff suggests consideration of a single family residential zoning for this parcel. That being noted, staff would suggest that small lot sizes (in the 8,000 to 10,000 square foot range) would be appropriate at this location. These small lot sizes would allow for a maximum utilization of the acreage of the site but serve to maintain the single family residential character planned for the adjacent parcels and already existing nearby.

The subject site will be considered contiguous to the City of Statesboro municipal limits pursuant to Georgia's Annexation Law following approval of a simultaneous annexation request (AN 13-03-06) for an abutting property along Cawana Road.

Ultimately, the request to annex the subject property as well as consideration of the proposed R4 (High Density Residential) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R4 (High Density Residential) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages high density residential and mixed uses.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with R4 (High Density Residential) zoning designation requested by AN 13-04-05 with approval to house more than 3 unrelated individuals at any one time in the 5 bedroom home currently located on this parcel.

EXHIBIT A: LOCATION MAP

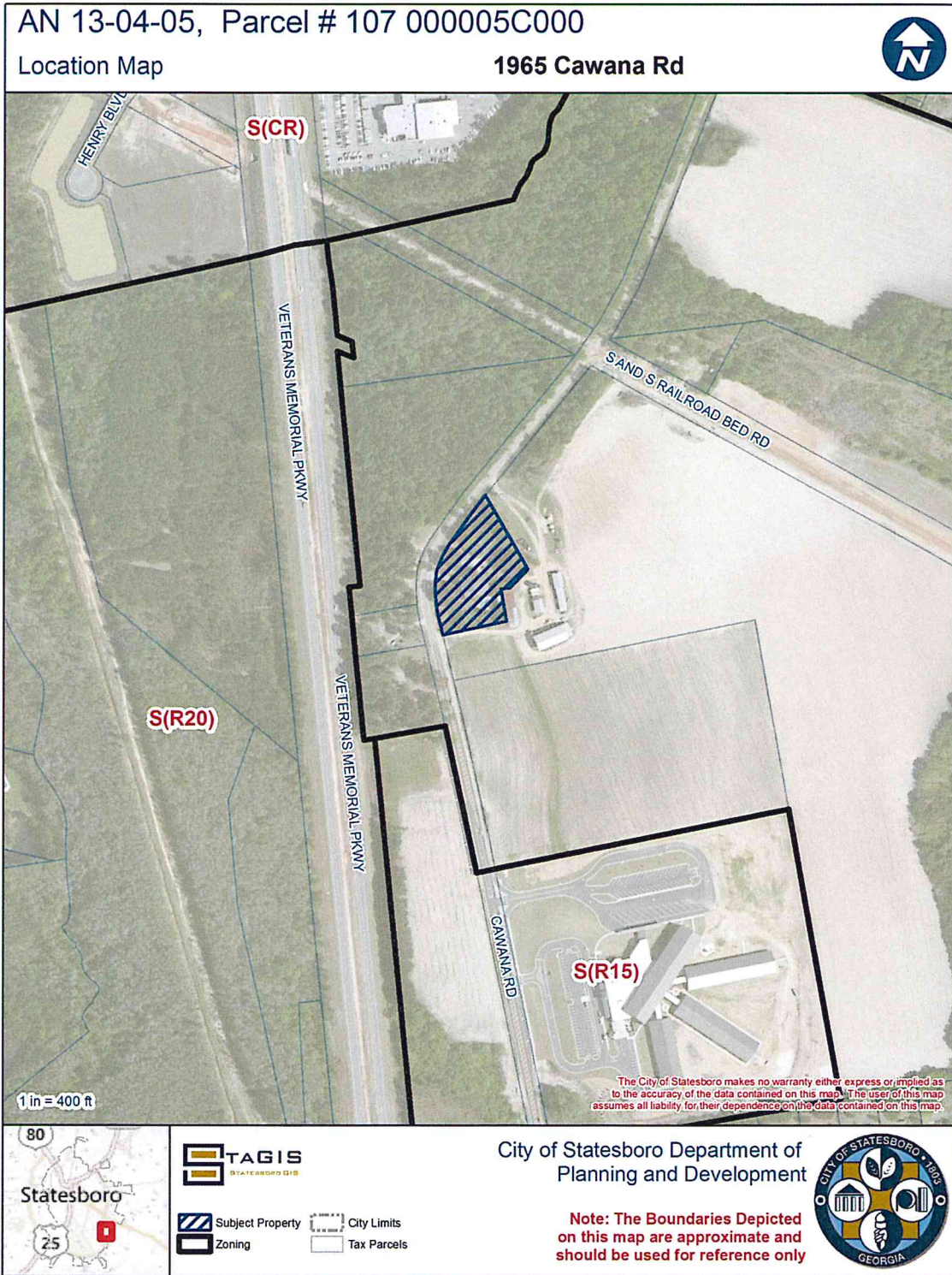


EXHIBIT B: PHOTOS OF THE SUBJECT SITE



Figure 1: Subject Site.



Figure 2: Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 3: Single Family Home across Cawana from Subject Site (Being considered in AN 13-03-06 at CR zone).



Figure 4: Fenced-in Back Yard of Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 5: Cawana Road going North toward S&S Greenway Trail from Subject Site.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-04-06
 VETERANS MEMORIAL PARKWAY
 ANNEXATION REQUEST**

LOCATION: Veterans Memorial Parkway

REQUEST: Annexation by the 100% method and zoning change to PUD (Planned Unit Development).

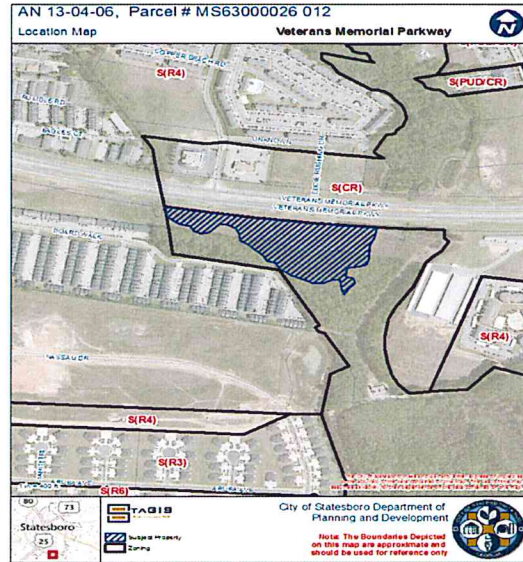
APPLICANT: City of Statesboro

OWNER(S): City of Statesboro

LAND AREA: 7.27 acres

PARCEL TAX MAP #s: MS63000026 012

COUNCIL DISTRICT: 3 (Britt) – (Projected)



PROPOSAL:

The City of Statesboro staff recommends the annexation and rezoning of 7.27 acres of undeveloped property located in flood plains on Veterans Memorial Parkway recently deeded to the City of Statesboro with a zoning change from HC (Highway Commercial – Bulloch County) to PUD (Planned Unit Development) zoning designation.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Restaurants
SOUTH:	PUD (Planned Unit Development)	Undeveloped Wetlands – COS Lift Station
EAST:	CR (Commercial Retail)	Storage Units
WEST	R4 (High Density Residential)	Apartment Complexes

The subject site is undeveloped and surrounded by mixed uses including restaurants, apartments, storage buildings, and undeveloped wetland property owned by City of Statesboro which was recently annexed containing a lift station for water utilities to the south of the subject property.

COMPREHENSIVE PLAN:

Once annexed, the subject parcel is proposed to lie within the "Green Space" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. Parcels included within the "Green Space" character areas are environmental, sensitive areas, such as wetlands and floodplains, and are intended to be zoned for conservation purposes and/or environmentally sensitive in design and development.

Open space and multi-purpose paths/trails are appropriate land uses for properties within the "Green Space" character areas. Some suggested development and implementation strategies for the area include the following:

- Protect areas of natural beauty and resources (such as wetlands) from development; consider the use of conservation easements for increased protection in perpetuity.
- New development should be master-planned and carefully linked to surrounding developed areas through a network of streets.
- Incorporate passive recreation, such as multi-purpose trails, in green space areas to increase access to natural areas and increase transportation alternatives.

Statesboro Comprehensive Plan, Community Agenda pages 20-21.

The green space area is identified as being the only significant wetland area within the city limits and usually lies within a floodplain. Whenever possible, the natural terrain, drainage, and vegetation of the area should be preserved. Since the proposed parcel lies within flood plains, applying a PUD (Planned Unit Development) designation to the subject properties will allow the City to preserve the City owned natural terrain while maintaining a character area similar to its current character area in Bulloch County – Natural Open Space.

ANALYSIS:

Staff recommends the annexation and zoning change of the 7.27 acres of undeveloped land contiguous to the City of Statesboro municipal limits located on Veterans Memorial Parkway. The subject parcel was recently deeded to the City of Statesboro and is located in a flood plain abutting recently annexed City of Statesboro property which is commonly known as Birds Pond which houses a lift station and an aerator for the Waste Water Treatment Plant. As such, annexation and a zoning change is recommended to complement and protect the abutting City of Statesboro owned properties.

Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, it is recommended to rezone the subject property to PUD (Planned Unit Development). The proposed PUD (Planned Unit Development) zoning designation allows the City the authority to review and prescribe any future development of the subject property while maintaining the natural green space for preservation.

The *Statesboro Zoning Ordinance* does not incorporate an article devoted to conservation preservation or green space areas; therefore staff recommends that the PUD (Planned Unit Development) zoning designation be used until such time as a more appropriate zoning designation can be adopted by City Council. Being located in a flood plain, there are no plans to develop the subject parcel at this time.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the annexation with a "Green Space" character area and PUD (Planned Unit Development) zoning designation.

EXHIBIT A: LOCATION MAP

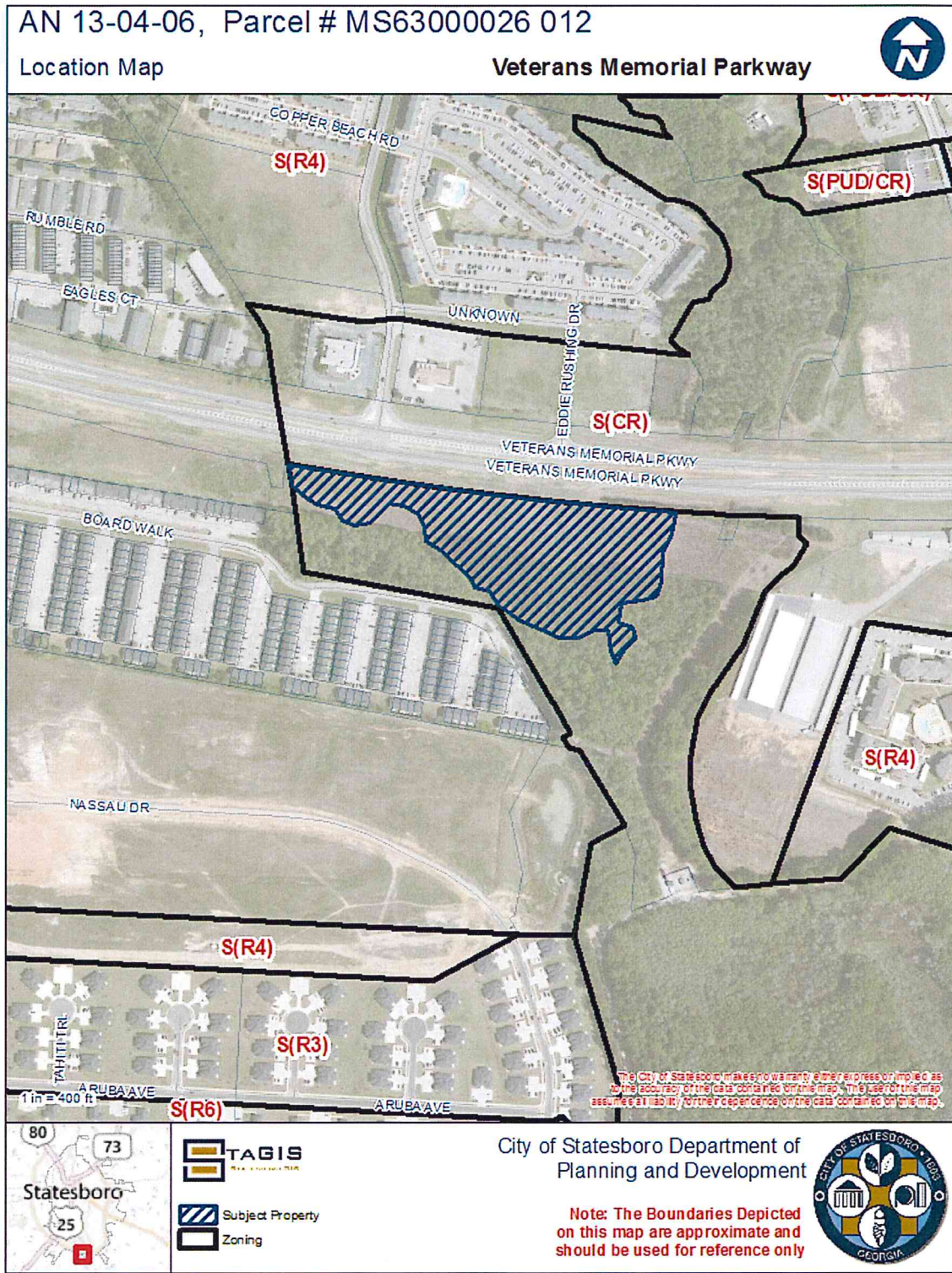


EXHIBIT B: FLOOD PLAIN/WETLANDS MAP

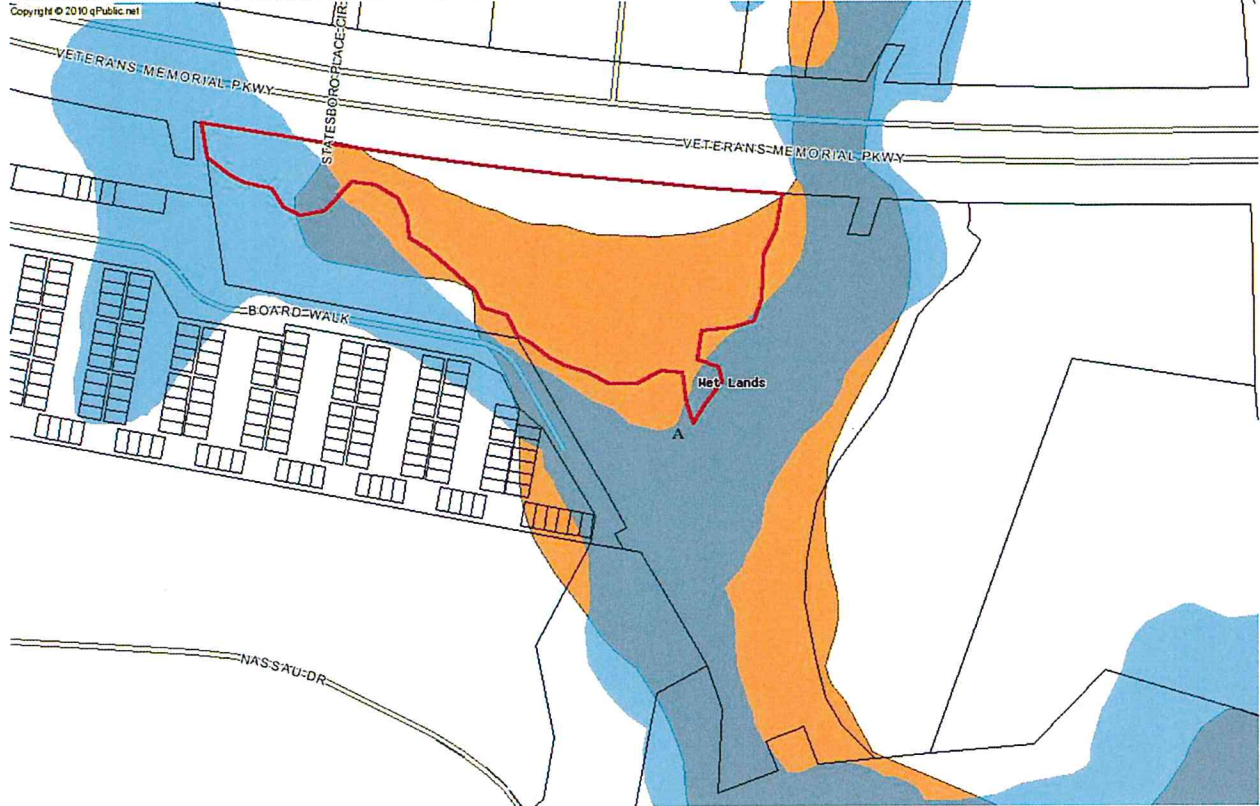


EXHIBIT C: PHOTOS OF THE SUBJECT SITE



Figure 1: Subject Property from Veterans Memorial Parkway.

EXHIBIT C: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 2: Apartments to the East of the Subject Property.



Figure 3: City of Statesboro Lift Station to the south abutting the Subject Property.