



*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**  
**January 5, 2016**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Agenda**

- I. Call to Order**
- II. Consideration of a Motion to Approve the 2016 Planning Commission Meeting Schedule**
- III. Approval of Minutes**
  1. September 1, 2015 Meeting Minutes
  2. October 6, 2015 Meeting Minutes
  3. November 3, 2015 Meeting Minutes
  4. December 1, 2015 Meeting Minutes
- IV. 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).
  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).
  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).

*It should be NOTED:* Having one property owner in the past, the former businesses located at the above subject sites shared an adjoining common paved parking area.

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).

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).

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).

**V. Announcements**

**VI. Adjourn**

## STATESBORO PLANNING COMMISSION

September 1, 2015

5:00 P.M.

City Hall Council Chambers

### Meeting Minutes

**Present:** Planning Commission Members: Rick Barr, Nick Propps and Holmes Ramsey. City of Statesboro Staff: Director of Planning and Development Mandi Cody and Development Clerk Candra Teshome.

**Absent:** Planning Commission Members: Rev. E. Charles Lee, April Stafford and David McLendon.

#### **I. Call to Order**

Commissioner Propps called the meeting to order at 5:14 P.M.

#### **II. Motion to Approve Order of the Meeting Agenda**

Commissioner Barr made a motion to approve the order of the meeting agenda; the motion was seconded by Commissioner Ramsey and it carried 3-0.

#### **III. Approval of Meeting Minutes**

Commissioner Ramsey made a motion to approve the August 4, 2015 meeting minutes; the motion was seconded by Commissioner Barr and it carried 3-0.

#### **IV. Old Business**

##### **1. DESIGN STANDARDS FOR THE DOWNTOWN STATESBORO DISTRICT:**

Commissioner Ramsey made a motion to strike paragraph two of Section 3001; the motion was seconded by Commissioner Propps and it carried 3-0.

Commissioner Ramsey requested that paragraph 7 of Section 3005 be edited to include additional language that a mural's theme should be "historical in nature to the City of Statesboro." Commissioner Propps made a motion to accept Section 3005 as edited; the motion was seconded by Commissioner Barr and it carried 3-0.

Commissioner Propps made a motion to approve the Design Standards for the Downtown Statesboro District as modified; the motion was seconded by Commissioner Ramsey and it carried 3-0.

#### **V. Announcements**

There were no announcements.

**VI. Adjourn**

A motion was made to adjourn the meeting at 5:47 PM by Commissioner Propps; seconded by Commissioner Ramsey and the motion carried 3-0.

---

**Chair – Holmes Ramsey**

---

**Secretary – Mandi Cody**  
**Director of Planning and Development**

# STATESBORO PLANNING COMMISSION

October 6, 2015

5:00 P.M.

City Hall Council Chambers

## Meeting Minutes

**Present:** Planning Commission Members: Benjamin McKay, Holmes Ramsey, David McLendon, Patrick Sullivan, April Stafford, Jamey Cartee and James W. Byrd, Sr. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Candra Teshome, Code Compliance Officer Eric Short and Code Compliance Officer Mike Chappel.

### **I. Call to Order**

Commissioner McLendon called the meeting to order at 5:01 P.M.

### **II. Motion to Appoint Temporary Chair to Preside**

### **III. Motion to Approve Order of the Meeting Agenda**

Commissioner Cartee made a motion to approve the order of the meeting agenda; seconded by Commissioner McKay and the motion carried 6-0.

### **IV. Motion to Nominate a Planning Commission Member to Serve as Chair of the Commission**

Commissioner McLendon announced the agenda item nomination of a Planning Commission member to serve as chair of the commission. Commissioner Sullivan made a motion to nominate Commissioner McLendon as chair, which he declined. Commissioner Sullivan then made a motion to nominate Commissioner Ramsey as chair, which he accepted, seconded by Commissioner Byrd and the motion carried 6-0.

### **V. Motion to Nominate Member to Serve as Vice Chair of the Planning Commission**

Commissioner McLendon made a motion to nominate Commissioner Byrd as Vice Chair of the Planning Commission, seconded by Commissioner Ramsey and the motion carried 6-0.

### **VI. Motion to Adopt the Rules of Order (Attachment A)**

Commissioner Cartee made a motion to adopt the rules of order, seconded by Commissioner McKay, and the motion carried 6-0.

### **VII. Approval of Minutes**

#### **1. September 1, 2015 Meeting Minutes**

Commissioner McLendon made a motion to approve the September 1, 2015 meeting minutes, as written, seconded by Commissioner Ramsey, and the motion carried 6-0.

### **VIII. New Business**

#### **1. A.) APPLICATION # RZ 15-09-03: Bill Simmons requests a zoning map amendment for**

3.34 acres of property located at 0 Hill Pond Lane from the R-4 (High Density Residential) and CR (Commercial Retail) zoning districts to PUD/CR (Planned Unit Development with Commercial Overlay) zoning district (Tax Parcel # MS74 000198A 030).

**B.) APPLICATION # RZ 15-09-08:** Bill Simmons requests a zoning map amendment for .74 acres of property located at 0 Brampton Avenue from R-4 (High Density Residential) to PUD/CR (Planned Unit Development with Commercial Overlay) zoning district (Tax Parcel # MS74 000198A 021).

**C.) APPLICATION # V 15-09-02:** Bill Simmons requests a variance from Article XIV of the Statesboro Zoning Ordinance to reduce the lot regulations from the required 10 acres to 4.08 acres for the requested PUD (Planned Unit Development) zoning district (Tax Parcel # MS74 000198A 030 and MS74 000198A 021).

**D.) APPLICATION # V 15-09-09:** Bill Simmons requests a variance from the buffering requirements when a nonresidential use abuts a residential zoning area as required by Article XXIII of the Statesboro Zoning Ordinance (Tax Parcel # MS74 000198A 030).

Mandi Cody presented the City's Development Services Report, explaining the requests for zoning map amendments to two parcels of land, a variance from the minimum requirement of 10 acres for a PUD and a variance from the landscape buffering requirements. John Dotson of Maxwell-Reddick and Associates, Inc. spoke on behalf of the developer and answered questions posed by the Commission. Commissioner McLendon made a motion to approve the application with the staff's recommended conditions as reflected in the staff report, seconded by Commissioner Cartee and the motion carried 6-0.

**2. A.) APPLICATION # V 15-09-01:** Pankaj Patel requests a variance from Article X of the Statesboro Zoning Ordinance to increase the maximum building height from 35' to 60' to construct a hotel (Tax Parcel # MS63 000026 022).

**B.) APPLICATION # V 15-09-07:** Pankaj Patel requests a variance from Article XVI to decrease the required parking spaces from 98 to 94 for the referenced hotel (Tax Parcel # MS63 000026 022).

Mandi Cody presented the City's Development Services Report, explaining the requests for variances from the maximum building height and a decrease in the required parking spaces. Jay Patel, of BPR Properties Savannah spoke on behalf of the applicant answering any questions posed by the Commission. Commissioner McKay made a motion to approve the requests, with staff recommended conditions as reflected in the staff report, seconded by Commissioner Stafford and the motion carried 6-0.

3. **A.) APPLICATION # SE 15-09-06:** Trenton Beard requests a special exception to allow for the utilization of the property located at 606 South Zetterower Avenue as an automotive enhancement services retail use. The subject site is zoned CR (Commercial Retail), which does not permit automotive enhancement services by right (Tax Parcel # S31 000021 003).

**B.) APPLICATION # V 15-09-05:** Trenton Beard requests a variance from Article X of the Statesboro Zoning Ordinance to reduce the required side yard setback from 15' to 5' to allow for the proposed addition to be aligned with the existing building (Tax Parcel # S31 000021 003).

Mandi Cody presented the City's Development Services Report, explaining the requests for a special exception and variance. Trenton Beard, the applicant, spoke on behalf of his request and answered questions regarding the services his business offers. Commissioner Cartee made a motion to approve the requests, seconded by Commissioner McKay and the motion carried 6-0.

4. **APPLICATION # V 15-09-04:** John Wayne Figg requests a variance from Article IV of the Statesboro Zoning Ordinance to reduce the required accessory structure setback from 10' to 2.5' for the rear and right side setback to allow for an 18' X 24' open front wood and metal shed to be constructed to store recreational vehicles (Tax Parcel # S26 000019 000).

Mandi Cody presented the City's Development Services Report, explaining the applicant's request for a setback variance. John Wayne Figg, the applicant, spoke on behalf of his request. Mandi Cody explained that staff was neither for nor against the request. Commissioner Stafford made a motion to approve the request, seconded by Commissioner McLendon, and the motion carried 6-0.

**IX. Announcements**

Mandi Cody introduced Code Compliance Officers Eric Short and Mike Chappel to the new members of the Planning Commission.

**X. Adjourn**

Commissioner McLendon made a motion to adjourn the meeting at 5:45 PM, seconded by Commissioner Stafford, and the motion carried 6-0.

---

**Chair – Holmes Ramsey**

---

**Secretary – Mandi Cody**  
**Director of Planning and Development**



# RULES OF ORDER

FOR THE

# CITY OF STATESBORO PLANNING COMMISSION

Policy Adoption Date: October 6, 2015

Policy Effective Date: October 6, 2015

Rules of Order  
For  
Meetings of the  
City of Statesboro Planning Commission

Meetings of the City of Statesboro, Georgia Planning Commission (hereinafter referred to as the Planning Commission) shall be governed by the following policies and procedures, effective as of the date of adoption, and continued until such time as rescinded or amended by vote of the Planning Commission as provided for herein.

**I. Purpose.**

These rules are intended to establish policies and procedures ensuring that the City of Statesboro Planning Commission performs its responsibilities in an efficient effective and fair manner.

**II. Governing Statutes and Ordinances.**

The City of Statesboro Planning Commission shall be governed by the laws of the State of Georgia and the City of Statesboro and all policies and procedures promulgated by the City of Statesboro Mayor and City Council and/or the Planning Commission for the purpose of governing the Planning Commission.

**III. Meetings of the Planning Commission.**

**A. Regular Meetings.**

1. Meetings of the Statesboro Planning Commission are held in the City Council Chambers, on the second floor of City Hall located at 50 East Main Street in Statesboro, Georgia, unless otherwise advertised.
2. Regular meetings of the Statesboro Planning Commission shall be held in accordance with the meeting schedule adopted for the purpose of establishing the regular meeting dates and times of the Commission. Such schedule shall be adopted at the last regular meeting of each calendar year. Each Member of the Planning Commission shall be provided with a copy of the regularly scheduled meetings for the calendar year. Such schedule may be amended by the Commission with the approval of the Mayor and City Council.
3. The Secretary shall ensure that a current schedule specifying the time and place of the Commission's regular meetings for the calendar year is kept on file with the City Clerk and for public inspection in the offices of the Department of Planning & Development.
4. All regular meetings shall be advertised and conducted in accordance with the Georgia Open Meetings Act.

5. The Chair may cancel or reschedule a regular meeting of the Planning Commission on determining that there will be no business coming before the Planning Commission for consideration at the meeting; or, upon notice that so many Members have indicated their probable absence at the meeting that a quorum will not be present.
6. Upon cancellation of any regular meeting, the Secretary shall notify all Commission Members of the cancellation, send notice of the cancellation to the City Clerk, and post a notice at the advertised location of the meeting as soon as practicable.

**B. Special Meetings.**

1. Special Meetings are meetings of the Statesboro Planning Commission, other than a rescheduled, continued, or regular meeting of the Commission. Special Meetings may be called upon at least 72 hours notice by the Chair of the Commission; the Director of the Department of Planning & Development, or, upon the consent of any three Members of the Commission.
2. The Secretary shall immediately give notice of the time, place, and purpose of the meeting to the City Clerk, and the Commission Members. Written materials, agendas, etc. regarding the special meeting shall be delivered to the City Clerk and each Commission Member as soon as possible after the meeting is called.
3. Special Meetings shall be advertised and conducted in accordance with the Georgia Open Meetings Act.

**IV. Members and Terms of Office.**

- A. The Members of the Planning Commission and their corresponding terms of office shall be as established by the Statesboro Mayor and City Council in the City of Statesboro Municipal Code.

**V. Officers.**

- A. The officers of the Statesboro Planning Commission shall consist of a Chairperson and Vice-Chairperson.

**B. Election of Officers.**

1. Officers shall be elected at the beginning of each term of the Commission (generally June). The Secretary shall notify Commission Members of the upcoming election at least thirty (30) days before the meeting at which the elections are to be held.
2. If the offices of both the Chairperson and the Vice-Chairperson become vacant before the end of their terms, the Commission shall hold a special meeting and special election as soon as possible to fill both offices.
3. When conducting elections, the Chair shall first request nominations from Commission Members. If only one Member is nominated, the election may be by unanimous consent. Otherwise, on hearing no further nominations, the Chair shall announce the names of all Members nominated, and then conduct a vote on each nominee, in the order nominated, until someone is elected. The favorable vote of a majority of the full Membership of the Commission is necessary to elect a Member as Chair or Vice-Chair.

**C. Chairperson.**

1. The Planning Commission shall elect one of its Members as Chair, to serve a two year term and until the Commission elects a successor. The Chairperson has the following duties and powers:
  - a. To preside at all meetings of the Commission;
  - b. To decide all points of order and procedure, subject to these Rules of Procedure;
  - c. To call special meetings in accordance with these Rules and the Georgia Open Meetings Act;
  - d. To sign documents on behalf of the Planning Commission, or to authorize the Secretary to do so;
  - e. To place items for consideration on the agenda of the Planning Commission;
  - f. To request, on behalf of the Planning Commission, placement of items on working or voting agendas of the Statesboro Mayor and City Council;
  - g. To present the Commission's recommendations concerning City business to the Mayor and City Council and to otherwise represent the Planning Commission;
  - h. To act as parliamentarian of the Planning Commission; and
  - i. As otherwise provided.
2. The Chairperson shall preside over all Commission meetings and shall take whatever action is necessary to:
  - a. Enforce compliance with these Rules;
  - b. Provide a full opportunity for public comments;
  - c. Focus comments and discussions on issues directly related to the items being considered;
  - d. Promote the efficient and effective disposition of matters before the Commission;
  - e. Limit the time allotted to speakers;
  - f. Provide for the selection of one or two spokespersons to represent groups of persons with common interest;
  - g. Interrupt unnecessary repetition of statements and opinions;
  - h. Interrupt personal attacks or digressions into immaterial issues;
  - i. Order an end to disorderly conduct; and
  - j. Otherwise ensure a polite, orderly, and effective meeting of the Planning Commission.

**D. Vice-Chairperson.**

1. The Commission shall elect another of its Members, to serve a two year term and until the Commission elects a successor, to serve as Vice-Chairperson. The Vice-Chairperson shall serve as acting chair if the Chairperson is absent or the office of Chairperson becomes vacant. During such times, the Vice-Chairperson shall have the same powers and duties as the Chairperson.
2. If both the Chairperson and Vice-Chairperson are absent from the meeting, the Commission Members present shall elect a temporary Chair from among them to preside over the meeting.

## **VI. Secretary.**

- A. The Director of the Department of Planning & Development shall serve as Secretary to the Commission for most purposes. The Secretary is not a Member of the Commission and therefore cannot vote or otherwise act as a Commission Member. The Secretary, subject to the discretion of the Chairperson, has the following powers and duties:
1. To attend all meetings of the Planning Commission;
  2. To record minutes of the all Commission meetings (including committee meetings);
  3. To conduct correspondence on behalf of the Commission;
  4. To authenticate, by his/her signature, along with the Chairperson, resolutions, policies, minutes, or other documents adopted by the Commission;
  5. To arrange for all public notices required to be given on behalf of the Commission;
  6. To notify Commission Members and interested parties of pending meetings and agendas;
  7. To act as custodian of all Commission records;
  8. To maintain records regarding Commission Members, specifically including each Members appointment and term of Membership; attendance at meetings; training credits; residency; contact information; resignations, etc;
  9. To timely advise the Chair of all resignations, Membership vacancies and appointments, and necessary elections;
  10. To timely and adequately prepare and distribute the meeting agendas and packets for the Planning Commission;
  11. To handle all funds allocated to the Commission in accordance with Commission directive and applicable City regulations and policies; and
  12. To generally supervise the clerical work of the Commission.

## **VII. Meeting Notices and Agendas**

- A. All meetings of the Statesboro Planning Commission shall be advertised and conducted in accordance with the Georgia Open Meeting Act.
- B. Matters for placement on the Commission's agenda may include: matters requiring Planning Commission action as established within the Statesboro Municipal Code; appropriately and timely submitted applications for consideration by the Planning Commission; matters continued, postponed, or tabled from a previous meeting; matters the Commission scheduled during a previous meeting; matters for which Commission review has been requested by a Commission Member; matters for which Commission review has been requested by the Mayor and City Council; reviews, adoptions, and matters associated with long range plans affecting the City- such as the Statesboro Comprehensive Plan, the Bulloch County/City of Statesboro Long Range Transportation Plan, regional plans including or affecting Bulloch County; Service Delivery Agreements, etc.; and any other matters necessitating the attention of the Planning Commission.
- C. Any Commission Member who wishes the Commission to consider a particular matter at an upcoming meeting should notify the Chair or the Director of Community Development of that wish well in advance of the meeting date to allow the Director and the Chair ample

opportunity to review the appropriateness of the request and gather any necessary information for inclusion within the agenda packet.

- D. The agenda shall generally organize matters to be addressed at the meeting so as to best promote opportunities for effective public input and the timely and efficient performance of Commission responsibilities. Items of business likely to attract the attendance of many interested persons (such as those involving notice to adjoining property owners and those involving other public notice) should generally be placed early on the agenda, thereby minimizing the time those persons must wait for consideration of the item that brought them to the meeting).
- E. At least five (5) calendar days prior to a regular meeting, and as soon as practicable for a special meeting, the Secretary shall send each Commission Member and the City Clerk a meeting agenda and all materials related to items on the agenda (commonly referred to as an agenda packet).

#### **VIII. Quorum.**

- A. A total of three (3) Planning Commission Members shall be present to constitute a quorum. A quorum must be present at a meeting if the Commission is to transact any business other than to adjourn. The Chair may not call a meeting to order until such a quorum is present unless, after waiting a reasonable time past the meeting's scheduled starting time, the Chair determines that there is no hope of obtaining a quorum. In that case, the Chair shall call the meeting to order and note the lack of a quorum for the record by either stating the names of the Members present and absent or by establishing a lack of quorum by a voice roll call of the Members.
- B. If a quorum ceases to be present at any time during a meeting, the Chair shall note the lack of a quorum, instruct the Secretary to so note the lack of quorum in the meeting's minutes, and order the cessation of business.
- C. Reports and other general matters may be heard in the absence of a quorum, but no business of the Commission may be conducted.

#### **IX. Voting.**

- A. Planning Commission Members attending a meeting shall vote on each matter placed before the Planning Commission. A Member may abstain from voting only in the instance of a conflict of interest. Where a Member abstains from voting due to a conflict of interest, the nature of the conflict must be stated for the record and included in the meeting's minutes.
- B. A record of all votes shall be taken by the Secretary and maintained in the Planning Commission's official records.
- C. The concurring votes of two-thirds (2/3) of the Members present shall be necessary to adopt the following motions:
  - 1. Suspend or change the Commission's rules, policies, or procedures;
  - 2. Change the established order of business;
  - 3. To limit or close debate;

4. To extend the limits of debate;
  5. To call for the previous question;
  6. Motions objecting to consideration of a question; and
  7. Placement of a non-agenda item before the Commission.
- D. All other matters coming before the Planning Commission shall require the concurring vote of a majority of Commission Members present unless a different vote is required by law.
- E. Votes are generally taken by voice (“ayes and nays”). The Chair may take a vote by a show of raised hands if the Commission’s discussion indicates that the vote may be close; or, if after the Chair announces a voice vote, a Commission Member or the Secretary questions the vote count or how Members voted.
- F. The Commission may not vote by secret ballot, and may vote by written ballot only if each Member signs his or her ballot, the minutes record each Member’s vote, and the Secretary keeps the ballots available for public inspection until the minutes are approved.
- G. **Commission Action by Vote:** The Commission has not disposed of an agenda item, until it has adopted some action on the item-whether the action is final (e.g., to approve, approve with stated conditions, deny), or procedural (e.g., refer to staff or committee, to postpone, to table, etc.) A Commission action is adopted by vote only after:
1. A Commission Member makes a proper motion for action;
  2. Another Commission Member seconds the motion;
  3. The Chair restates the motion (including making any clarifications);
  4. All Commission Members have had an opportunity to discuss the motion in accordance with these Rules;
  5. The Chair restates the motion again and asks for a vote;
  6. The requisite proportion of Commission Members present vote in favor of the motion; and
  7. The Chair announces the result of the vote (including the vote count). Where no discussion occurs regarding the motion, the Chair need only state the motion once, when asking for the vote.
- X. **Conflict of Interest.**
- A. A conflict of interest for purposes of the Statesboro Planning Commission shall be as defined by the Conflict of Interest in Zoning Act in the Official Code of Georgia, Section 36-67A-1 et al, as amended.
- B. No Member shall vote on a question or participate in the discussion on a matter which the Member has a conflict of interest. Where such a conflict is known to the Member, the Member shall complete a disclosure form, provided in Appendix A of this document, and shall announce on the record the conflict prior to commencement of discussion on the issue. When such conflict exists the Member involved shall remove him/herself from the debate until the Commission has acted on the subject matter.
- C. Each Planning Commission Member shall have the duty to avoid even the appearance of a conflict of interest. A Commission Member, therefore, shall ask the Chair to be excused

from participation in any matter before the Commission in which the Member's impartiality might reasonably be questioned, including, but not limited to, instances where:

1. The Commission Member has a personal bias or prejudice concerning any interested party, or representative of a party, to a matter before the Commission; or
  2. The Commission Member has a close personal or financial relationship with any party or party representative; or
  3. The Commission Member, or Member of the Member's household, has a personal or financial interest that may be substantially affected (directly or indirectly) by the Commission's action on the matter.
- D. If any person questions the impartiality of a Commission Member before or during the Commission's consideration of a matter, the Chair shall treat this as a request that the Member be excused from participation. Any request that a Commission Member be excused from participation must disclose the basis for the request.
- E. On concurring that an actual or apparent conflict of interest exists, the Chair shall excuse the Member from participation in the matter. If excused from participation in a matter, the excused Commission Member may not sit with the Commission during its consideration of the matter, and may not vote on, discuss, advocate, influence, or otherwise take part in the Commission's consideration of the matter, either in public or in private.
- F. On finding that an actual or apparent conflict of interest does not exist, the Chair shall refuse the request and allow the Member to fully participate in the matter.

No actual or apparent conflict of interest shall be deemed to exist where the matter would similarly affect all citizens of Statesboro or where the Commission Member's bias, prejudice, relationship, or interest is so insignificant, is so remote, or is of such a nature as to render it unlikely to affect the Member's actions in any way.

#### **XI. Minutes.**

- A. The adopted and executed Minutes of the Planning Commission meetings represent the official record of the Commission's deliberations and actions.
- B. The minutes may be in any format allowed by State law and local ordinance and approved by vote of the Planning Commission.
- C. The Minutes, at minimum, shall contain the following information:
  1. A roll of the present and absent Planning Commission Members;
  2. Each item considered by the Planning Commission;
  3. The content of each motion before the Commission, identify who made and seconded the motion, and record the vote on the motion, and unless unanimous, the names of those voting for or against the motion.
  4. If the vote called for or recommended adoption of an ordinance, resolution, plan, policy, the acceptance of a report, or other such document, the minutes shall also include a copy of such.
- D. An official minute book, containing the agenda, agenda packet, and meeting minutes for each meeting of the Planning Commission shall be maintained by the Secretary.



- E. The Secretary shall maintain the minutes of the Commission meetings on file in a safe and conveniently accessible place within the Department of Planning & Development, and permit them to be inspected at reasonable times by any person.
- F. Request for voluminous information, information pertaining to a specific matter, copies, or certified copies of the minutes and agendas shall be considered a request for information under the Georgia Open Records Act. As records of the Planning Commission are City of Statesboro records, all requests for open records shall be forwarded to, and be issued a response from, the City of Statesboro City Clerk or other duly appointed records custodian for the City of Statesboro.

#### **XII. Planning Commission Hearings.**

- A. The Statesboro Planning Commission does not hold public hearings on zoning or subdivision issues. The legally required public hearings are held before the Mayor and City Council for the City of Statesboro. However, consideration of an issue by the Commission may be referred to as a "hearing", understanding that such is not the legally required "public hearing" mandated by Georgia law.
- B. All meetings of the Statesboro Planning Commission shall be governed by the Georgia Open Meetings Act. It is recognized that a purely social gathering or communication amongst the Members of the Commission does not constitute a "meeting" as defined by and subject to the Georgia Open Meetings Act.

#### **XIII. Conduct of Meetings of the Statesboro Planning Commission.**

- A. **Call to Order and Opening of the Meetings of the Planning Commission:**
  - 1. At the time the meeting is scheduled to begin (or at some reasonable waiting time thereafter if a quorum is not initially present), the Chair shall call the meeting to order and establish the presence or lack of a quorum.
  - 2. The Chair shall open the meeting, welcome those in attendance, notify the persons attending the meeting of the availability of copies of the agenda, make any general announcements, and otherwise conduct the opening ceremonies of the meeting of the Planning Commission.
  - 3. The Chair shall request the submittal or presentation of any written or oral petitions unrelated to items on the agenda. After receiving or hearing a petition, if any, the Commission may refer the matter to the staff or schedule the matter for discussion (or action, if appropriate) at a later meeting.
- B. The Chair shall put the order of the agenda for a vote of approval or accept any motion by a Commission Member to amend the agenda before considering any substantive matter of business.
- C. **Consideration of Substantive Agenda Items/Matters of Business:**
  - 1. **Chair's Introduction.** The Chair shall begin the Commission's consideration of each agenda item by announcing the title of the item, identifying the nature of the decision involved, and briefly explaining the steps in Commission consideration of the item. In

doing so, the Chair shall note the opportunity for public comments and briefly note the circumstances under which the Commission will receive public comment.

**2. Staff Report and Recommendation:**

- a. Most items considered by the Commission will involve prior review by City staff. After announcing such an agenda item, the Chair shall then ask City staff to describe the nature of the matter being considered and to present the staff's findings and recommendations for Commission action.
- b. At the conclusion of the staff report, Commission Members may ask staff Members for more information about the item and request clarification or explanation of the reasons for the staff's findings and recommendation.

**3. Presentation or Comments from the Applicant:**

- a. The Chair shall then provide the applicant or his/her representative an opportunity to make a presentation and respond to staff findings and recommendations. The applicant is not required to make a presentation. The applicant or his/her representative must state his/her name, address, and interest in the proceeding for the record. Following the applicant's presentation (or the Chair's solicitation of applicant comments, where the applicant declines to make a presentation), the Commission Members may ask the applicant for more information about the proposal or request the applicant's response to staff recommendations. Members may also ask the staff to clarify their recommendations in light of the applicant's comments.

**4. Comments from Other Interested Persons:**

- a. The Chair shall then solicit comments on the agenda item from persons attending the meeting, asking them to first state their name and address.
- b. If the number of persons attending the meeting indicates that a large number of persons may wish to comment on an item, the Chair may first ask those wishing to comment to raise their hands. If a large number of persons wish to comment, the Chair may limit the time allotted to each speaker, encourage those with common interest to select a spokesperson to represent them, or take whatever other action may be necessary to ensure a full opportunity for public comments to be heard in an efficient manner.
- c. The Chair shall determine the order in which persons may speak.
- d. Prior to each interested person's presentation, each presenter must state his/her name and address for the record. Commission Members may ask the person about the nature of his or her interest and to clarify his or her comments.

**5. Questions from Non-Commission Members:**

- a. Persons other than Commission Members, who have questions related to previous presentations and comments, shall direct them to the Chair, who may then redirect them to the appropriate persons. The Chair may choose not to redirect questions that are immaterial, simply rhetorical, misleading, unreasonably biased, that have already been answered, or that constitute a personal attack.

**6. Commission Discussion:**

- a. If the item involves a request for specific Commission action, the Chair shall invite Commission Members to formally discuss the item and recommended action, without the need for a prior motion. Otherwise, the Chair shall state that a motion is in order, and Commission Members may discuss the item only in response to a motion for specific Commission action.
- b. The Chair shall determine the order in which Commission Members are recognized to comment on the pending item or motion, and shall ordinarily give each Member present an opportunity to comment before allowing one Member to comment a second time.
- c. Only Commission Members may participate in the Commission's discussion of an item. If, however, the discussion raises requests for more information or questions about the previously heard presentations and comments, the Chair may relay those questions to the appropriate persons and invite their response in the context of the Commission discussion.

**7. Commission Action:**

- a. At the conclusion of the Commission Discussion, the Chair shall seek a motion from the Commission Members regarding the matter, or re-state a motion given by one of the Members, thereby putting the motion to a vote.
- b. The Commission's action on any matter before it should not only be rational, but should also be perceived as rational. Therefore, any final action by the Commission on substantive matters shall be based on expressed conclusions that reflect a logical connection between the information available to the Commission and the ordinances, standards, policies, and considerations applicable to the particular type of decision being made. These conclusions may be expressed in the motion for action, either directly or indirectly (by reference to adoption of a resolution, or concurrence with a staff report, that includes appropriate conclusions). Or they may have been expressed during the Commission discussion that immediately preceded the Commission's final action. If, when restating a motion before taking a vote, the Chair is uncertain whether the reasons for the moved action are explicit to all persons attending the meeting, the Chair shall ask the Member making the motion to clarify the reasons for the moved action.

**D. Consideration of Routine Business Matters:**

1. In accordance with the approved order of the agenda, the Chair shall introduce and invite Commission discussion on those routine business matters on the agenda, such as scheduling, reports, updates, etc. The Commission may act on a routine matter of business by voting on a proper motion for action, or after discussion and motion.

**E. Approval of Minutes:**

1. In accordance with the approved order of the agenda, the Chair shall also present the minutes of the previous meeting before the Commission and inquire as to whether the Commission Members wish to make any corrections and revisions to the draft Minutes. The Commission may adopt or revise the Minutes by voting on a proper motion for action. The Minutes shall become final, and act as the official record of the meeting, upon adoption by the Commission and execution by the Chair and attestation by the Secretary.

**F. Points of Order:**

1. All points of order and procedure in the conduct of meetings of the Statesboro Planning Commission may be governed by Robert's Rules of Order, Newly Revised, unless such directly contradicts with the adopted rules, policies, procedures, or ordinances of the Planning Commission, in which case the rules and policies of the Planning Commission shall apply.

**XIV. Outside Communications**

- A. To preserve public confidence in the fairness of the Planning Commission deliberations and decisions, the Commission should ensure that the public and interested parties have the opportunity to know, and respond to, all information the Commission considers in making its decisions. The Commission should also ensure that each Commission Member has the opportunity to know and consider the information available to other Commission Members.
- B. When considering issues involving an administrative determination (or quasi-judicial) determinations (such as a request for a hardship variance from the Zoning Ordinance), the Commission deals with parties who are directly affected by the Commission's decisions. Each of these interested parties needs the assurance that other interested parties will not have unfair advantage in presenting their version of the relevant facts or concerns to the Commission. In such cases, therefore, the Commission Members shall avoid communicating with applicants or other interested parties about the proposal except during the public Commission meetings at which the proposal is being considered. If a Commission Member receives unsolicited communications about such a proposal outside of a Commission meeting, the Member has the duty to reveal the communications during the Commission's consideration of the proposal. This ensures that the communicated information will become part of the record and those other Commission Members and interested parties will have an opportunity to consider and refute the information.
- C. When the Commission considers rezoning petitions, it is considering a legislative determination, but one that generally pertains to a specific parcel of land, and thus directly affects the interests of specific parties. Because rezoning are legislative determinations, and the Planning Commission's role is only advisory, Commission Members are not required to avoid outside communications about a rezoning proposal. To further foster the appearance of fairness in their deliberations, however, Commission Members are encouraged to do so.
- D. When the Commission considers issues pertaining to the City as a whole, or principally to the general public interest, (such as the Comprehensive Plan, ordinance amendments, etc.),

it often finds access to a broad range of public input helpful in making a decision on the issue. In such cases, therefore, Commission Members may communicate with interested persons outside of the meetings at which the issue is being considered, but each Member has the duty to reveal the general nature and scope of relevant information and opinions gleaned from such communications during the Commission's consideration of the issue. To ensure that each Commission Member's decision is based on the full range of information and public opinion available to the Commission, Members should avoid committing themselves to a position on the issue during any outside communications.

**XV. Parliamentary Authority.**

1. Roberts' Rules of Order, Newly Revised, as amended, together with these Rules of Order are binding upon the Statesboro Planning Commission and shall constitute the rules of parliamentary procedure and authority for this body.

**XVI. Amendments**

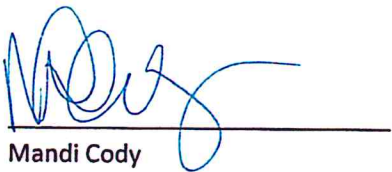
1. These Rules, may, within the limits allowed by law, be amended at any time, by an affirmative vote of at least two-thirds (2/3) of the Commission's membership, provided that the amendment is first presented to the Commission in writing at a regular or special meeting held at least forty-eight (48) hours before the meeting at which the vote is taken.

SO ADOPTED, this 6<sup>th</sup> day of October, 2015 with an effective date of the same.

---

Chair, Statesboro Planning Commission

Attest:



---

Mandi Cody  
Director Department of Planning & Development  
Secretary, Statesboro Planning Commission

Appendix A

**CONFLICT OF INTEREST IN ZONING, SITE PLAN AND SUBDIVISION ACTIONS**  
**DISCLOSURE OF FINANCIAL/PROPERTY INTERESTS**

A Planning Commission Member, who has one or more of the following interests in the rezoning, site plan or subdivision action identified herein, shall disqualify him/herself from voting on such action and shall not take any other action on behalf of him/herself or any other person to influence the action.

\_\_\_\_\_  
**Signature of Statesboro Planning Commission Member**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**CASE Number**

\_\_\_\_\_  
**Property Address**

**CHECK THE FOLLOWING STATEMENTS WHICH APPLY:**

\_\_\_\_\_ I have a property interest in real property affected by this rezoning, site plan or subdivision action upon which I am authorized to vote.

\_\_\_\_\_ A member of my family (i.e. spouse, mother, father, brother, sister, son, daughter, niece, nephew or the spouse of one these named relatives) has a property interest in the real property affected by this rezoning, site plan or subdivision action.

\_\_\_\_\_ I have a financial interest in a business entity which has a property interest in the real property affected by this rezoning, site plan or subdivision action.

\_\_\_\_\_ A member of my family has a financial interest in a business entity which has a property interest in real property affected by this rezoning, site plan or subdivision action.

**NAME OF FAMILY**

**MEMBER:** \_\_\_\_\_

**DESCRIPTION OF NATURE AND EXTENT OF PROPERTY INTEREST:**

**DESCRIPTION OF NATURE AND EXTENT OF FINANCIAL INTEREST:**

Definition of terms:

**Business Entity:** means any corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

**Financial Interest:** means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.

**Property Interest:** means the direct ownership of real property and includes any percentage of ownership less than total ownership.

**Real Property:** means any tract or parcel of land and, if developed, any buildings or structures located on the land.

**Date:** \_\_\_\_\_

**STATESBORO PLANNING COMMISSION**

**November 3, 2015**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

The November 3, 2015 Planning Commission meeting was cancelled due to the applicant's withdrawal of the application.

---

**Chair – Holmes Ramsey**

---

**Secretary – Mandi Cody**  
**Director of Planning and Development**

**STATESBORO PLANNING COMMISSION**  
**December 1, 2015**  
**5:00 P.M.**  
**City Hall Council Chambers**

**Meeting Minutes**

The December 1, 2015 Planning Commission meeting was cancelled due to a lack of agenda items.

---

**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)

**SE 15-10-05**  
**SPECIAL EXCEPTION REQUEST**  
**109 BROAD STREET**

**LOCATION:** 109 Broad Street  
**REQUEST:** Special Exception to allow a group home in a R6 (Single Family Residential) district.  
**APPLICANT:** ARCH Recovery, LLC  
**OWNER(S):** Cartee Investments LLC  
**LAND AREA:** 0.21 acres  
**PARCEL TAX** S29 000073 000  
**MAP #s:**  
**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The property owner requests a Special Exception 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 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:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	R4 (High Density Residential)	Single Family Homes
<b>SOUTH:</b>	R4 (High Density Residential)	Single Family Homes
<b>EAST:</b>	R4 (High Density Residential)	Single Family Homes
<b>WEST</b>	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 sites lay 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

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 unity, 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.

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 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.

It should be noted that the 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.

**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.**
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**
  - The proposed use should not cause an increased negative 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.**

- According to Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have 1.4 parking spaces for every four (4) beds. This site has adequate room for the required parking. The site has a paved driveway with parking available in the rear; however, if front yard parking is planned, then paved parking pads will have to be installed.
- D. Public facilities and utilities are capable of adequately serving the proposed use.**
- Building Inspections by the Building Inspections Division (Building Official) have not been conducted but 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 and zoning 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.**
- The existing structure is approximately 2,524 square feet in size.
- 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.**
  - 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.**
  - There is a seemingly increasing need for group living arrangements such as that being offered by this applicant.
- 5. The suitability of the subject property for the zoned purposes.**
  - The existing structure is a suitable residence for a group home with four (4) bedrooms, the house may be large enough to accommodate up to eight (8) people.
- 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 currently vacant.
- 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 negatively impact any of the above.

**The STAFF RECOMMENDATION:**

**Option 1:**

Based on the factors of consideration for Special Exceptions given in Section 2406 of the *Statesboro Zoning Ordinance*, the *Statesboro Comprehensive Plan*, staff recommends approval of the Special Exception requested by this application with the following condition:

1. Special Exception for use as a group home is granted to property tenant, ARCH Recovery, LLC, with a maximum tenant number of four (4) people.

**Option 2:**

The property was rezoned in 2007 from R4 (High Density Residential) to R6 (Single Family Residential). From reading the staff report prepared at the time, it appears this was done in order to preserve this neighborhood as single family by other property owners in the area following suit in having their High Density Residential property rezoned to Single Family Residential. However, no other neighboring property owners followed suit and created a undesirable situation of having a "spot zone" in this neighborhood. Based upon this, the staff would recommend rezoning the property back to its original R4 (High Density Residential) in lieu of a Special Exception for the R6 (Single Family Residential) zoning.

EXHIBIT A: LOCATION MAP



**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**

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

**2015 Tax Year Value Information**

<b>Land Value</b>	<b>Improvement Value</b>	<b>Accessory Value</b>	<b>Total Value</b>	<b>Assessed Value</b>
\$ 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	<a href="#">Building Images</a>
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Other	Other	CENT AIR-ELEC-WARM AIR	7/4/2.0/3	\$ 68,254	Good	2	<a href="#">Sketch Building 1</a>

**Accessory Information**

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

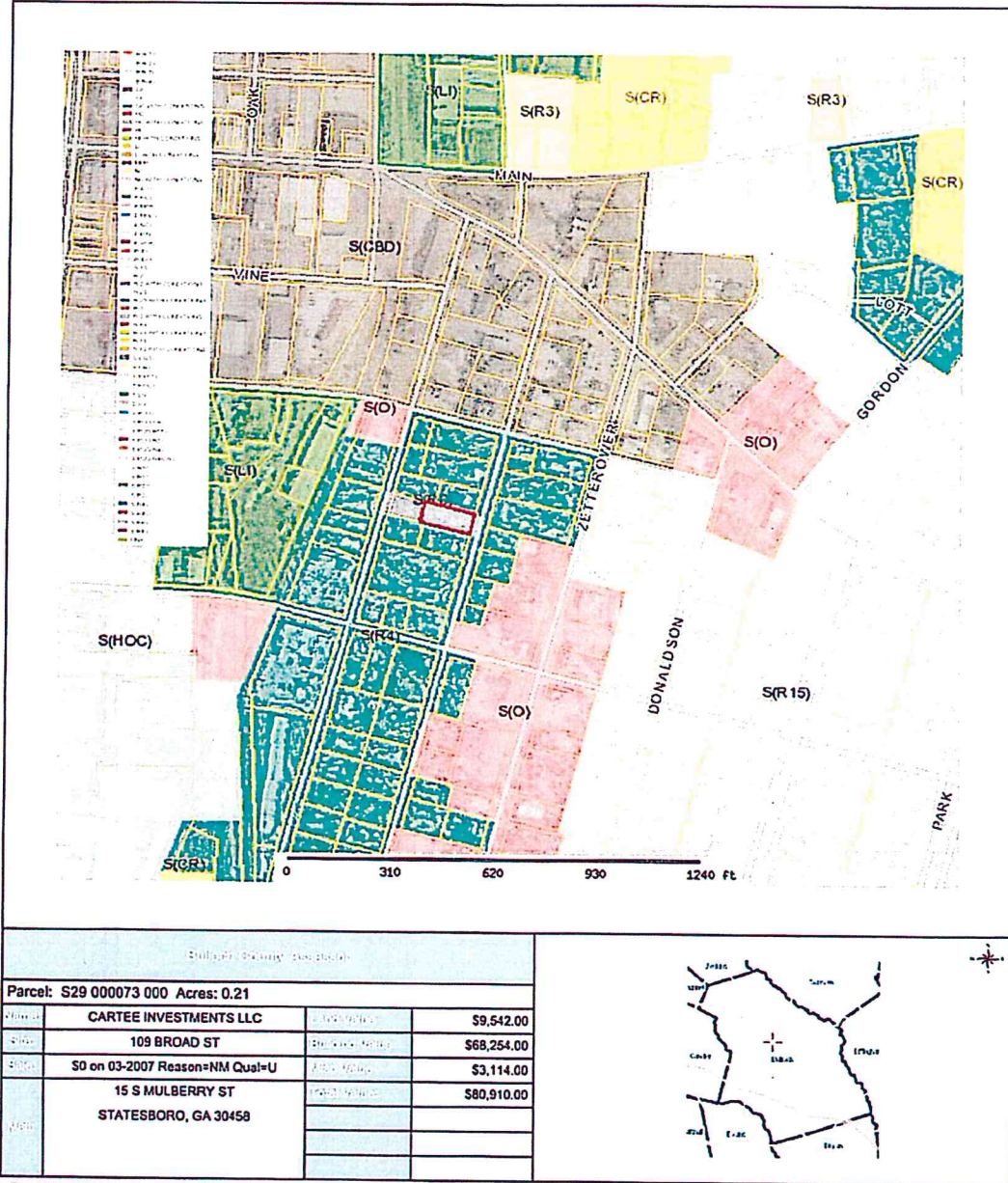
**Sale Information**

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

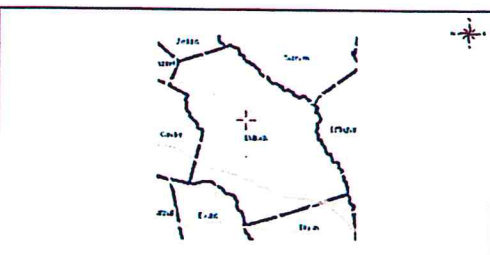
http://qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S29%20000073%20000

1/2

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



Bulloch County, Georgia			
Parcel: S29 000073 000 Acres: 0.21			
Owner	CARTEE INVESTMENTS LLC	Assessed Value	\$9,542.00
Address	109 BROAD ST	Market Value	\$68,254.00
Notes	S0 on 03-2007 Reason=NM Qual=U	Parcel Taxes	\$3,114.00
Address	15 S MULBERRY ST	Market Value	\$80,910.00
Address	STATESBORO, GA 30458		



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

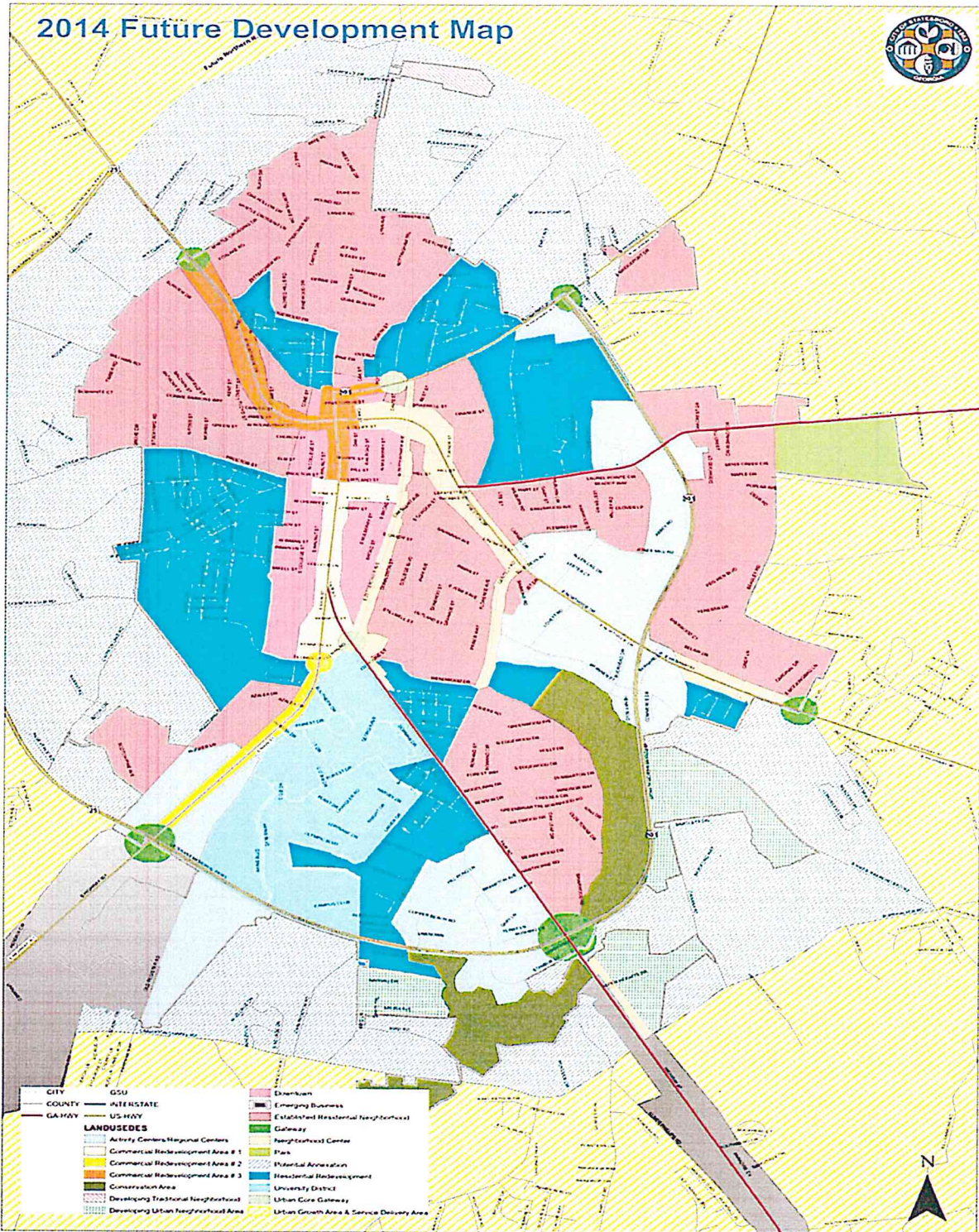


EXHIBIT E: TAX ALLOCATION DISTRICT (TAD) LIST OF PARCELS, PG. 45

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

2014

GEOPIN	PARCEL NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Value	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

45

EXHIBIT F: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

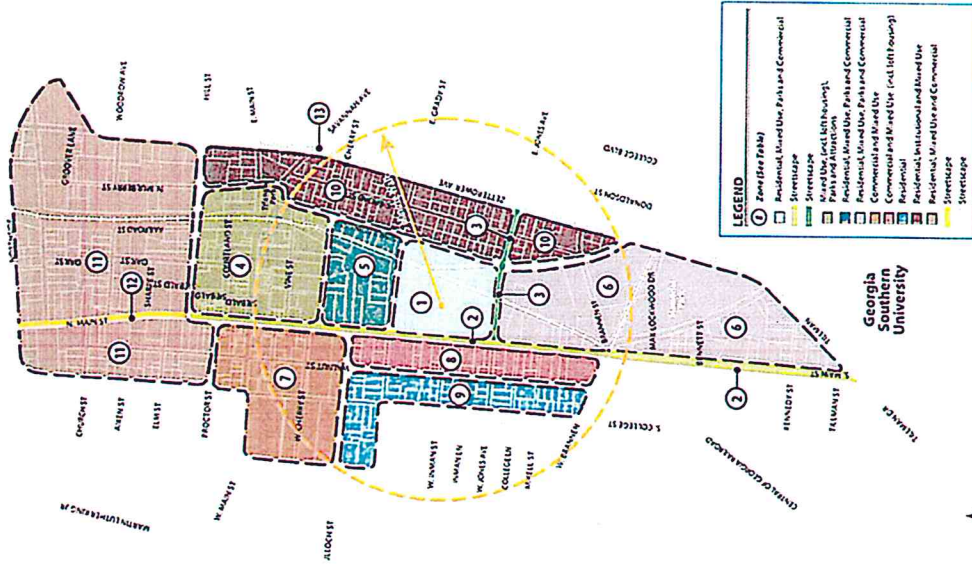
**Locational Guidance for Redevelopment Initiatives**

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





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

P.O. Box 348  
Statesboro, Georgia 30458

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

**RZ 15-12-05**  
**ZONING MAP AMENDMENT**  
**0 Proctor Street**

**LOCATION:** 0 Proctor Street

**REQUEST:** Rezone from R15 (Single Family Residential) districts to CR (Commercial Retail) zoning district.

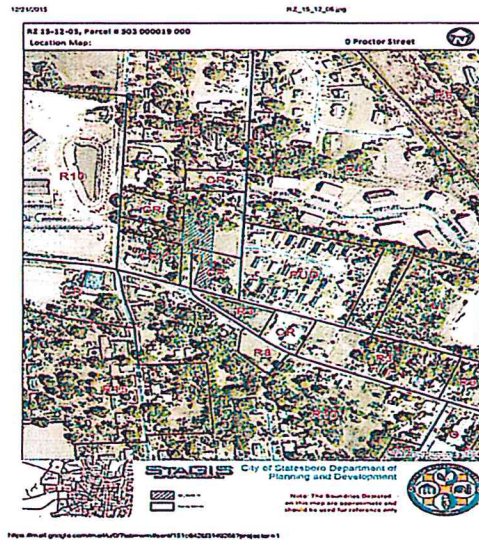
**APPLICANT:** Jarvis Robinetta Barnes

**OWNER(S):** Jarvis Robinetta Barnes

**ACRES:** 0.66 Acres

**PARCEL TAX MAP #:** S03 000019 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The applicant is requesting a zoning map amendment to a 0.66 acre lot located at 0 Proctor Street that is currently zoned in the R-15 (Single-Family Residential) zoning district to be rezoned to the CR (Commercial Retail) zoning district. The applicant would like to combine the subject parcel with an adjacent commonly owned parcel, allowing the two parcels to be used for the proposed construction of a funeral home. As currently zoned, the use of a funeral home is not permissible; therefore, the subject parcel must be rezoned to CR (Commercial Retail). (See **Exhibit A** – Location Map)

The adjacent common parcel mentioned above (Tax Parcel S03 000018 000), also owned by Ms. Barnes, went before City Council on May 19, 2015 and was approved to be rezoned from R-15 (Single-Family Residential) / CR (Commercial Retail) split zoning to CR (Commercial Retail) zoning with conditions set and approved by City Council as stated in Exhibit D. The applicant plans to use the same concept plan as presented to City Council in May and plans for the proposed funeral home to look very similar to the Barnes family's existing funeral home located in Sylvania, Georgia. (See **Exhibit B** – Proposed Concept Plan, **Exhibit C**- Photos of Existing Funeral Home/Sylvania, GA, **Exhibit D** – City Council Judgement Letter).

Ms. Barnes also requests that City Council consider refunding the \$400.00 filing fee for this zoning map amendment request. She intended for both parcels to be addressed simultaneously during the original zoning map amendment request, however; the subject parcel of this request was mistakenly left off of the original submitted zoning map amendment application. Therefore, the subject parcel was not included in staff's original presentation to City Council for consideration at their May 19, 2015 meeting.

**BACKGROUND:**

Years ago, the subject parcel was utilized as a funeral home which was operated and owned by the applicant's family. The original funeral home was located on the subject parcel and fronted Proctor Street. The funeral home was destroyed years ago by fire, leaving only the concrete foundation which still remains on the subject parcel today. To the direct east of the funeral home, on the commonly owned adjacent parcel, the applicant's family built a single family

residence which still exists and has double frontage on Proctor Street and Morris Street. At that time the adjacent commonly owned parcel was split zoned as R-15 (Single-Family Residential) / CR (Commercial Retail).

In May of 2015, Ms. Barnes submitted a zoning map amendment application requesting to rezone the adjacent commonly owned parcel to the CR (Commercial Retail) zoning district. Upon the request being presented to the Planning Commission, members of the community were present and submitted a petition opposing the requested rezone which would allow the property to be used in a commercial fashion. The community members expressed numerous concerns regarding the increase of traffic flow that would be generated by the addition of a funeral home within their neighborhood. Ms. Barnes was not present at the meeting, nor did anyone speak in favor of the request. The Planning Commission voted to recommend denial of the rezone request by a vote of 5 to 0.

At its regular scheduled meeting on Tuesday, May 19, 2015, the City of Statesboro City Council approved with conditions the requested rezone of the adjacent commonly owned parcel from R-15 (Single-Family Residential) / CR (Commercial Retail) split zoning to CR (Commercial Retail) zoning. Council approved the request based on public discussion with community members who were present at the meeting and a petition presented by the applicant of forty-nine signatures from community members who agreed for the funeral home to be built in their community.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	R15 (Single Family Residential) & R4 (High Density Residential)	Single family houses; apartment complex
<b>SOUTH:</b>	CR (Commercial Retail) & R10 (Single Family Residential)	Church; single family structures
<b>EAST:</b>	PUD (Planned Unit Development)	Single family subdivision
<b>WEST</b>	CR (Commercial Retail) & R15 (Single Family Residential)	Personal services; school; single family houses

Properties to the north, south, east, and west are predominantly single family homes and neighborhoods. There are a few commercial retail businesses located to the south and west such as an old gas station currently being used as a church, a janitorial service and Julia P Bryant Elementary school (See Exhibit E-Photos of the Subject Site and Surrounding Properties).

**COMPREHENSIVE PLAN:**

The subject site lies within the "Established/Existing Traditional Neighborhood" character area as identified by the City of Statesboro 2014 Future Development Map (See Exhibit F) within the *City of Statesboro Updated 2014 Comprehensive Plan*. The Established character area is traditionally residential while major corridors support a mix of residential and commercial uses.

Small to mid-size retail and commercial, offices, services, and multi-family residential are all appropriate land uses for properties within the Established/Existing Traditional Neighborhood character area. Some suggested development and implementation strategies for the area include the following:

- Neighborhood-scale retail and commercial
- Small scale office
- Neighborhood services
- Small lot single family residential
- Garage Apartments

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 17.*

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

## ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. 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 request to rezone the subject property from CR (Commercial Retail) / R15 (Single Family Residential) should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; 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*; and the potential for the property to develop in conformance with the requirements of the proposed CR (Commercial Retail) zoning district for commercial retail uses as set forth in the *Statesboro Zoning Ordinance*.

Section 2007 of the *Statesboro Zoning Ordinance* provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment and "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are numbered below 1-8. Staff findings regarding some of the factors are given for Council's consideration of the application:

- (1) Existing uses and zoning or (of) property nearby;
  - a. Adjacent and nearby properties are both zoned and utilized mainly as a residential use with several CR (Commercial Retail) uses to the south and west of the subject site. The residential uses range from single family to medium density multi family.
  - b. The adjacent commonly owned parcel was rezoned from split zoning R15 (Single-Family Residential) / CR (Commercial Retail) to CR (Commercial Retail) zoning in May 2015 to allow the utilization of the property as a funeral home.
- (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.
  - a. The property is adequate in size and shape to develop in conformance with the CR regulations.
  - b. The applicant submitted the conceptual plans only for the Right Start review. Staff strongly encourages the development of a site plan for Right Start review.
- (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.
  - a. The property contains one single family structure currently in use. Otherwise, it has remained undeveloped since the loss of the previous funeral home due to fire.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas;
  - a. Transportation patterns and congestion along Proctor Street and Morris Street would be impacted by the proposed development of this site. However, this impact would be limited to service times only.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.
  - a. Commercial Retail zoning is appropriate for the character area of the property as identified by the Comprehensive Plan.

## STAFF RECOMMENDATION:

Should Council determine to rezone the subject parcel, staff would suggest the following conditions (as reflected from the conditions applied to the adjacent commonly owned parcel) be applied to this parcel:

1. The property is required to take ingress/egress from Proctor Street only.
2. The house on the property should be removed to provide additional parking on the property (the overflow does not need pavement).

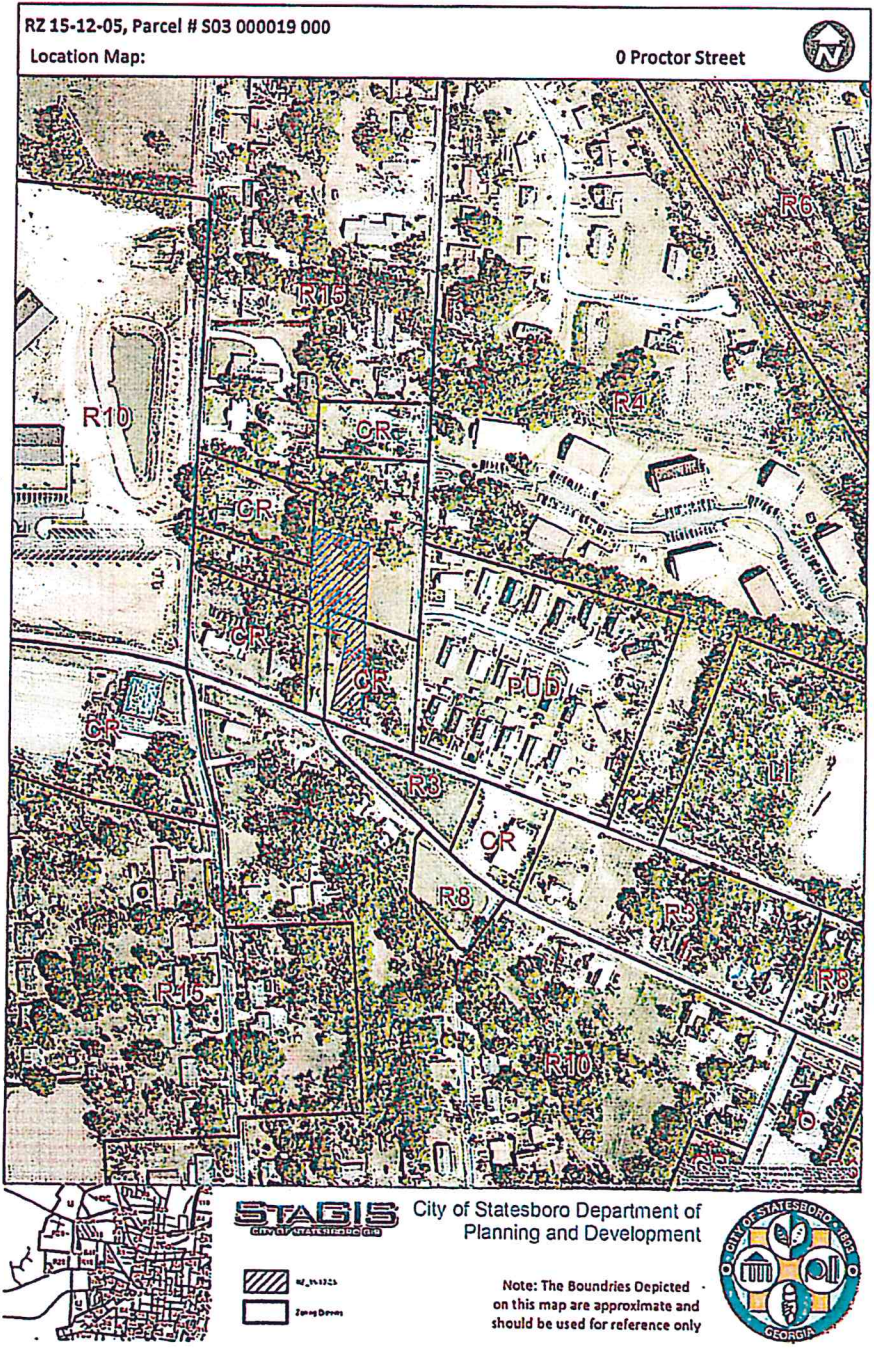


3. If a dumpster or other large scale sanitation equipment is utilized at the site, it shall be enclosed according to the specifications of the City of Statesboro.
4. Access easements along the property will be granted to the City of Statesboro for proper maintenance of storm drainage system with the expressed ability for the City to cut and install any necessary storm ditches or other facilities common to management of the drainage system.
5. Given the residential surroundings of the property, commercial signage at the site shall be governed by the nonresidential use section for Sign District 1. The site shall not have a double frontage allowance. Electronic message boards are not permissible.
6. Sidewalks shall be constructed along the property's frontage at both Proctor Street and Morris Street, at least 5' in width, to the specifications of the City of Statesboro.
7. Buildings on the site shall be constructed of either brick, masonry, or wood siding on all facades.
8. Exterior lighting shall have a low level of luminescence that cast a color similar to day time light and should not interfere with the adjacent property or automobile traffic.
9. Lighting standards shall meet those required by the Safe By Design Program of the City of Statesboro.
10. Parking areas must be landscaped. Where a parking lot abuts a public sidewalk, a landscaped strip, or planter with a minimum width of five feet utilizing a combination of trees, shrubs, and flowers shall be provided.
11. Foundation landscaping along fifty (50)% of the building length is required for each building on the property.
12. All planting areas shall be protected from vehicle damage by the installation of curbing or other methods approved by the administrator. Alternative barrier designs which provide improved infiltration or storage or storm water are strongly encouraged.
13. Mechanical equipment and service areas shall be designed and located to minimize visual impact.
14. The plant materials used in and around parking lots and adjacent to street rights of way and pedestrian ways shall be designed to assure visibility at intersections and safety of pedestrians. Therefore, shrubs shall not exceed two (2) feet in height at maturity, and trees are to be pruned to at least six (6) feet above ground.
15. All planting areas shall be stabilized with ground covers, mulches, or other approved materials to prevent soil erosion and to allow rainwater infiltration. Rubber mulch is not acceptable.
16. Grassed areas shall be finished with sod.

EXHIBIT A: LOCATION MAP

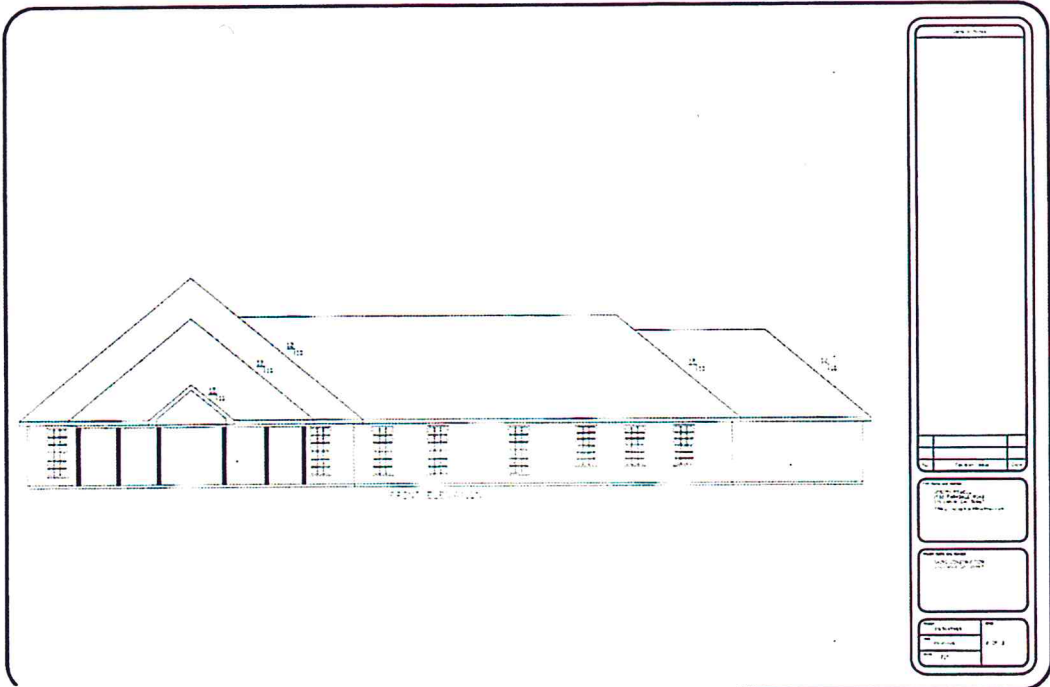
12/21/2015

RZ\_15\_12\_05.jpg



**EXHIBIT B: PROPOSED CONCEPT PLAN**

**Front Elevation:**



**Rear Elevation:**

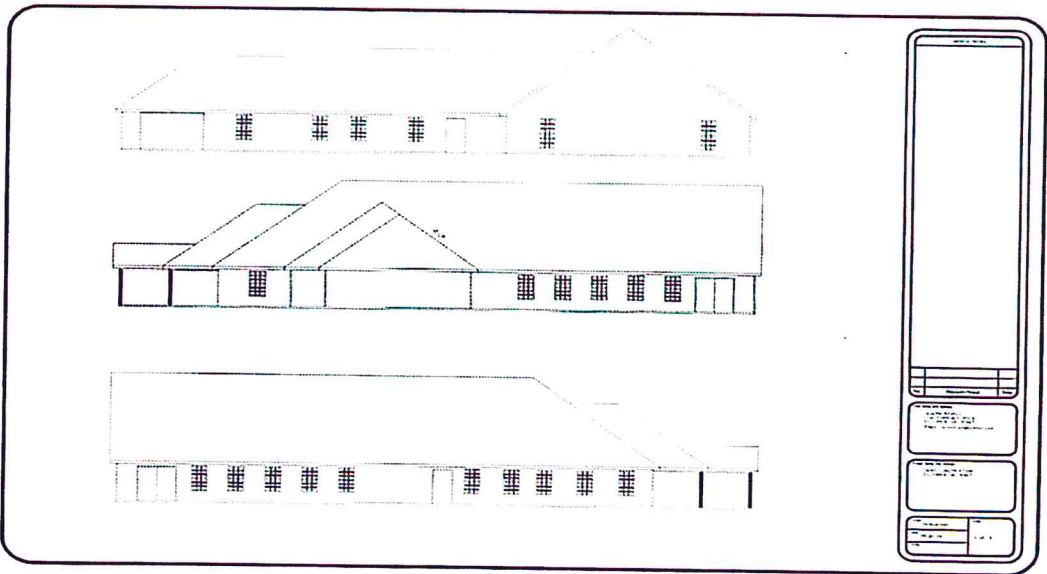
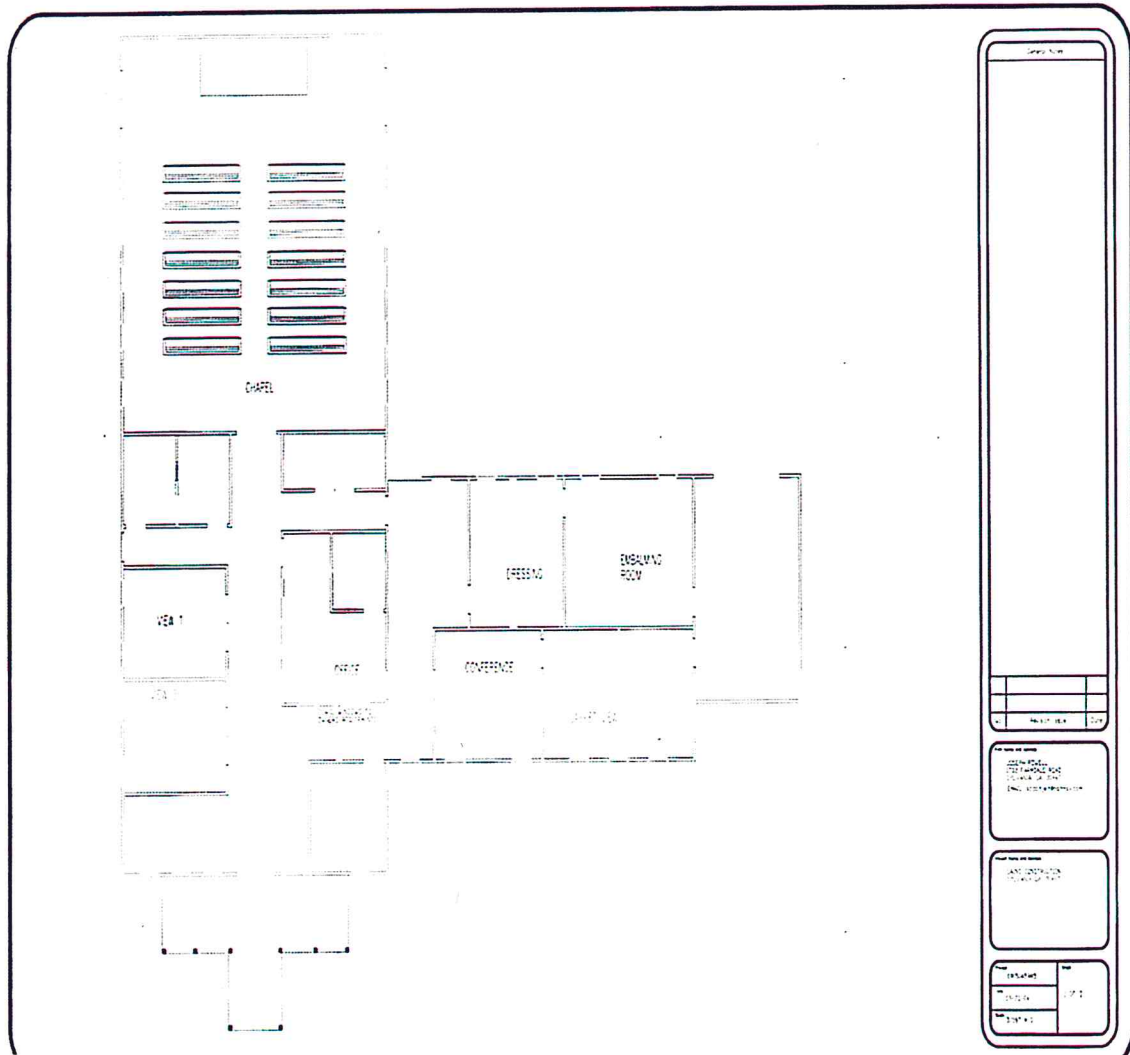


EXHIBIT B: PROPOSED CONCEPT PLAN CONT'D

Interior Layout:



**EXHIBIT C: PHOTOS OF EXISTING FUNERAL HOME**

The below photos are of an existing funeral home located in Sylvania, GA that was constructed by the applicant using the proposed concept plan presented in Exhibit B.



**Front Elevation of Funeral Home**



**Parking to the side of the Funeral Home**



**Parking to the rear of the Funeral Home**

EXHIBIT D: JUDGEMENT LETTER

CITY OF STATESBORO

**COUNCIL**  
Phil Boyum  
John C. Riggs  
William P. Britt  
Travis L. Chance  
Gary L. Lewis



Jan Moore, Mayor  
Robert Cheshire, P.E.,  
Interim City Manager  
Sue Starling, City Clerk

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

May 22, 2015

Jarvis Robinetta Barnes  
PO Box 1356  
Statesboro, GA 30459

**RE: APPLICATION # RZ 15-03-04 (335 Proctor Street)**

Dear Ms. Barnes,

At its regular scheduled meeting on Tuesday, May 19, 2015, the Statesboro City Council approved with conditions the following request:

**APPLICATION # RZ 15-03-04:** Jarvis Robinetta Barnes requested a zoning map amendment for a .81 acre lot located at 335 Proctor Street. The applicant requests a rezone to CR (Commercial Retail) zoning district. The subject site is currently split zoned; the south portion of the lot that fronts Proctor Street and Morris Street is zoned CR (Commercial Retail); the north portion of the lot that fronts Morris Street is zoned R-15 (Single-Family Residential). The applicant would like to utilize the subject site as a funeral home. As funeral homes are not permissible uses within residential zones, the applicant requests the entire lot to be zoned CR (Commercial Retail) (Tax Parcel Number S03 000018 000).

**Conditions:**

1. The property is required to take ingress/egress from Proctor Street only.
2. The house on the property should be removed to provide additional parking on the property (the overflow does not need pavement).
3. If a dumpster or other large scale sanitation equipment is utilized at the site, it shall be enclosed according to the specifications of the City of Statesboro.
4. Access easements along the property will be granted to the City of Statesboro for proper maintenance of storm drainage system with the expressed ability for the City to cut and install any necessary storm ditches or other facilities common to management of the drainage system.
5. Given the residential surroundings of the property, commercial signage at the site shall be governed by the nonresidential use section for Sign District 1. The site shall not have a double frontage allowance. Electronic message boards are not permissible.
6. Sidewalks shall be constructed along the property's frontage at both Proctor Street and Morris Street, at least 5' in width, to the specifications of the City of Statesboro.
7. Buildings on the site shall be constructed of either brick, masonry, or wood siding on all facades.

Georgia Municipal Association City of Excellence • Certified City of Ethics  
Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.gov

EXHIBIT D: JUDGEMENT LETTER CONT'D

8. Exterior lighting shall have a low level of luminescence that cast a color similar to day time light and should not interfere with the adjacent property or automobile traffic.
9. Lighting standards shall meet those required by the Safe By Design Program of the City of Statesboro.
10. Parking areas must be landscaped. Where a parking lot abuts a public sidewalk, a landscaped strip, or planter with a minimum width of five feet utilizing a combination of trees, shrubs, and flowers shall be provided.
11. Foundation landscaping along fifty (50)% of the building length is required for each building on the property.
12. All planting areas shall be protected from vehicle damage by the installation of curbing or other methods approved by the administrator. Alternative barrier designs which provide improved infiltration or storage or storm water are strongly encouraged.
13. Mechanical equipment and service areas shall be designed and located to minimize visual impact.
14. The plant materials used in and around parking lots and adjacent to street rights of way and pedestrian ways shall be designed to assure visibility at intersections and safety of pedestrians. Therefore, shrubs shall not exceed two (2) feet in height at maturity, and trees are to be pruned to at least six (6) feet above ground.
15. All planting areas shall be stabilized with ground covers, mulches, or other approved materials to prevent soil erosion and to allow rainwater infiltration. Rubber mulch is not acceptable.
16. Grassed areas shall be finished with sod.

Please be advised that the approval of the zoning map amendment permits the use of the property pursuant to the R4 (High Density Residential) zoning district regulations found in the Statesboro Zoning Ordinance. Any development of the property must first be properly reviewed and permitted by the City of Statesboro.

Should you have any questions, please do not hesitate to contact me at 912-764-0630 or by email at [candra.teshome@statesboroga.gov](mailto:candra.teshome@statesboroga.gov).

Sincerely,



Candra Teshome  
Development Clerk

cc: Planning Commission Members via email  
Jason Boyles, Interim City Engineer via email  
Justin Daniel, GIS Coordinator via email  
Chris Colson, Deputy Chief via email  
Col. Justin Samples, Statesboro Police Department via email  
David Campbell, Protective Inspections

Georgia Municipal Association City of Excellence • Certified City of Ethics  
Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: [cityhall@statesboroga.gov](mailto:cityhall@statesboroga.gov)

**EXHIBIT E: PHOTOS OF SUBJECT SITE & SURROUNDING PROPERTIES**

**Photo 1: Adjacent Commonly Owned Parcel (CR)**



**Photo 2: Subject Parcel (R15) Remaining Foundation of the Original Funeral Home**





**EXHIBIT E: PHOTOS OF SUBJECT SITE & SURROUNDING PROPERTIES CONT'D**

**Photo 3: Rear portion of the Subject Parcel (R15) along with the Rear portion of the Adjacent Commonly Owned Parcel**



**Photo 4: Planned Unit Development that is directly Adjacent to the above Photo.**



**EXHIBIT E: PHOTOS OF SUBJECT SITE & SURROUNDING PROPERTIES CONT'D**

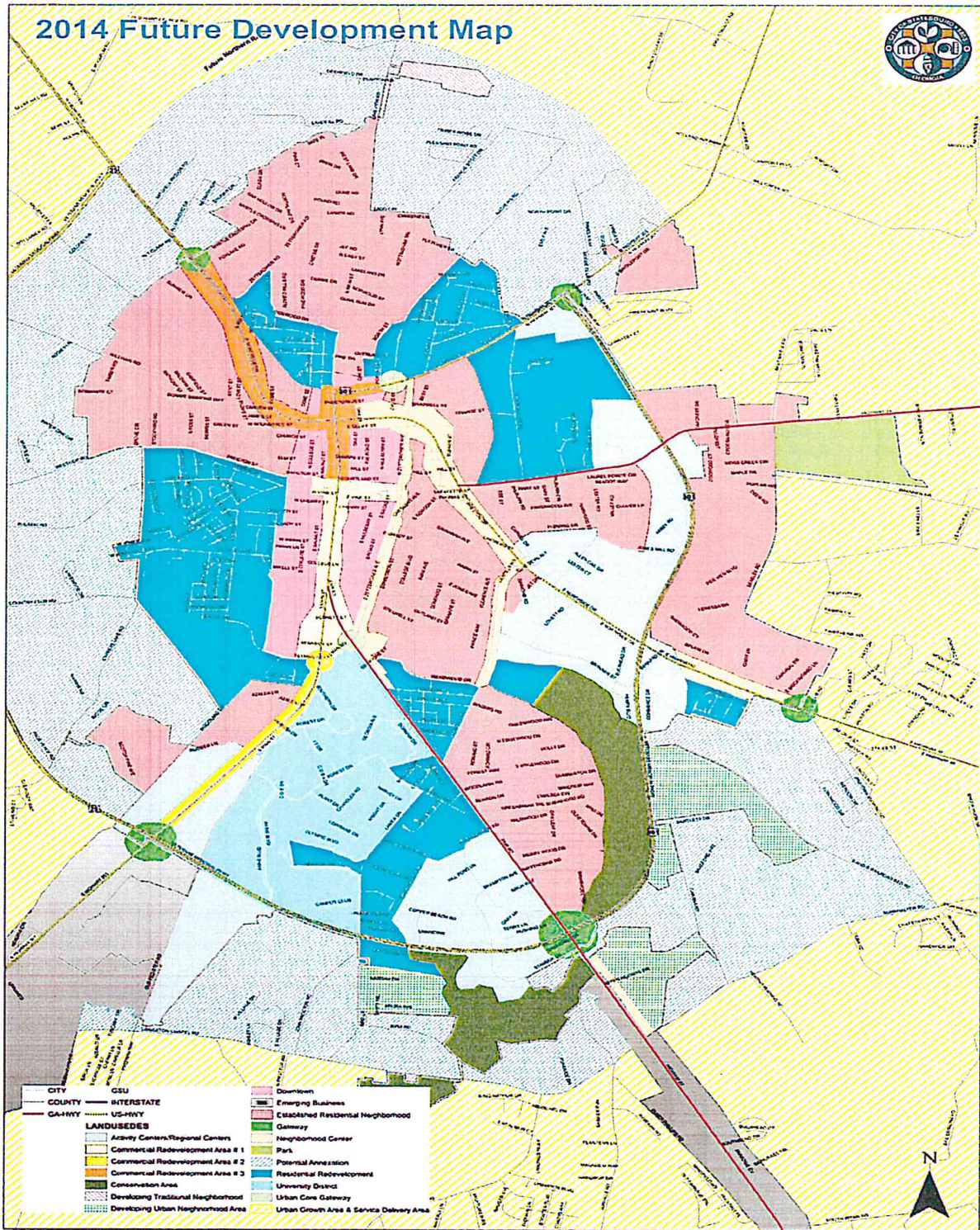
**Photo 6: Properties to the West of the Subject Site- Residential & Commercial Retail**



**Photo 7 & 8: South & South East view from the Subject Site-Residential & Commercial Retail**



EXHIBIT F: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





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 15-10-01 & SE 15-12-01  
SPECIAL EXCEPTION REQUESTS  
116 SAVANNAH AVENUE & 0 BROAD STREET**

**LOCATION:** 116 Savannah Avenue and 0 Broad Street

**REQUEST:** Special Exception to allow commercial and residential mixed use, on upper and lower-level floors, in the CBD (Central Business District).

**APPLICANT:** Lawrence J. Zaslavsky

**OWNER(S):** Farmers & Merchants Bank

**LAND AREA:** 0.29 acres and 0.16 acres

**PARCEL TAX MAP #s:** S28 000079 000 and S28 000073 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

Lawrence J. Zaslavsky requests a special exception to allow for the utilization of the properties located at 116 Savannah Avenue and Broad Street as commercial and residential mixed use on both upper and lower-level floors. The subject site is zoned CBD (Central Business District), which does not permit residential uses on lower-level floors by right. (See Exhibit A – Location Maps)

**BACKGROUND:**

The Savannah Avenue site contains a 5,988 square foot building which was previously utilized as a flower shop by both Colonial House of Flowers and the Flower Girl. The property is situated on the corner of Savannah Avenue and Broad Street. A large structure, its Savannah Avenue frontage of 79 feet and a depth down Broad Street of 141 feet. A pedestrian entrance is offered from Savannah Avenue, but parking and vehicle access occurs from Broad Street. Off Street paved parking is provided at the site.

The Broad Street site contains a 1,200 square foot, single story building which was previously utilized as an office building. The property is situated behind the Savannah Avenue site off of Broad Street. Its only street frontage is 51 feet along Broad Street and the parking and vehicle access occurs from Broad Street. (See Exhibit B—Building Sketch).

**SURROUNDING LAND USES/ZONING:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	CBD (Central Business District)	Business offices
<b>SOUTH:</b>	CBD (Central Business District)	Single-family residences
<b>EAST:</b>	CBD (Central Business District)	Personal services facilities, office buildings
<b>WEST</b>	CBD (Central Business District)	Retail establishments; food service facilities; office buildings

The subject properties are located in a mixed-use area with business offices to the north, single-family residences to the south and a mix of personal services, retail establishments, food service facilities and office buildings to the east and west (See Exhibit C—Photos of the Subject and Adjacent Properties).

**COMPREHENSIVE PLAN:**

The subject sites lay 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-scale retail and commercial, especially niche market stores which serve as a destination
- Arts and entertainment venues
- Civic uses
- Office
- 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
- Government offices & services

**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.

**DOWNTOWN STATESBORO DEVELOPMENT AUTHORITY (DSDA) MASTER PLAN:**

The subject sites lies within the boundaries of the Downtown Statesboro Development Authority's Master Plan. The master plan envisions a downtown that:

- Serves as the employment, entertainment, service and retail hub of the community
- Maintains and strengthens the governmental functions for the city, county, and federal governments
- Develops a vibrant retail presence
- Develops diverse entertainment, recreational and cultural opportunities
- Offers expanded housing opportunities and types
- Offers significant new public community space

- Provides increased transportation choices for Statesboro residents, workers, and visitors
- Links and enhances city wide trails and open spaces
- Accommodates future major attraction needs for the region

The 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, but could potentially include some additional enhancement activity. Implementation strategies for zone 10 include:

- Targeted redevelopment in this area which is consistent with the emerging development pattern is an appropriate approach in this zone.
- Ensure residential and office uses continue with minimal conflict and promote the development an emerging mixed use corridor.
- Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock.

"The Land Use Strategy of the DSDA Master plan designates recommended land uses for downtown Statesboro, identifying parcels in which a specific land use is recommended over the long term implementation of the master plan. Existing parcels and properties suitable for specific uses should be considered for development and generally based on the siting strategies identified in the plan." The Land Use Strategy of the Plan encourages a mixed use framework wherever feasible and recommends that the "predominant or most important ground floor use" of this site is secondary retail, stating that "street level retail activity is desirable but not necessary to generate adequate vitality on secondary retail streets. Thus these secondary retail blocks allow commercial uses to be mixed in with retail uses at the ground floor. Key actions include:

- Convert non-retail uses- existing storefront non-retail uses should be replaced, to create a continuous and uninterrupted retail frontage
- Parking – shopper friendly retail supportive parking should be proximate to destinations
- Existing retail, entertainment, and commercial uses – where these activities already occur, street frontages would be strengthened by being filled in with further supporting uses
- Destination uses – that benefit from high traffic volume exposure but do not need a strong pedestrian orientation

#### **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.

#### **COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):**

The subject sites are 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 properties do not contain wetlands and are 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 0.29 acre site is currently zoned CBD (Central Business) District with one vacant 5,988 square foot building on the property which has previously been utilized in both commercial and residential manners. The 0.16 acre site is currently zoned CBD (Central Business) District with one vacant 1,200 square foot building on the property which has previously been utilized as office space. The CBD (Central Business) District has a stated purpose of permitting logical, timely, and orderly development of land in accordance with the objectives, policies, and proposals of the future land use plan for the City of Statesboro. This zoning district proposes uniformity of design in buildings, land use, and parking areas as a business and commerce area.

Special Exceptions allow for a land use that is 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 facility that provides commercial and residential mixed use on upper and lower-level floors is not a use permitted by right within the CBD (Central Business) zoning district; rather requiring that mixed residential and commercial uses be occur with restricted placement of retail on bottom floor and residential to upper floors.

**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.**
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**
  - The proposed use should not cause an increased negative impact on vehicular traffic.
  - The property takes vehicular access from Broad Street and has paved on-site parking.
- C. Off street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**
  - Paved, off street parking is provided at the site and takes access from Broad Street.
- D. Public facilities and utilities are capable of adequately serving the proposed use.**
  - Building Inspections by the Building Inspections Division (Building Official) have not been conducted but 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.**
- 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.**
  - Section 803 of the Statesboro Zoning Ordinances requires that a site plan and architectural drawings are required prior to issuance of a building permit. It continues to state that the planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance a building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.
  - Although the applicant has not expressed an intention of making exterior changes to the property to staff, applicant has NOT submitted a site plan, concept or representation of his intended use of the property. Therefore, no approvals for site plans could be granted at this time and would have to be brought back before Planning Commission and City Council at such time as they are developed before staff could authorize any permitting for the property.
- 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 CBD (Central Business District), O (Office), and R4 (High Density Residential) and uses range from single family residential to small-scale retail.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - The existing structure was originally constructed and designed as a home in the early twentieth century and has undergone alteration. In the recent past, the subject site was used in a commercial capacity.

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 property is suitable to be utilized as zoned.
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 has been vacant and/or underutilized for the last several years.
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 negatively impact any of the above.
  - The Comprehensive Plan, DSDA Master Plan, and TAD Redevelopment Plan all support an increase in residential living and population in the downtown area.
8. Consistency with other governmental land use, transportation, and development plans for the community.
  - Land use plans for this area consistently recommend the infill of residential development in the downtown area. However, they are also consistent in the recommendation that residential use should be restricted to upper floors and not serve to interrupt a consistent retail or commercial frontage for downtown streets.

**STAFF RECOMMENDATION:**

In consideration of the factors of this case, and the guidance of the City of Statesboro Comprehensive Land Use Plan, the DSDA Master Plan, and the Tax Allocation District Master Plan, staff recommends that the special exception allowing the mixed commercial and residential use of this property be permitted with the following mitigating conditions:

1. The portion of the structure with frontage on Savannah Avenue must be utilized in a commercial fashion.
2. Residential usage is restricted to the "back" of the property – those sections not having frontage on Savannah Avenue.
3. Site Plans, Concepts, and/or appropriate renderings must be submitted for approval. Any changes to the exterior or footprint of the property will require additional council approvals.
4. Redevelopment plans must meet all standards and regulations of the City of Statesboro and the State of Georgia, including but not limited to, the Design Standards for this area and adequate off street parking for mixed uses.



EXHIBIT A: LOCATION MAPS



EXHIBIT A: LOCATION MAPS CONT'D

12/11/2015

SE 15-12-01.jpg



[https://mail.google.com/\\_fscs/mail-static/\\_fjs/k=gmail.main.en.5EQ-zVMXp3w.O/m=m\\_i,i/Vam=PiPeQMA9GcHcY1xQLP0BQp77z8\\_-0jzkYMX9SdMeJF1Af...](https://mail.google.com/_fscs/mail-static/_fjs/k=gmail.main.en.5EQ-zVMXp3w.O/m=m_i,i/Vam=PiPeQMA9GcHcY1xQLP0BQp77z8_-0jzkYMX9SdMeJF1Af...) 1/1



EXHIBIT B: BUILDING SKETCHS CONT'D

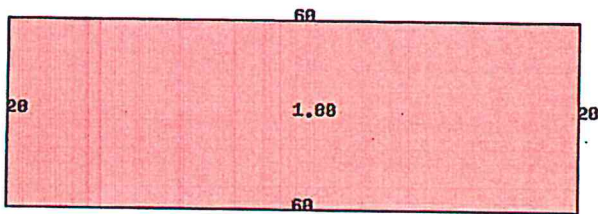
BULLOCH COUNTY BUILDING SKETCHES

# Bulloch County Tax Assessor's Office

Resize

Close Window

Color	Area Type Description	Square Feet
	1.00	1200



[http://public7.apublic.net/cgi-bin/gap\\_sketch.cgi?county=bulloch&p=25744&b=2304&s=400&c=bulloch&t=C](http://public7.apublic.net/cgi-bin/gap_sketch.cgi?county=bulloch&p=25744&b=2304&s=400&c=bulloch&t=C)

1/1

**EXHIBIT C: PHOTOS OF THE SUBJECT AND ADJACENT PROPERTIES**



**Picture 1: 116 Savannah Avenue Property Facing West**



**Picture 2: Broad Street Property Facing North**

**EXHIBIT C: PHOTOS OF THE SUBJECT AND ADJACENT PROPERTIES (CONT.)**



**Picture 3: 116 Savannah Avenue Property Frontage**



**Picture 4: 116 Savannah Avenue Property Facing East**

**EXHIBIT C: PHOTOS OF THE SUBJECT AND ADJACENT PROPERTIES (CONT.)**

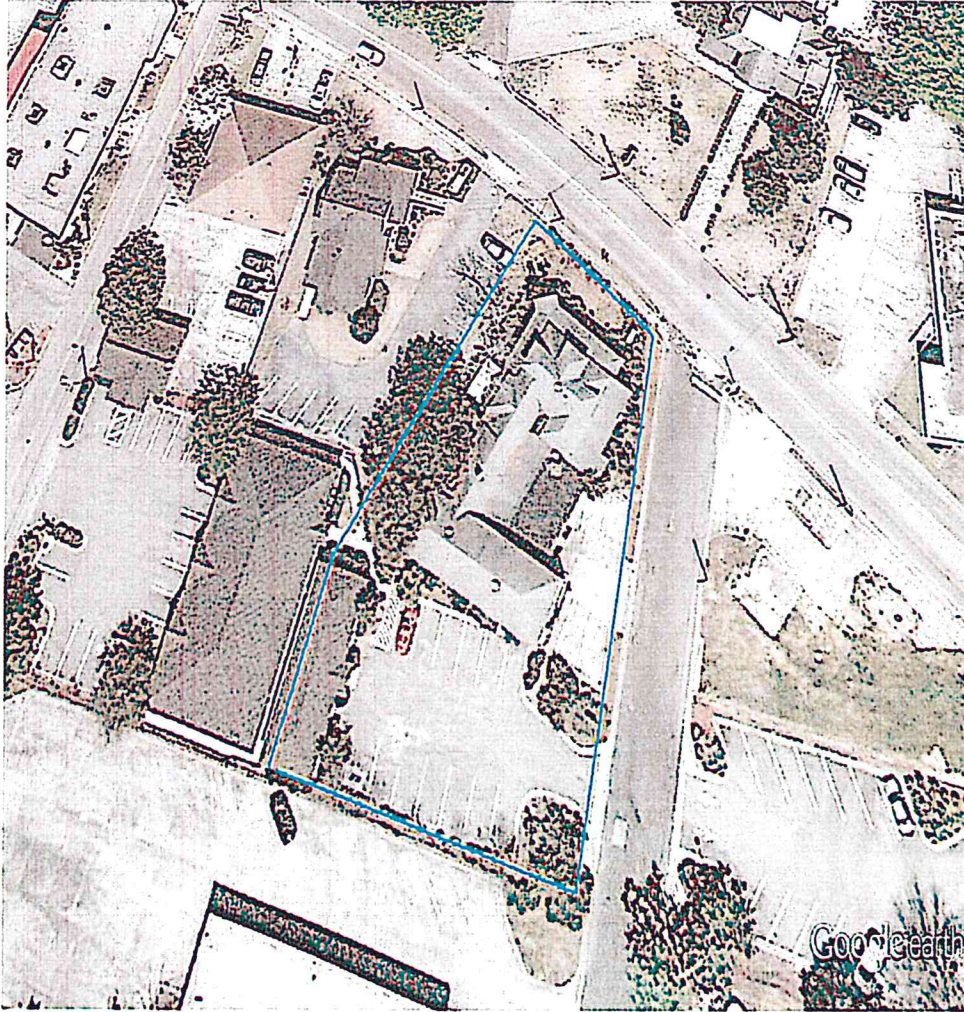


**Picture 5: Adjacent Property Facing North**



**Picture 6: Adjacent Property Facing South**

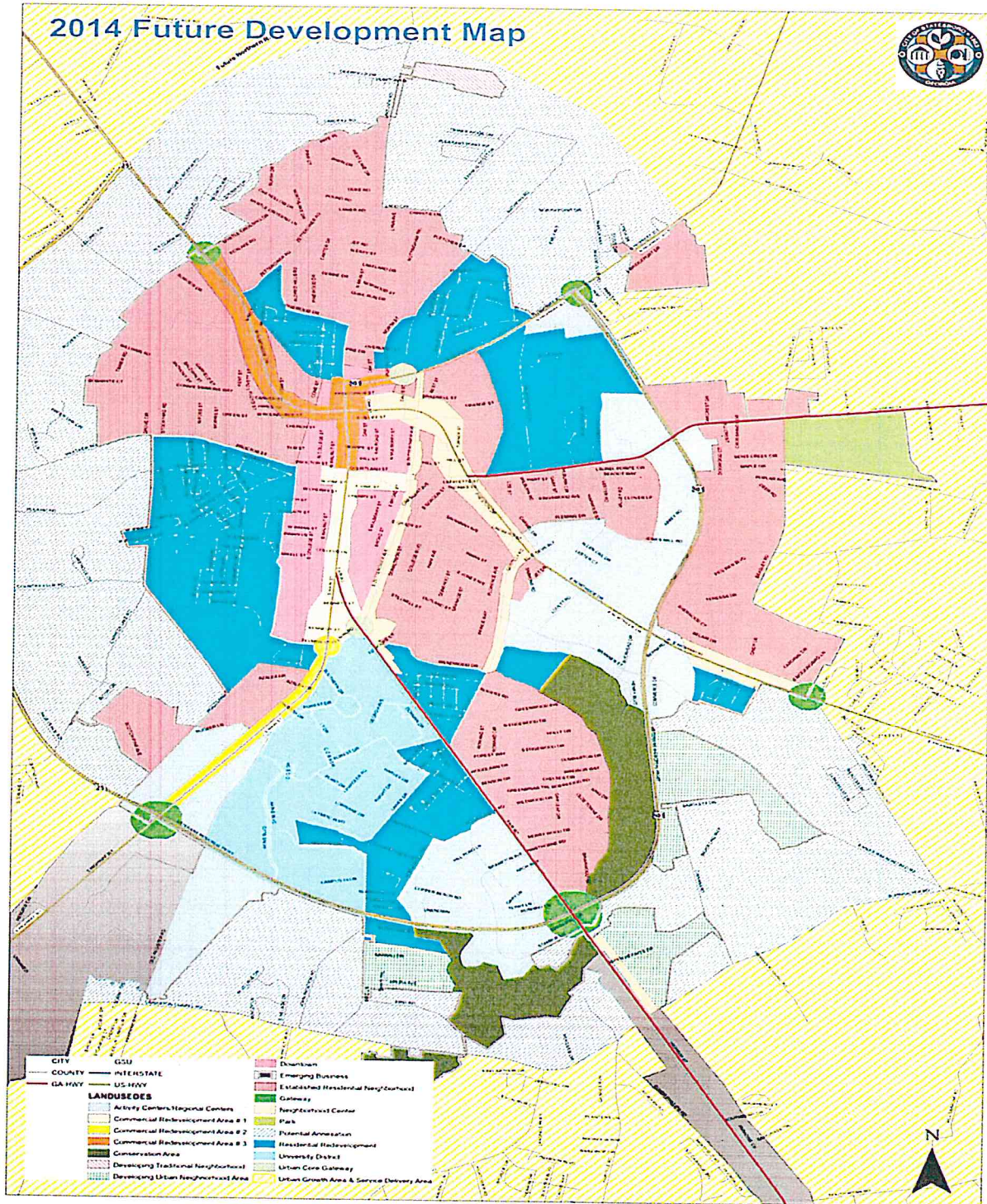
EXHIBIT C: PHOTOS OF THE SUBJECT AND ADJACENT PROPERTIES (CONT.)



Picture 7: Aerial view of subject properties



EXHIBIT D: 2014 FUTURE DEVELOPMENT MAP





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

P.O. Box 348  
Statesboro, Georgia 30458

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

**DSDA DEMO – 001, DSDA DEMO – 003, RZ 15-10-02, RZ 15-10-03 & RZ 15-10-04  
DEMOLITION & ZONING MAP AMENDMENT REQUESTS  
218 South College Street, 16 West Inman and 18 West Inman**

**LOCATION:** 218 South College Street, 16 West Inman and 18 West Inman

**REQUEST:** Request for a finding of necessity for the demolition of two structures; request for two rezones from CR (Commercial Retail) to R4 (High Density Residential District) and request for one rezone from R3 (Medium Density Multiple Family Residential District) to R4 (High Density Residential District) within the DSDA Design Standards District.

**APPLICANT:** John Ray Hendley

**OWNER(S):** John Ray Hendley (Hendley Properties)

**ACRES:** .54 Acres Combined

**PARCEL TAX MAP #:** S19 000050 000, S19 000051 000 and S19 000042 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The applicant is requesting a finding of necessity for the demolition of two structures located at 218 South College Street (Tax Parcel # S19 000050 000); a zoning map amendment for the .2 acre parcel located at 218 South College Street (S19 000050 000) to be rezoned from the CR (Commercial Retail) district to R4 (High Density Residential); a zoning map amendment for the .17 acre parcel located at 18 West Inman (S19 000051 000) to be rezoned from CR (Commercial Retail) to R4 (High Density Residential); and a zoning map amendment for the .17 acre parcel located at 16 West Inman (S19 000042 000) to be rezoned from R3 (Medium Density Multiple Family Residential) district to R4 (High Density Residential), which lie within the boundaries of the Downtown Statesboro Development Authority district and are therefore governed by the recently adopted Design Standards, which require the preservation of potentially historic structures.

The applicant has immediate plans to combine the parcels and construct four (4) duplexes that will provide eight (8) one bedroom apartments. (See Exhibit A – Location Map, Exhibit B – Proposed Concept Plan)

**BACKGROUND:**

The subject site located at 218 South College Street contains two (2) single-family structures and is currently zoned CR (Commercial Retail). The sites located at 16 West Inman and 18 West Inman are vacant and zoned CR (Commercial Retail) and R3 (Medium Density Multiple Family Residential), respectively. The properties lie within the boundaries of the Downtown Statesboro Development Authority, and in September 2015, City Council adopted Article XXX: Design Standards: Downtown District of the *Statesboro Zoning Ordinance*, which requires a finding of necessity for proposed demolitions where the structure does not exceed 35 percent in structural damage and is deemed "Historical" by the criteria in the ordinance. The applicant is requesting rezoning of the subject sites to R4 (High Density Residential District) in order to construct four (4) duplexes with a total of eight (8) one bedroom apartments.

**SURROUNDING ZONING/LAND USES:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	CR (Commercial Retail) & R4 (High Density Residential District)	Apartment houses
<b>SOUTH:</b>	CR (Commercial Retail)	Health care facilities; retail establishments
<b>EAST:</b>	CR (Commercial Retail) & R3 (Medium Density Multiple Family Residential)	Single-family detached dwellings
<b>WEST</b>	CR (Commercial Retail)	Apartment houses

The subject site is located one (1) block west of the South Main Street corridor—affectionately known as the “Blue Mile”—a concentrated area of redevelopment. Properties to the north are predominantly residential, while properties to the south include health care facilities and retail establishments. There are several personal services facilities, food service facilities, automobile oriented services and a hotel located to the east, including the Meineke Car Care Center, Quality Inn & Suites and the GATE gas station. (See **EXHIBIT C**—Photos of the Subject Site and **EXHIBIT D**—Surrounding Properties).

**COMPREHENSIVE PLAN:**

The subject site lies within the “Urban Core/Downtown” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT E**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan* – which calls for the protection of “historic buildings from demolition or inappropriate restoration” while encouraging the construction of multi-family residential uses in the area.

*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-scale retail and commercial, especially niche market stores which serve as a destination
- Arts and entertainment venues
- Civic uses
- Office
- 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
- Government offices & services

*Suggested Development & Implementation Strategies*

- Historic structures should be preserved or adaptively reused wherever possible.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.

- 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.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.*

**TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:**

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks 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 the 2009 and 2014 Comprehensive Plans. The plan does not set forth specific suggestions to these subject sites. Each parcel in this request is listed in the TAD under Appendix B (page 41) (See **Exhibit F**—List of Parcels Included in the TAD). Tax parcel S19 000050 000 has a tax value of \$25,149; tax parcel S19 000051 000, a tax value of \$4,000; and tax parcel S19 000042 000, a tax value of \$3,950.

**STATESBORO DOWNTOWN MASTER PLAN:**

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcels in Zone 9- a Residential with the focus of creating appropriately scaled residential uses and hosting redevelopment efforts which are supportive of commercial, mixed-use and streetscape zones. Additionally, the Plan encourages infill and medium-density housing in the area and the preservation of historic resources within the District. (See **Exhibit G**—Locational Guidance/Zone Implementation Table).

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject properties are currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

**ENVIRONMENTAL:**

The subject properties do not contain wetlands and are not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any environmental issues associated with the proper demolition of the structures and/or removal and disposal of debris are the responsibility of the applicant.

**ANALYSIS:**

**I. Application DSDA DEMO-001: Article XXX Section 3003 (Tax Parcel # S19 000050 000)**

Given that Bulloch County Tax Records indicate that the structures are greater than fifty (50) years in age, staff is not authorized to administratively approve a demolition permit. Rather, council must determine whether the structures are considered to be a “Historical Building” as defined by Article XXX of the *Statesboro Zoning Ordinance*, and if so, may authorize a demolition only upon a showing of necessity. In order to designate the structure as a “Historical Building” meriting preservation, Council must find the building to be greater than fifty years in age and that at least one of the following criteria or the criteria of the National Register of Historic Places are met. Ordinance considerations, and relevant known factors, are as follows:

The 1,645 square-foot structure is at least ninety-three (93) years of age (See **Exhibit I**—Sanborn Map Company, Statesboro, Ga., May 1922). The 968 square-foot structure is at least sixty-five (65) years of age; based on the Bulloch County Tax Assessor’s website (this structure was not present in May 1922).

- (1) **The structure is an outstanding example representative of its era:**
  - a. The 1,645 square-foot structure is a Georgia White Clapboard home, which was common in the rural south during the first half of the 19th century and is still being built today. The structure presents exposed height of 2”-2 ½” on the clapboards, a roof with gabled ends and a shallower pitch on the porch’s roof. While this was a common style of house in Georgia, this building, in its current state, is likely not an “outstanding” example of a structure representative of its era (See **EXHIBIT C**—Pictures 1 through 3).
  - b. The 968 square-foot structure is a shotgun house, a popular style during the early to mid-twentieth century which presents a long, rectangular, narrow structure with one floor, and a narrow front porch. This specific property is identified as having exterior walls constructed of asbestos, based on the Bulloch County Tax Assessor website. This building, in its current state, is likely not an “outstanding” example of a structure representative of its era (See **EXHIBIT C**—Picture 4).

(2) **The structure is one of few remaining examples of a past architectural style:**

There is no indication that either structure is one of few remaining examples of a past architectural style.

(3) **The property or structure place or structure is associated with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, the State of Georgia, or the region:**

No evidence of association with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, Georgia or the region was found.

(4) **The property or structure is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the City of Statesboro, Bulloch County, the State of Georgia, or the region;**

The subject property is not a site of natural or aesthetic interest that contributes to the cultural or historical development of the City of Statesboro.

(5) **It is within an existing historic district or is listed with the National Register of Historic Places; or**

The parcel does not lie within, or adjacent to, the boundaries of a NRHP district. However; the property lies roughly four (4) blocks northwest of the South Main Street Residential Historic District (registered in 1989); as recognized by the NRHP (See **Exhibit H**—Historic Resources of Statesboro). Consequently, it's possible this site, and others along the South College Street corridor, was previously a portion of the South Main Street Residential Historic District made discontinuous due to demolitions and redevelopment (structures in the vicinity appear to be contemporary).

Generally, the Department of Interior evaluates the following criteria in consideration of whether a structure is historical in significance and therefore deemed worthy of preservation:

(1) **Age**

Despite the Tax Assessor's estimated age, the 1,645 square-foot structure is older. The Sanborn Fire Insurance Map, Statesboro, Ga., May 1922 indicates the structure existed at the time of the 1922 survey. The 968 square-foot structure would also qualify for NHRP review based on its recorded construction date.

(2) **Integrity**

An inspection performed on October 5, 2015 by the City of Statesboro Building Official revealed the structural integrity of the single-family structure remains intact, with less than 35 percent structural damage. Structural damage is assessed by evaluating the building's walls, floors, roof, windows and external structure and structural members. In addition, it is unlikely the single-family building has undergone extensive renovations that changed the building's original design or floor plan, which demonstrates design integrity, one of the NRHP's requirements.

## **II. Application RZ 15-10-02, RZ 15-10-02 & RZ 15-10-04: Zoning Map Amendments**

The request to rezone the subject properties from the CR (Commercial Retail) and R3 (Medium Density Multiple Family Residential) zoning districts to the R4 (High Density Residential) zoning district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the *Statesboro Comprehensive Plan*, the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*, the *Tax Allocation District Redevelopment Plan*, the *Statesboro Downtown Master Plan*, the *2015 Tax Allocation District Redevelopment Plan*, and the potential for the property to develop and be utilized in conformance with the requirements of the proposed R4 (High Density Residential) zoning district as set forth in the *Statesboro Zoning Ordinance*, including the recently adopted Design Standards in Article XXX.

### **Current Zoning Compared to Requested Zoning**

CR – Commercial Retail Districts allow for general retail, wholesale, office, and personal service establishments and health care uses. This district allows for more intense and less dense development, but allows for uses that are not as automobile dependent as the Highway Oriented Commercial District in which the principal use of land is for establishments offering accommodations and supplies or services to motorists and the traveling public and require more land area.

R3 – Medium Density Multiple Family Residential are restricted to single-family detached dwellings, two-family twins and two-family duplexes and accessory uses, but limits development to a single residential structure per parcel.

R4 – High Density Residential District uses are restricted to apartments, single-family attached dwelling units, non-commercial recreational facilities and accessory uses.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment in “balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.” Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;
  - a. Adjacent property to the north, south, east and west of tax parcel S19 000050 000 is zoned CR (Commercial Retail). Adjacent property to the north of tax parcels S19 000051 000 and S19 000042 000 are zoned R4 (High Density Residential). Adjacent property to the south and west of tax parcel S19 000051 000 is zoned CR (Commercial Retail) and the parcel to the east (which is one of the subject sites) is zoned R3 (Medium Density Multiple 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.
  - a. The proposed land use could be developed in conformance with the dimensional standards of the R4 (High Density Residential District) standards of the *Statesboro Zoning Ordinance*.
  - b. The applicant's conceptual plan depicts a parking lot at the complex's frontage composed of twelve (12) regular parking spaces and two (2) handicapped spaces. No parking exists on either side of the buildings and Section 3014 of Article XXX of the *Statesboro Zoning Ordinance* requires no more than 25% of parking for new developments be located in the front of the building(s).
  - c. Article XXX also requires parking areas to be landscaped, which likely cannot be met given, the parcels' total acreage is only .6 acres.
  - d. The concept submitted by the applicant proposed eight (8) bedrooms on the site. Density for a lot of this size zoned R4 would be capped at 6 beds by right – less than proposed here.
- (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.
  - a. Tax parcel S19 000050 000 contains two (2) residential structures, which were recently occupied. Tax parcels S19 000051 000 and S19 000042 000 have been undeveloped for some time.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and
  - a. The applicant is proposing the construction of four (4) duplexes that will provide eight (8) one bedroom apartments.
  - b. The proposed use is limited in size and therefore not expected to have a negative impact on community facilities, living conditions, traffic patterns and congestion or property values in adjacent areas.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.
  - a. Appropriate infill within established areas of the City is supported by the Comprehensive Plan. However, the plan also supports that the placement and scale of infill is complimentary to surrounding uses and zones and requires it to occur in a manner which protects established residential areas.
  - b. The applicant's request to rezone tax parcel S19 000050 000 and S19 000051 000 from CR to R4 (High Density Residential) is not inconsistent with the vision or land use policies adopted in the Statesboro Comprehensive Plan or those articulated within the 2035 Bulloch County/City of Statesboro Long Range Transportation Plan.
  - c. The subject sites lie one (1) block west of the South Main Street corridor—affectionately known as the “Blue Mile”—a concentrated area of redevelopment.
  - d. The Tax Allocation District Redevelopment Plan supports redevelopment within the district.
  - e. The requested zoning is supportive of the vision of the Downtown Statesboro Master Plan.

Previously reviewed cases under the 2009 Comprehensive Plan requesting zoning map amendments from Commercial Retail to High Density Residential District:

- RZ 12-05-02: South College Street approved for rezone from PUD/CR to R4.

**STAFF RECOMMENDATION:**

Pursuant to the review criteria established by Article XXX of the *Statesboro Zoning Ordinance*, staff is of the opinion that the structures located at 218 South College Street (tax parcel S19 000050 000) do not meet the definition of historic structures. In addition, staff is of the opinion the structures would not meet NRHP guidelines for the nomination of properties that have achieved significance in the past 50 years. Therefore, the request does not require a finding of necessity and staff recommends approval of demolition of the structures on site.

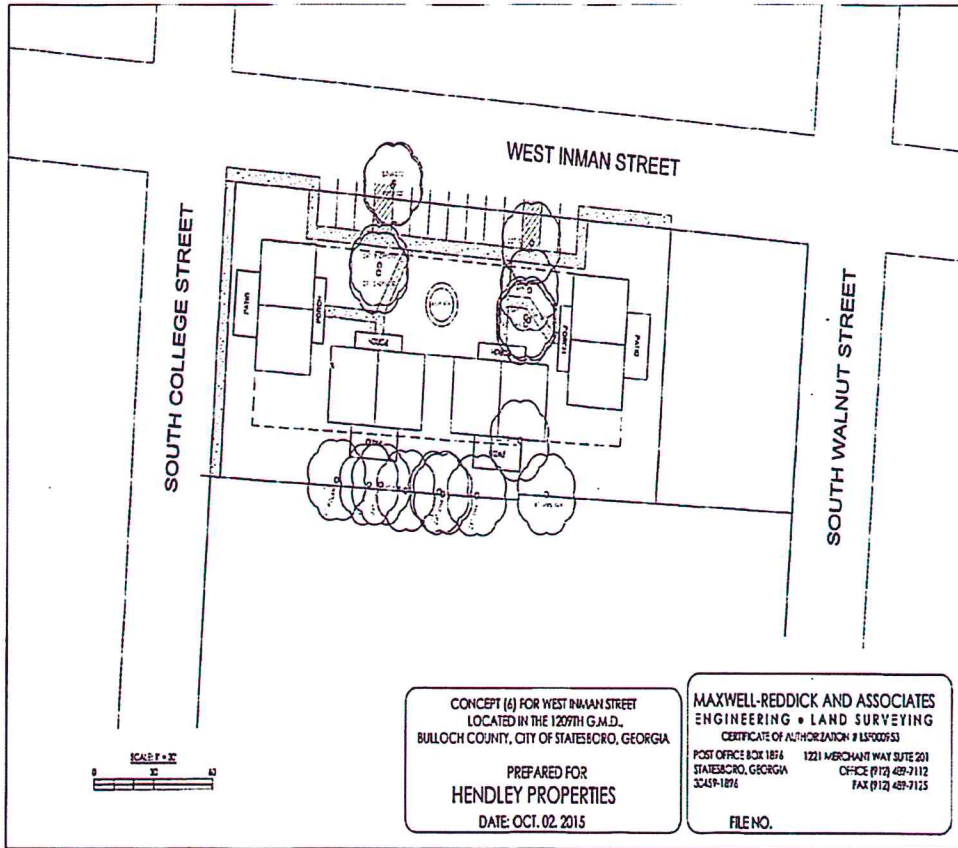
Additionally, staff recommends approval of the zoning map amendment requested. However, Council should determine whether to approve the concept as submitted or to require strict compliance with the Downtown Design Standards in Article XXX.

EXHIBIT A: LOCATION MAP





EXHIBIT B: PROPOSED CONCEPT PLAN



**EXHIBIT C: PHOTOS OF SUBJECT SITE**



**Picture 1 Tax Parcel S19 000050 000 Facing East (Demolition Request)**



**Picture 2 Back of Tax Parcel S19 000050 000 Facing West (Demolition Request)**

EXHIBIT C: PHOTOS OF SUBJECT SITE CONTINUED



Picture 3 Side of Tax Parcel S19 000050 000 Facing West (Demolition Request)



Picture 4 Front of Second Structure on tax parcel S19 000050 000 Facing East (Demolition Request)

**EXHIBIT C: PHOTOS OF SUBJECT SITE CONTINUED**



**Picture 5 Subject Sites (including all three tax parcels) Facing East**

**EXHIBIT D: SURROUNDING PROPERTIES**



**Picture 6 Multi-Family Property Zoned R4 Adjacent to Tax Parcels S19 000051 000 and S19 000042 000**



**Picture 7 Multi-Family Property Zoned CR Adjacent to Tax Parcel S19 000050 000**

**EXHIBIT D: SURROUNDING PROPERTIES**



**Picture 8 Multi-Family Property Zoned CR Adjacent to Tax Parcel S19 000050 000**



**Picture 9 Multi-Family Property Zoned CR to the Northwest Across South College Street**

EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

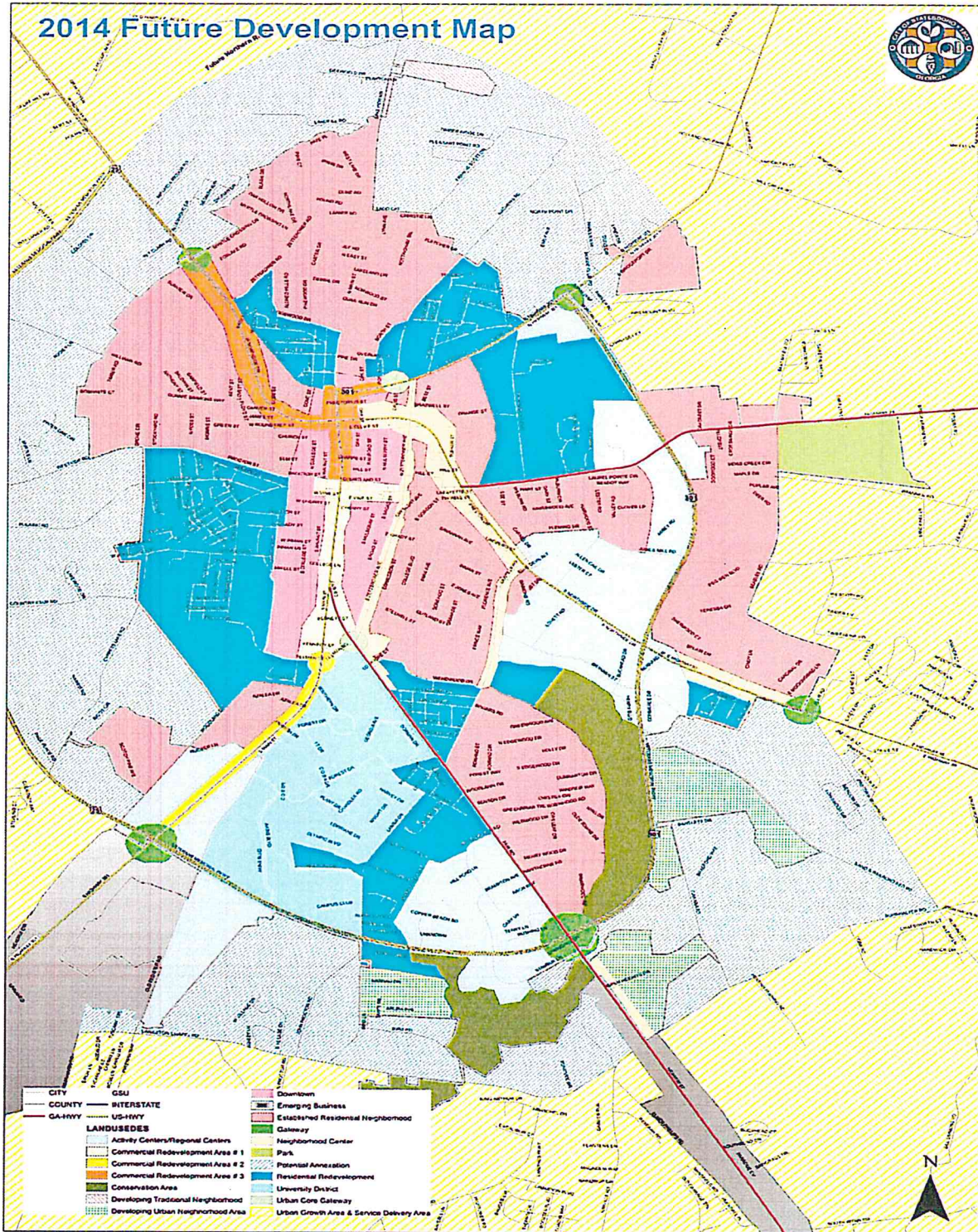


EXHIBIT F: LIST OF PROPERTIES INCLUDING IN THE TAD (PAGE 41)

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

2014

GEOPIN	PARCEL NO	Legal Description	DIG CLASS	TAXD (STRIC)	Appraised Value	Assessed Value	Tax Value
7878-38-6629	S19 000048 000	226 & 230 S COLL	C	1	1,181,999	472,800	472,800
7878-38-6692	S19 000047 000	19 W JONES AVE	R	1	52,027	20,811	20,811
7878-38-6907	S19 000050 000	INMAN & COLLEGE ST	R	1	62,872	25,149	25,149
7878-38-6977	S19 000051 000	18 W INMAN/MORRIS	R	1	10,000	4,000	4,000
7878-38-7002	S20 000072 000	B DEAL/319 S WALNT	C	1	164,240	65,696	65,696
7878-38-7365	S20 000074 000	WALNUT ST	R	1	37,337	14,935	14,935
7878-38-7475	S20 000075 000	16 W JONES AVE	R	1	68,569	27,428	27,428
7878-38-7671	S19 000046 000	17 W JONES AVE	R	1	57,861	23,144	23,144
7878-38-7946	S19 000042 000	LAWTON/16 INMAN ST	R	1	9,900	3,960	3,960
7878-38-8916	S19 000043 000	14 W INMAN ST	R	1	40,545	16,218	16,218
7878-39-0215	S19 000099 000	EAST PT LT 3 BLK 4/119 W INMAN	R	1	24,010	9,604	9,604
7878-39-0265	S19 000098 000	117 W INMAN ST	R	1	45,730	18,292	18,292
7878-39-0489	S19 000105 000	FIRE DEPT/2.288	E	1	370,600	148,240	0
7878-39-0765	S19 000108 000	W GRADY/POLICE DEPT	E	1	4,222,500	1,689,000	0
7878-39-1070	S19 000090 001	108 W INMAN ST	R	1	68,272	27,309	27,309
7878-39-1214	S19 000097 000	111 W INMAN/PHILLI	R	1	26,136	10,454	10,454
7878-39-1282	S19 000096 000	113 W INMAN ST	R	1	45,989	18,396	18,396
7878-39-1914	S19 000117 000	116 BULLOCH ST	R	1	68,836	27,534	27,534
7878-39-2281	S19 000095 000	109 INMAN ST/SEA ISLAND	R	1	53,372	21,349	21,349
7878-39-2772	S19 000107 000	27 W GRADY ST	E	1	13,200	5,280	0
7878-39-2827	S19 000118 000	110 BULLOCH ST/HM	R	1	20,617	8,247	8,247
7878-39-2963	S19 000119 000	HOME/BULLOCH ST	R	1	54,045	21,618	21,618
7878-39-3164	S19 000094 000	107 W INMAN/SIMMONS	C	1	40,443	16,177	16,177
7878-39-3770	S19 000106 000	25 W GRADY ANDERSO	E	1	11,557	4,623	0
7878-39-3960	S19 000120 000	106 BULLOCH ST	R	1	58,756	23,502	23,502
7878-39-4124	S19 000093 000	W INMAN ST/SIMMONS	R	1	28,340	11,336	11,336
7878-39-4184	S19 000069 000	215 S COLLEGE ST	C	1	252,855	101,142	101,142
7878-39-4243	S19 000068 000	211 S COLL/BLEVINS	R	1	97,034	38,814	38,814
7878-39-4249	S19 000067 000	209 S COLLEGE/.31AC	R	1	99,561	39,824	39,824
7878-39-4415	S19 000066 000	W GRADY/POLICE DEPT	E	1	435,100	174,040	0
7878-39-4776	S19 000064 000	121 S COLLEGE/OFFICE	C	1	96,818	38,727	38,727
7878-39-4893	S19 000063 000	119 S COLLEGE/WILLIAMS	R	1	51,410	20,564	20,564
7878-39-4956	S19 000121 000	104 BULLOCH ST	R	1	27,101	10,840	10,840
7878-39-5607	S19 000065 000	125 S COLLEGE/ADM OFC MUN CT	E	1	83,991	33,596	0
7878-39-5911	S19 000062 000	117 S COLLEGE	R	1	81,513	32,605	32,605
7878-39-6029	S19 000052 000	214 S COLLEGE ST/SELIGMAN	C	1	120,000	48,000	48,000
7878-39-6149	S19 000053 000	COLEMAN HSE/APTS/S COLLEGE	R	1	15,400	6,160	6,160
7878-39-6351	S19 000054 000	212 S COLLEGE ST/DELOACH HSE	R	1	18,900	7,560	7,560
7878-39-6441	S19 000055 000	204 S COLLEGE/HEIN	R	1	51,532	20,613	20,613
7878-39-6550	S19 000056 000	202 COLLEGE/HAGIN	R	1	69,176	27,670	27,670

Appendices

41





EXHIBIT G: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

Locational / Zone Implementation Table – continued




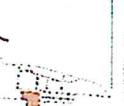
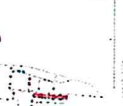

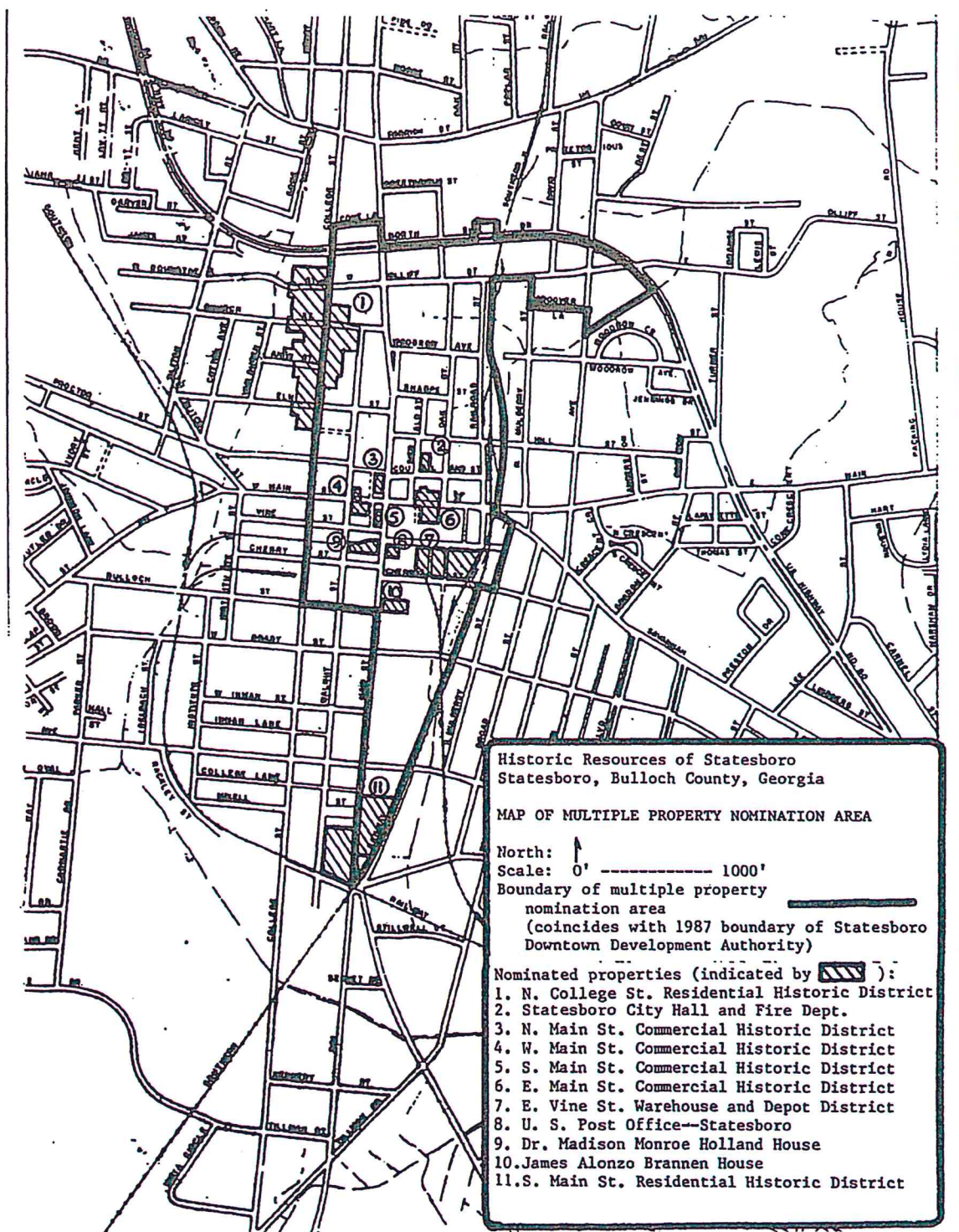
Zones	Targeted Use/Enhancement	Importance Level	Discussion
 <p>4</p>	Mixed Use (incl. loft housing), Parks and Attractions	Primary, this zone represents the downtown core and is one of the primary redevelopment and infill zones in the master plan	<ul style="list-style-type: none"> <li>Emphasis on catalyst and specialty projects as well as supportive streetscape enhancements (i.e., Vine Street Retail)</li> <li>In terms of timing, this area should be targeted in the initial phases of implementation of the master plan</li> </ul>
 <p>5</p>	Residential, Mixed Use, Parks and Commercial	Secondary, this zone represents the transitional redevelopment zone between downtown core and those identified as a primary targeted redevelopment areas for new residential mixed use and commercial projects	<ul style="list-style-type: none"> <li>A transitional zone that is an extension of the downtown core and the adjacent zone to the south</li> <li>Unless opportunities for acquisition, property assemblage or partnership become available, this area be focused upon secondarily in terms of timing or phasing</li> </ul>
 <p>6</p>	Residential, Mixed Use and Commercial	Secondary, this area is viewed as a business/commercial zone and redevelopment should be focused on support or uses related to the University	<ul style="list-style-type: none"> <li>Potential areas to be targeted may include the closure or redesign of Brannen Street to support contiguous assemblage of parcels</li> <li>Emphasize reduction of pedestrian/vehicular conflicts</li> <li>Improve connectivity with Memorial Park and enhance amenities</li> </ul>
 <p>7</p>	Commercial and Mixed Use	Primary, as an extension of the downtown core, this area is important to the master plan based on existing/planned projects and the potential for redevelopment opportunities	<ul style="list-style-type: none"> <li>This area is deemed primary due to opportunities available and the potential of assemblage of larger development tracts</li> <li>In the short term exhaust redevelopment opportunities in this areas as appropriate</li> </ul>
 <p>8</p>	Commercial and Mixed Use (incl. loft housing)	Primary, the frontage along South Main is a critical part of the master plan. The creation of a mixed use, pedestrian-oriented corridor should be the primary focus in this area	<ul style="list-style-type: none"> <li>The frontage on the west side of South Main Street is an important supporting element to University and local traffic enhancements</li> <li>Potential redevelopment should foster pedestrian-scaled neighborhood and community commercial uses</li> <li>Commercial, office, residential utilization is appropriate for this area</li> </ul>
 <p>9</p>	Residential	Secondary, deemed a supporting element to the master plan, the improvements in this area should be market driven and a product of activities occurring in areas deemed as primary importance level	<ul style="list-style-type: none"> <li>Assemblage of redevelopment parcels could be challenging in this area</li> <li>The creation of appropriately scaled residential uses is the focus in this zone</li> <li>Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock</li> </ul>



EXHIBIT H: HISTORIC RESOURCES OF STATESBORO MAP



**EXHIBIT I: SANBORN FIRE INSURANCE MAP, STATESBORO, GA., MAY 1922**





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

P.O. Box 348  
 Statesboro, Georgia 30458

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

**DSDA DEMO-002**  
**215 South Walnut Street**

**LOCATION:** 215 South Walnut Street

**REQUEST:** Request for a finding of necessity for the demolition of two structures located within the Downtown Statesboro Development Authority Design Standards District.

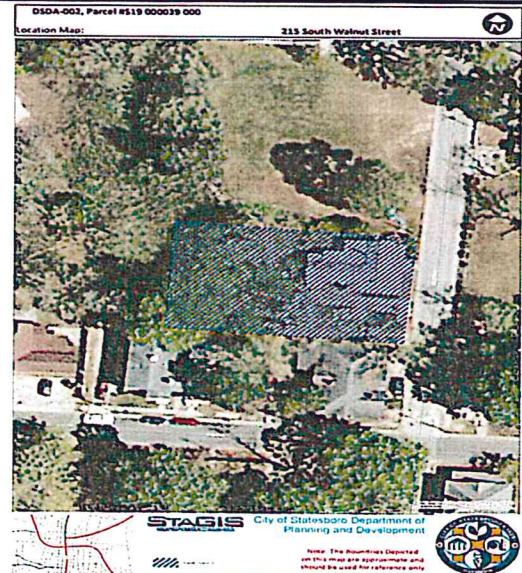
**APPLICANT:** John Ray Hendley

**OWNER(S):** John Ray Hendley (Hendley Properties)

**ACRES:** .3 Acres

**PARCEL TAX MAP #:** S19 000039 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The applicant is requesting a finding of necessity for the demolition of two structures located at 215 South Walnut Street (Tax Parcel # S19 000039 000), which lie within the boundaries of the Downtown Statesboro Development Authority district and are therefore governed by the recently adopted Design Standards, which restricts the demolition of potentially historic structures. (See Exhibit A- Location Map)

**BACKGROUND:**

The subject site is currently zoned R3 (Medium Density Multiple Family Residential) district. The property lies within the boundaries of the Downtown Statesboro Development Authority, and in September 2015, Statesboro City Council adopted Article XXX: Design Standards: Downtown District of the *Statesboro Zoning Ordinance*, which requires a finding of necessity by Statesboro City Council for proposed demolitions where the structure does not meet ordinance criteria for staff approval of a demolition permit.

**SURROUNDING ZONING/LAND USES:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	R4 (High Density Residential)	Apartment houses
<b>SOUTH:</b>	R4 (High Density Residential)	Single-family detached dwellings
<b>EAST:</b>	HOC (Highway Oriented Commercial)	Automotive services; personal services facilities; food services facilities
<b>WEST</b>	R4 (High Density Residential)	Apartment houses

The subject site is located one (1) block west of the South Main Street corridor—affectionately known as the “Blue Mile”—a concentrated area of redevelopment. Properties to the north, south and west are predominantly residential, while properties to the east include personal, food and automotive services facilities, including the Meineke Car Care Center, Southern Palace Chinese restaurant and the Statesboro Regional Visitor Information Center. The subject site is adjacent to Tax Parcel # S19 000039 000, which the applicant was granted a zoning map amendment from O

(Office) to R4 (High Density Residential) district for lots 4, 5, 6 & B. The applicant does not have any immediate plans for the site. (See Exhibit B—Photos of the Subject Site and EXHIBIT C—Surrounding Properties).

#### **COMPREHENSIVE PLAN:**

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

##### *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.

##### *Suggested Development & Implementation Strategies*

- Historic structures should be preserved or adaptively reused wherever possible.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- 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.

The plan also calls for the protection of "historic buildings from demolition or inappropriate restoration" while encouraging the introduction of multi-family residential construction in the area.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.*

#### **TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:**

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks 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 the 2009 and 2014 Comprehensive Plans. The plan does not set forth specific suggestions to this subject site. The parcel has a tax value of \$16,397 and is listed in the TAD under Appendix B (page 42) (See Exhibit E—List of Parcels Included in the TAD).

#### **STATESBORO DOWNTOWN MASTER PLAN:**

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcels in Zone 9- a Residential with the focus of creating appropriately scaled residential uses and hosting redevelopment efforts which are supportive of commercial, mixed-use and streetscape zones. Additionally, the Plan encourages infill and medium-density housing in the area and the preservation of historic resources within the District.

#### **ENVIRONMENTAL:**

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any environmental issues associated with the proper demolition of the structures and/or removal and disposal of debris are the responsibility of the applicant.

**ANALYSIS:**

**Application DSDA-002: Article XXX Section 3003 (Tax Parcel # S19 000039 000)**

Tax parcel number S19 000039 000, located at 215 South Walnut Street, contains two (2) vacant structures (one of which is a shed) that the applicant would like to demolish. Given that Bulloch County Tax Records indicate that the structures are greater than fifty (50) years in age, staff is not authorized to administratively approve a demolition permit. Rather, council must determine whether the structures are considered to be a "Historical Building" as defined by Article XXX of the *Statesboro Zoning Ordinance*, and if so, may authorize a demolition only upon a showing of necessity. In order to designate the structure as a "Historical Building" meriting preservation, Council must find the building to be greater than fifty years in age and that at least one of the following criteria or the criteria of the National Register of Historic Places are met.

Ordinance considerations, and relevant known factors, are as follows:

The 1,382 square-foot structure is at least ninety-three (93) years of age (See **Exhibit G**—Sanborn Map Company, Statesboro, Ga., May 1922). The second structure on the lot—a small shed—can't be dated.

**1) The structure is an outstanding example representative of its era:**

- a. The 1,382 square-foot residential structure is most likely a Georgian White Clapboard home, which was common in the rural south during the first half of the 19th century and is still being built today. While this was a common style of house in Georgia, this building, in its current state, is likely not an "outstanding" example of a structure representative of its era (See **Exhibit B**—Pictures 1 through 4).
- b. The second structure—a small shed—is likely not an "outstanding example" of a structure representative of its era (See **Exhibit B**—Picture 5).

**2) The structure is one of few remaining examples of a past architectural style;**

No indication that either structure is one of few remaining examples of a past architectural style.

**3) The property or structure is associated with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, the State of Georgia, or the region;**

No evidence of association with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, Georgia or the region was found.

**4) The property or structure is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the City of Statesboro, Bulloch County, the State of Georgia, or the region;**

The subject property is not a site of natural or aesthetic interest that contributes to the cultural or historical development of the City of Statesboro.

**5) The property or structure is within an existing historic district or is listed with the National Register of Historic Places; or**

The parcel does not lie within, or adjacent to, the boundaries of a NRHP district. However; the property lies roughly four (4) blocks northwest of the South Main Street Residential Historic District (registered in 1989); as recognized by the NRHP (See **Exhibit F**—Historic Resources of Statesboro). Consequently, it's possible this site, and others along the South College Street corridor, was previously a portion of the South Main Street Residential Historic District made discontinuous due to demolitions and redevelopment (structures in the vicinity appear to be contemporary).

Generally, the Department of Interior evaluates the following criteria in consideration of whether a structure is historical in significance and therefore deemed worthy of preservation:

**1) Age**

Despite the Tax Assessor's estimated age of 85 years, the 1,382 square-foot structure is likely older. The Sanborn Fire Insurance Map, Statesboro, Ga., May 1922 indicates the structure existed at the time of the 1922 survey.

**2) Integrity**

An inspection performed on October 5, 2015 by the City of Statesboro building inspector revealed the structural integrity of the single-family structure remains intact, with less than 35 percent structural damage. Structural damage is assessed by evaluating the building's walls, floors, roof, windows and external

structure and structural members. In addition, it is unlikely the single-family building has undergone extensive renovations that changed the building's original design or floor plan, which demonstrates design integrity, one of the NRHP's requirements.

**STAFF RECOMMENDATION:**

Although both structures on the site are greater than fifty (50) years in age, and therefore warranted a review for historical significance, no evidence was found in the staff review that would support a finding of historical significance pursuant to Article XXX of the *Statesboro Zoning Ordinance* requiring preservation of the property. Therefore, staff recommends approval of the requested demolition permits.



EXHIBIT A: LOCATION MAP



**EXHIBIT B: PHOTOS OF THE SUBJECT SITE**



**Picture 1 Subject site facing southwest.**



**Picture 2 Subject site facing west**

**EXHIBIT B: PHOTOS OF THE SUBJECT SITE CONTINUED**

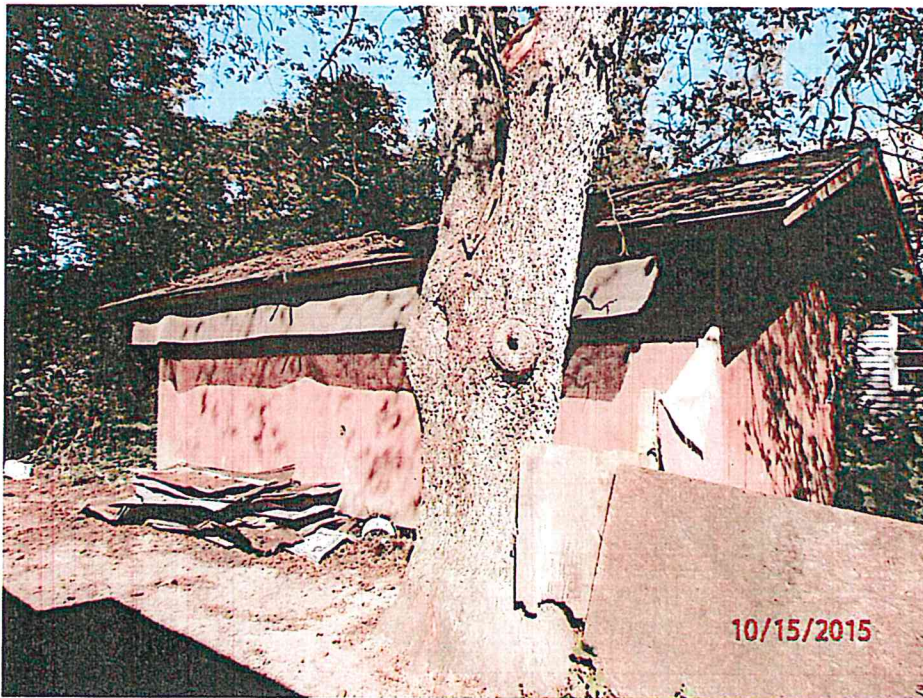


**Picture 3 Subject site facing northwest (left side of structure)**



**Picture 4 Subject site facing northwest depicting secondary structure on site (left side of photo)**

**EXHIBIT B: PHOTOS OF THE SUBJECT SITE CONTINUED**



**Picture 5 Secondary structure located on the lot**

**EXHIBIT C: SURROUNDING PROPERTIES**



**Picture 6 Adjacent single-family structure facing southwest**



**Picture 7 Surrounding property facing southeast**

**EXHIBIT C: SURROUNDING PROPERTIES**



**Picture 8 Adjacent property facing northwest**

EXHIBIT D: City of Statesboro 2014 Future Development Map

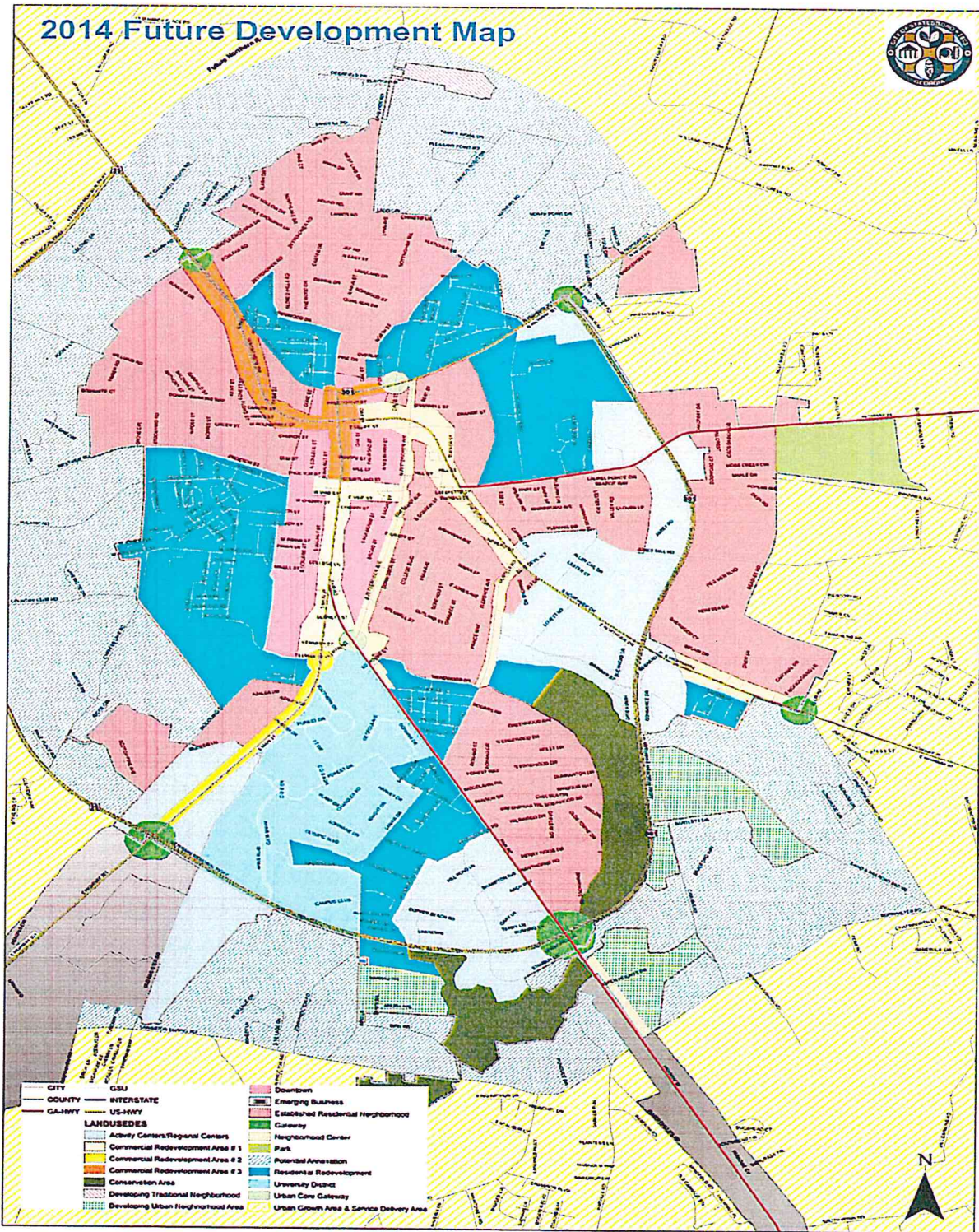


EXHIBIT E: LIST OF PROPERTIES INCLUDING IN THE TAD

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

2014

GEOPIN	PARCEL NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Value	Assessed Value	Tax Value
7878-39-6750	S19 000058 000	19 W GRADY ST/CLARK	C	1	98,228	39,291	39,291
7878-39-6894	S19 000059 000	118 S COLLEGE ST	R	1	34,867	13,947	13,947
7878-39-6973	S19 000060 000	22 BULLOCH ST	R	1	44,034	17,614	17,614
7878-39-7019	S19 000041 000	13 W INMAN ST	R	1	48,878	19,551	19,551
7878-39-7197	S19 000039 000	215 S WALNUT ST	R	1	40,992	16,397	16,397
7878-39-7429	S19 000035 000	LOT 1/DUPLEX	R	1	48,867	19,547	19,547
7878-39-7710	S19 000057 000	17 W GRADY ST	R	1	40,475	16,190	16,190
7878-39-7790	S19 000034 000	15 W GRADY ST	R	1	13,500	5,400	5,400
7878-39-7886	S19 000030 000	.20 AC/18 BULLOCH ST	R	1	31,185	12,474	12,474
7878-39-7933	S19 000061 000	20 BULLOCH ST	R	1	67,783	27,113	27,113
7878-39-8009	S19 000040 000	11 W INMAN ST	R	1	53,566	21,426	21,426
7878-39-8428	S19 000035 002	LTS 4,5,6,8/W. GRADY ST	C	1	85,688	34,275	34,275
7878-39-8669	S19 000033 000	11 W GRADY	R	1	109,684	43,874	43,874
7878-39-8836	S19 000031 000	14 BULLOCH ST	R	1	10,491	4,196	4,196
7878-39-8887	S19 000032 000	12 BULLOCH ST	R	1	69,733	27,893	27,893
7878-39-9067	S19 000023 000	0.103 AC/S INMAN ST	R	1	16,996	6,798	6,798
7878-45-0254	S21 000050 000	468 S MAIN ST/PAR 1	C	1	155,106	62,042	62,042
7878-45-0355	S21 000049 001	MOTEL	C	1	242,824	97,130	97,130
7878-45-0477	S21 000048 000	456 S MAIN ST	C	1	173,306	69,322	69,322
7878-45-0651	S21 000044 000	S MAIN/ CARS R' US	C	1	124,035	49,614	49,614
7878-45-1651	S21 000045 000	3 E KENNEDY ST	R	1	116,594	46,638	46,638
7878-45-1703	S21 000043 000	452 S MAIN ST/FACTORY TIRE OUT	C	1	213,150	85,260	85,260
7878-45-1824	S21 000042 000	450 S MAIN/PARKING LOT	C	1	116,500	46,600	46,600
7878-45-1934	S21 000041 000	446 S MAIN/ALLEN	C	1	326,040	130,416	130,416
7878-45-2312	S21 000049 000	0.234 AC / TILLMAN ROAD	C	1	79,858	31,943	31,943
7878-45-2416	S21 000047 000	4 E KENNEDY ST	R	1	83,227	33,291	33,291
7878-45-2688	S31 000012 000	5 KENNEDY	C	1	39,300	15,720	15,720
7878-45-3433	S21 000046 000	6 E KENNEDY ST	C	1	135,735	54,294	54,294
7878-45-3979	S31 000007 000	1.33 AC/16 UNITS FAIR RD	C	1	294,544	117,818	117,818
7878-45-9674	S31 000018 000	FAIR ROAD	C	1	101,900	40,760	40,760
7878-45-9726	S31 000019 000	COLLEGE PLAZA/WENDY'S	C	1	692,242	276,897	276,897
7878-46-1152	S21 000040 000	R J'S STEAKERY	C	1	1,025,108	410,043	410,043
7878-46-1337	S21 000039 000	S MAIN ST/STUBBS	C	1	184,800	73,920	73,920
7878-46-1544	S21 000033 000	MCDUGALD/S MAIN ST	C	1	212,883	85,153	85,153
7878-46-1644	S21 000032 000	8 BEASLEY/HOME	C	1	113,942	45,577	45,577
7878-46-1896	S21 000029 000	STEAK HOUSE/RESTRAURANT	C	1	571,445	228,578	228,578
7878-46-2570	S21 000034 000	419 FAIR RD	C	1	84,700	33,880	33,880
7878-46-2576	S21 000035 000	417 FAIR RD	R	1	117,042	46,817	46,817
7878-46-2664	S21 000036 000	415 FAIR RD	C	1	76,313	30,525	30,525
7878-46-3209	S31 000004 000	423 FAIR RD	R	1	208,800	83,520	83,520
7878-46-3290	S31 000005 000	425 FAIR RD/HAGAN	R	1	125,867	50,347	50,347

Appendices

42



EXHIBIT F: HISTORIC RESOURCES OF STATESBORO MAP

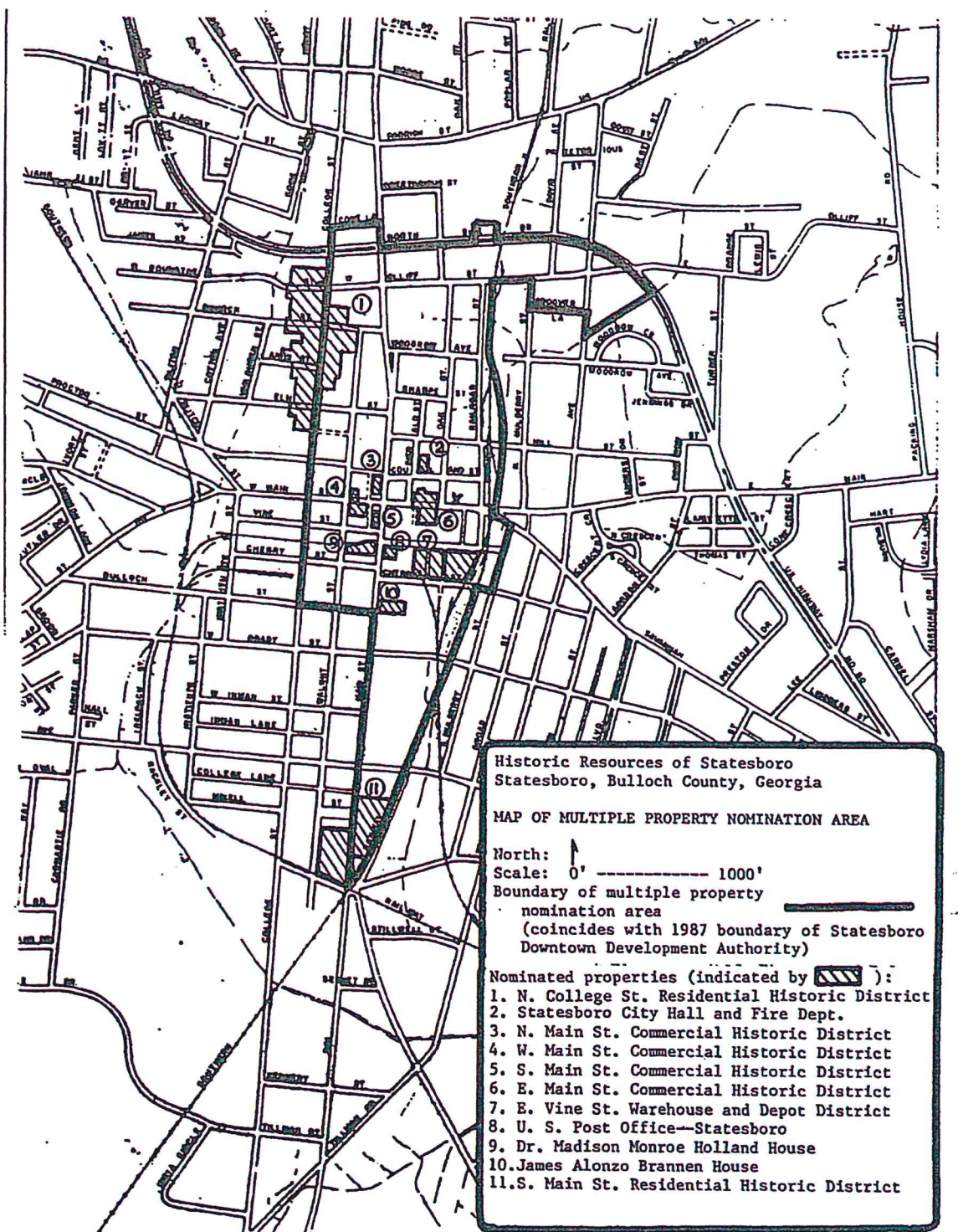


EXHIBIT G: SANBORN FIRE INSURANCE MAP, STATESBORO, GA., MAY 1922

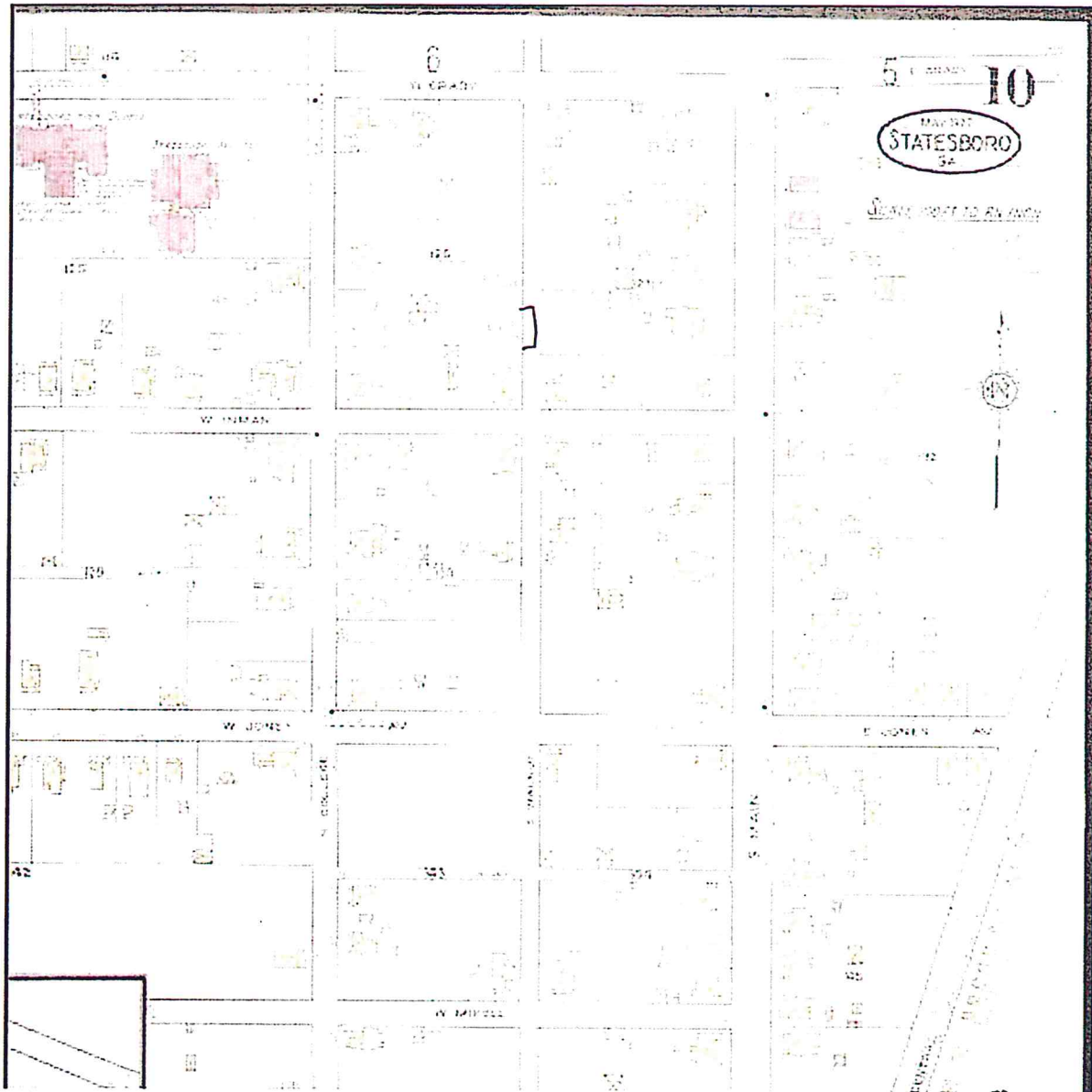
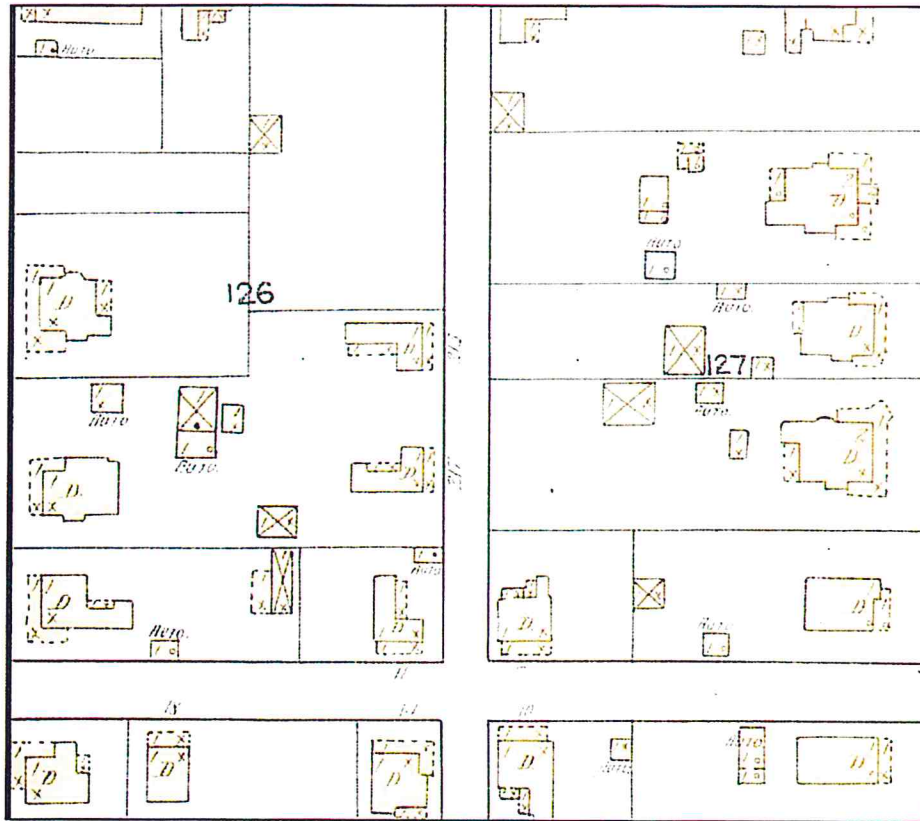


EXHIBIT G: SANBORN FIRE INSURANCE MAP, STATESBORO, GA., MAY 1922 CONTINUED





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

P.O. Box 348  
 Statesboro, Georgia 30458

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

**RZ 15-12-02, RZ 15-12-03 & RZ 15-12-04  
 ZONING MAP AMENDMENT REQUESTS  
 12, 14 and 18 Bulloch Street**

**LOCATION:** 12, 14 and 18 Bulloch Street

**REQUEST:** Request to rezone three parcels from R3 (Medium Density Multiple Family Residential District) to R4 (High Density Residential District).

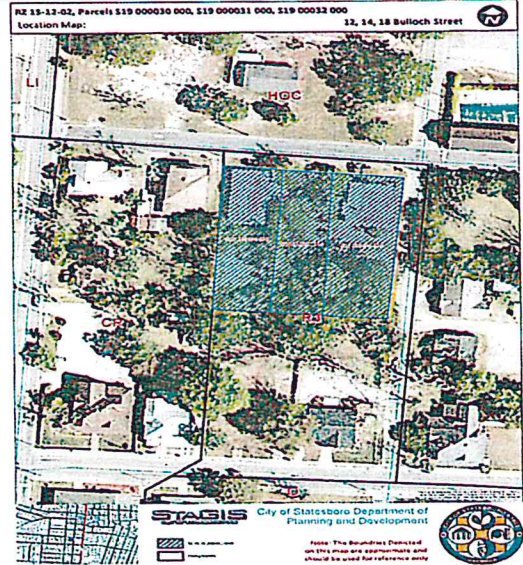
**APPLICANT:** Hendley Properties

**OWNER(S):** John Ray Hendley (Hendley Properties)

**ACRES:** .6 Acres Combined

**PARCEL TAX MAP #:** S19 000032 000, S19 000031 000 and S19 000030 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The applicant is requesting a zoning map amendment for the roughly .2 acre parcel located at 12 Bulloch Street (Tax parcel S19 000032 000) to be rezoned from the R3 (Medium Density Multiple Family Residential) district to R4 (High Density Residential); a zoning map amendment for the roughly .2 acre parcel located at 14 Bulloch Street (S19 000031 000) to be rezoned from R3 (Medium Density Multiple Family Residential) to R4 (High Density Residential); and a zoning map amendment for the .2 acre parcel located at 18 Bulloch Street (S19 000030 000) to be rezoned from R3 (Medium Density Multiple Family Residential) district to R4 (High Density Residential).

The applicant has immediate plans to combine the lots, retain two (2) structures present on tax parcels S19 000032 000 and S19 000030 000 and construct four (4) individual one bedroom brick cottages. (See Exhibit A – Location Map, Exhibit B – Proposed Concept Plan)

**BACKGROUND:**

Currently, the subject site contains a single family residential structure with three (3) bedrooms and ad one two family unit with a total of five bedrooms.

**SURROUNDING ZONING/LAND USES:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	HOC (Highway Oriented Commercial)	Church, single-family residence
<b>SOUTH:</b>	R3 (Medium Density Multiple Family Residential)	Single-family residences
<b>EAST:</b>	HOC (Highway Oriented Commercial)	Food service facilities
<b>WEST</b>	CR (Commercial Retail)	Municipal use, single-family residences

Properties to the north are residential and include the Statesboro First United Methodist Church, while properties to the south include single-family residences. There are several food service facilities to the east, including the Beaver House. Properties to the west include the Statesboro Police Department, Municipal Court and single-family residences (See Exhibit C—Photos of the Subject Site and EXHIBIT D—Surrounding Properties).

## COMPREHENSIVE PLAN:

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

### 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-scale retail and commercial, especially niche market stores which serve as a destination
- Arts and entertainment venues
- Civic uses
- Office
- 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
- Government offices & services

### Suggested Development & Implementation Strategies:

- Maintain/enhance integrity of interconnected grid and pedestrian circulation interconnectivity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- Historic structures should be preserved or adaptively reused wherever possible.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda* page 14.

## TAX ALLOCATION DISTRICT REDEVELOPMENT PLAN:

The 2014 Tax Allocation District Redevelopment Plan (TAD) seeks 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 the 2009 and 2014 Comprehensive Plans. The Plan does not set forth specific suggestions to these subject sites. Each parcel in this request is listed in the TAD under Appendix B (page 42). Tax parcel S19 000030 000 (18 Bulloch Street) has a tax value of \$12,474; tax parcel S19 000031 000 (14 Bulloch Street), a tax value of \$4,196 and tax parcel S19 000032 000 (12 Bulloch Street) a tax value of \$27,893 (See Exhibit F—List of Parcels Included in the TAD).

## STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Locational Guidance land use map promotes residential use of the area surrounding the subject sites and the Plan encourages the creation of appropriately scaled residential uses, strategies to improve and maintain the quality of the housing stock in the area, and redevelopment efforts that are supportive of downtown commercial areas. (page 73) (See Exhibit G—Locational Guidance/Zone Implementation Table).

## COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

## ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. 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:

### **I. Applications RZ 15-12-02, RZ 15-12-03 & RZ 15-12-04: Zoning Map Amendments**

The request to rezone the subject properties from the R3 (Medium Density Multiple Family Residential) zoning district to the R4 (High Density Residential) zoning district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the Statesboro Zoning Ordinance; the vision and community policies articulated within the City's land use policies and criteria including the 2009 and 2014 Statesboro Comprehensive Plans, the 2035 Bulloch County/City of Statesboro Long Range Transportation Plan, the 2015 Tax Allocation District Redevelopment Plan, the 2011 Statesboro Downtown Master Plan; and the potential for the property to develop and be utilized in conformance with the requirements of the proposed R4 (High Density Residential) zoning district and the recently adopted Article XXX: Downtown Design Standards as set forth in the *Statesboro Zoning Ordinance*.

### **Current Zoning Compared to Requested Zoning**

R3 – Medium Density Multiple Family Residential are restricted to single-family detached dwellings, two-family twins and two-family duplexes and accessory uses. This zone also limits development to one structure per parcel, thereby prohibiting the development of residential communities with single entity ownership and operation.

R4 – High Density Residential District zone is the only residential zoning district allowing for multiple structures to occupy a single parcel and operate as a single operation or housing development.

**Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment in “balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.” Those standards are as follows:**

- (1) Existing uses and zoning or (of) property nearby;**
  - a. Adjacent property to the north, and east of each parcel is zoned HOC (Highway Oriented Commercial). Adjacent properties to the south of each parcel is zoned R3 (Medium Density Multiple Family Residential) and adjacent property to the west is zoned CR (Commercial Retail).
- (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.**
  - a. The proposed land use could be developed in conformance with the dimensional standards of the R4 (High Density Residential District) district. However, at a projected nine (9) beds and a combined lot size of .6 acres, the density shown on the attached concept plan exceeds the maximum of seven (7) beds that are allowed by right in the R4 district.
  - b. Due to the subject sites location within the Downtown district, the recently adopted Design Standards found in Article XXX of the *Statesboro Zoning Ordinance* would apply to the project at permitting as follows:
    - i. Section 3003 of Article XXX requires that any new construction be significantly similar in “massing, size, scale and architectural features” when work is located on historic property. The structures located at 12 and 18 Bulloch Street are more than 50 years of age, built in 1932 and 1948, respectively, according to the Bulloch County Tax Assessor, and therefore could potentially be historically significant. Therefore, the proposed cottage additions to the site should respect this provision of Article XXX.

- ii. Given the proposed lot size equates to only .06 acres, it is unlikely that the project, as proposed, could comply with sections of Article XXX regarding landscaping, buffers, and parking lots.
  - iii. Section 3013 of Article XXX requires new development projects to install buffering and screening materials when the project is significantly different in density or intensity. The adjacent properties to the west and south are single-family residences and the applicant is proposing a project that significantly increases the density of three adjacent parcels. Based on the size of the combined parcels, the proposed intensity of the use, and the applicant's submitted concept plan, it is unlikely that this provision of Article XXX can be met.
- (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.**
- a. Two of the three parcels are developed. The third parcel, small in size and situated between the other two, is not large enough for independent development.
- (7) **The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
- a. The applicant is proposing the construction of four (4), individual one bedroom brick cottages. The existing structures on the site contain a combined total of eight (8) bedrooms, bringing the total number of beds to twelve (12) – an increase of four (4) bedrooms for population and traffic considerations.
  - b. The proposed use is not expected to have a negative impact on community facilities, living conditions, traffic patterns, congestion or property values in adjacent areas.
- (8) **Consistency with other governmental land use, transportation, and development plans for the community.**
- a. Appropriate infill within established areas of the City is supported by the Comprehensive Plan. However, the plan also supports that the placement and scale of infill compliment surrounding uses and zones and requires it to occur in a manner which protects established residential areas.
  - b. The subject sites lie one (1) block west of the South Main Street corridor—affectionately known as the "Blue Mile"—a concentrated area of redevelopment.
  - c. The subject site is located within the Tax Allocation District area- which supports redevelopment within the district.
  - d. Implementation strategies of the Downtown Statesboro Master Plan are supportive of this request.

**STAFF RECOMMENDATION:**

Staff recommends that Council also consider and determine the following in its evaluations of the standards in Section 2007:

- a. Staff concerns of the property's ability to develop in conformance with the requirements of the recently adopted Downtown Design Standards in Article XXX. Council should determine whether the rezone would be approved pursuant to the concept submitted by the applicant or whether strict adherence to Article XXX would be required; and
- b. That the proposed density at the site exceeds that allowed by right in the R4 district and determine whether the rezone would be approved pursuant to the concept submitted by the applicant or if density would be capped at standard R4 levels.

Should council approve the zoning map amendments requested by applications RZ 15-12-02, RZ 15-12-03 & RZ 15-12-04 staff recommends the following conditions be applied:

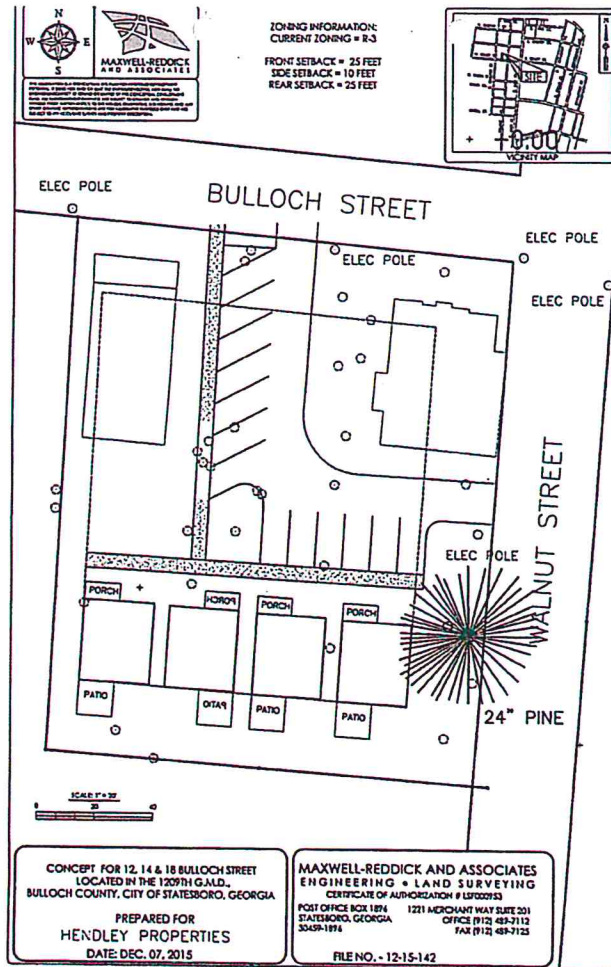
- 1. Developer must provide site ingress at Bulloch Street and egress at South Walnut Street. The curb cut at Bulloch Street must be constructed at least 20 feet wide to facilitate fire department access to the site.

**EXHIBIT A: LOCATION MAP**





**EXHIBIT B: PROPOSED CONCEPT PLAN**



**EXHIBIT C: PHOTOS OF SUBJECT SITE**



**Picture 1 Tax Parcel S19 000032 000 (12 Bulloch Street) Facing Southeast (5 bedrooms)**



**Picture 2 Tax Parcel S19 000030 000 Facing Southeast (3 bedrooms 2 bathrooms)**

**EXHIBIT D: PHOTOS OF SUBJECT SITE CONTINUED**



**Picture 3 Side Yard Tax Parcel S19 000030 000 Facing Southeast (3 bedrooms 2 bathrooms)**



**Picture 4 Side Yard Tax Parcel S19 000032 000 (12 Bulloch Street) Facing Southeast (5 bedrooms)**

**EXHIBIT D: PHOTOS OF SUBJECT SITE CONTINUED**



**Picture 5 Tax Parcel S19 000031 000 (14 Bulloch Street) Side Yard of 12 Bulloch / Vacant Lot That Will Provide Entry to Parking Lot**



**Picture 6 Tax Parcel S19 000031 000 (14 Bulloch Street) Vacant Lot That Will Provide Entry to Parking Lot**

**EXHIBIT D: PHOTOS OF SUBJECT SITE CONTINUED**



**Picture 7 Tax Parcel S19 000030 000 (18 Bulloch Street) Left Side Yard / Portion of Vacant Lot at the Back of the Parcel**

**EXHIBIT D: SURROUNDING PROPERTIES**



**Picture 8 Single-Family Residence South of Subject Sites**



**Picture 9 Statesboro First United Methodist Church Property North of Subject Sites**

EXHIBIT E: City of Statesboro 2014 Future Development Map

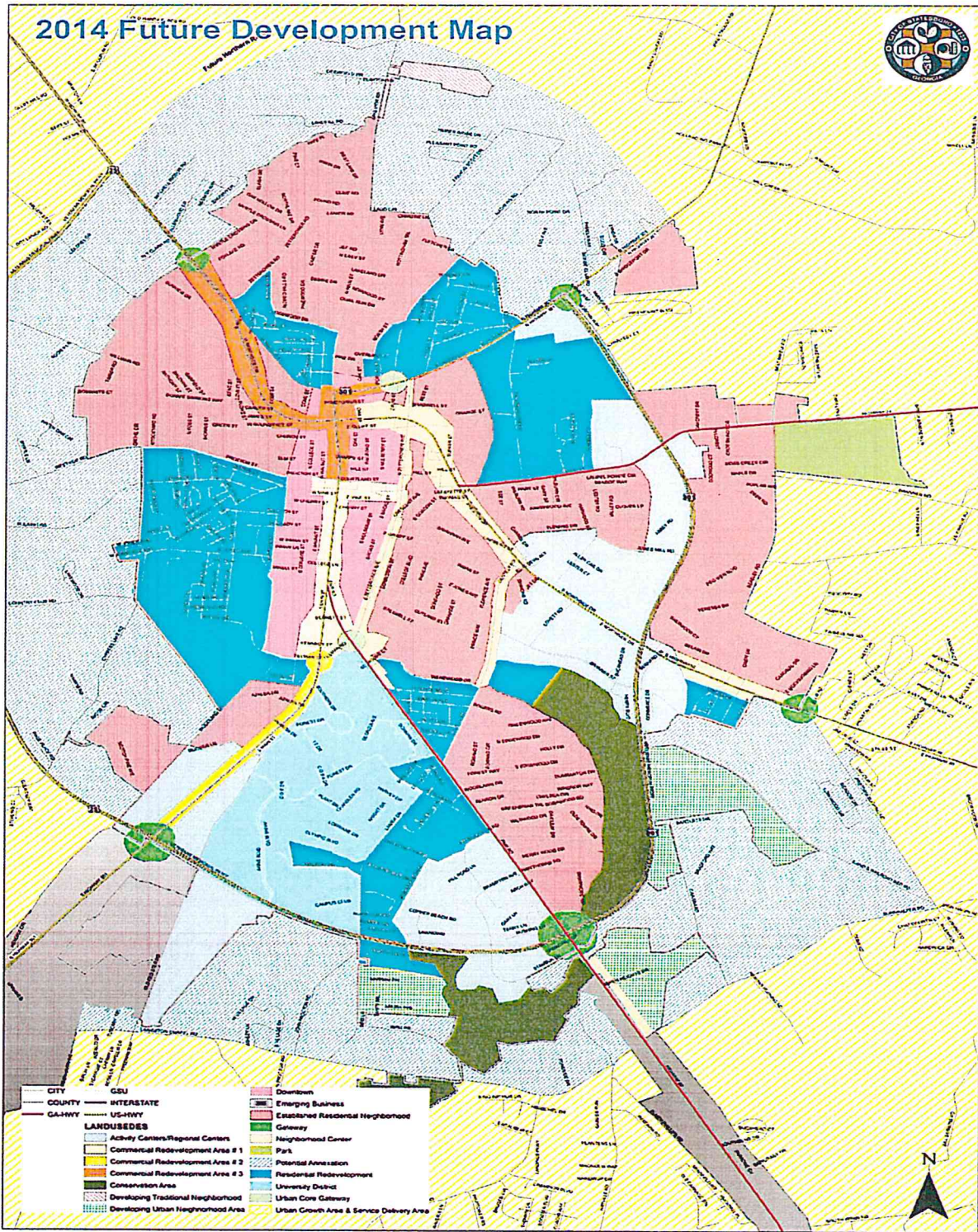


EXHIBIT F: LIST OF PROPERTIES INCLUDED IN THE TAD

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

2014

GEOPIN	PARCEL NO.	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Value	Assessed Value	Tax Value
7878-39-6750	S19 000058 000	19 W GRADY ST/CLARK	C	1	98,228	39,291	39,291
7878-39-6894	S19 000059 000	118 S COLLEGE ST	R	1	34,867	13,947	13,947
7878-39-6973	S19 000060 000	22 BULLOCH ST	R	1	44,034	17,614	17,614
7878-39-7019	S19 000041 000	13 W INMAN ST	R	1	48,878	19,551	19,551
7878-39-7197	S19 000039 000	215 S WALNUT ST	R	1	40,992	16,397	16,397
7878-39-7429	S19 000035 000	LOT 1/DUPLEX	R	1	48,867	19,547	19,547
7878-39-7710	S19 000057 000	17 W GRADY ST	R	1	40,475	16,190	16,190
7878-39-7790	S19 000034 000	15 W GRADY ST	R	1	13,500	5,400	5,400
7878-39-7886	S19 000030 000	.20 AC/18 BULLOCH ST	R	1	31,185	12,474	12,474
7878-39-7933	S19 000061 000	20 BULLOCH ST	R	1	67,783	27,113	27,113
7878-39-8009	S19 000040 000	11 W INMAN ST	R	1	53,566	21,426	21,426
7878-39-8428	S19 000035 002	LTS 4,5,6,8/W. GRADY ST	C	1	85,688	34,275	34,275
7878-39-8669	S19 000033 000	11 W GRADY	R	1	109,684	43,874	43,874
7878-39-8836	S19 000031 000	14 BULLOCH ST	R	1	10,491	4,196	4,196
7878-39-8887	S19 000032 000	12 BULLOCH ST	R	1	69,733	27,893	27,893
7878-39-9067	S19 000023 000	0.103 AC/S INMAN ST	R	1	16,996	6,798	6,798
7878-45-0254	S21 000050 000	468 S MAIN ST/PAR 1	C	1	155,106	62,042	62,042
7878-45-0355	S21 000049 001	MOTEL	C	1	242,824	97,130	97,130
7878-45-0477	S21 000048 000	456 S MAIN ST	C	1	173,306	69,322	69,322
7878-45-0651	S21 000044 000	S MAIN/ CARS R' US	C	1	124,035	49,614	49,614
7878-45-1651	S21 000045 000	3 E KENNEDY ST	R	1	116,594	46,638	46,638
7878-45-1703	S21 000043 000	452 S MAIN ST/FACTORY TIRE OUT	C	1	213,150	85,260	85,260
7878-45-1824	S21 000042 000	450 S MAIN/PARKING LOT	C	1	116,500	46,600	46,600
7878-45-1934	S21 000041 000	446 S MAIN/ALLEN	C	1	326,040	130,416	130,416
7878-45-2312	S21 000049 000	0.234 AC / TILLMAN ROAD	C	1	79,858	31,943	31,943
7878-45-2416	S21 000047 000	4 E KENNEDY ST	R	1	83,227	33,291	33,291
7878-45-2688	S31 000012 000	S KENNEDY	C	1	39,300	15,720	15,720
7878-45-3433	S21 000046 000	6 E KENNEDY ST	C	1	135,735	54,294	54,294
7878-45-3979	S31 000007 000	1.33 AC/16 UNITS FAIR RD	C	1	294,544	117,818	117,818
7878-45-9674	S31 000018 000	FAIR ROAD	C	1	101,900	40,760	40,760
7878-45-9726	S31 000019 000	COLLEGE PLAZA/WENDY'S	C	1	692,242	276,897	276,897
7878-46-1152	S21 000040 000	R J'S STEAKERY	C	1	1,025,108	410,043	410,043
7878-46-1337	S21 000039 000	S MAIN ST/STUBBS	C	1	184,800	73,920	73,920
7878-46-1544	S21 000033 000	MCDUGALD/S MAIN ST	C	1	212,883	85,153	85,153
7878-46-1644	S21 000032 000	B BEASLEY/HOME	C	1	113,942	45,577	45,577
7878-46-1896	S21 000029 000	STEAK HOUSE/RESTRAURANT	C	1	571,445	228,578	228,578
7878-46-2570	S21 000034 000	419 FAIR RD	C	1	84,700	33,880	33,880
7878-46-2576	S21 000035 000	417 FAIR RD	R	1	117,042	46,817	46,817
7878-46-2664	S21 000036 000	415 FAIR RD	C	1	76,313	30,525	30,525
7878-46-3209	S31 000004 000	423 FAIR RD	R	1	208,800	83,520	83,520
7878-46-3290	S31 000005 000	425 FAIR RD/HAGAN	R	1	125,867	50,347	50,347

Appendices





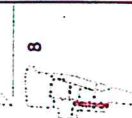

42





EXHIBIT G: LOCATIONAL GUIDANCE/ZONE IMPLEMENTATION TABLE

Locational / Zone Implementation Table – continued

Zones	Targeted Use/Enhancement	Importance Level	Discussion
 <p>4</p>	Mixed Use (incl. loft housing), Parks and Attractions	Primary, this zone represents the downtown core and is one of the primary redevelopment and Infill zones in the master plan	<ul style="list-style-type: none"> <li>Emphasis on catalyst and specialty projects as well as supportive streetscape enhancements (i.e., Vine Street Retail)</li> <li>In terms of timing, this area should be targeted in the initial phases of implementation of the master plan</li> </ul>
 <p>5</p>	Residential, Mixed Use, Parks and Commercial	Secondary, this zone represents the transitional redevelopment zone between downtown core and those identified as a primary targeted redevelopment areas for new residential mixed use and commercial projects	<ul style="list-style-type: none"> <li>A transitional zone that is an extension of the downtown core and the adjacent zone to the south</li> <li>Unless opportunities for acquisition, property assemblage or partnership become available, this area be focused upon secondarily in terms of timing or phasing</li> </ul>
 <p>6</p>	Residential, Mixed Use and Commercial	Secondary, this area is viewed as a business/commercial zone and redevelopment should be focused on support or uses related to the University	<ul style="list-style-type: none"> <li>Potential areas to be targeted may include the closure or redesign of Brannen Street to support contiguous assemblage of parcels</li> <li>Emphasize reduction of pedestrian/ vehicular conflicts</li> <li>Improve connectivity with Memorial Park and enhance amenities</li> </ul>
 <p>7</p>	Commercial and Mixed Use	Primary, as an extension of the downtown core, this area is important to the master plan based on existing/planned projects and the potential for redevelopment opportunities	<ul style="list-style-type: none"> <li>This area is deemed primary due to opportunities available and the potential of assemblage of larger development tracts</li> <li>In the short term exhaust redevelopment opportunities in this areas as appropriate</li> </ul>
 <p>8</p>	Commercial and Mixed Use (incl. loft housing)	Primary, the frontage along South Main is a critical part of the master plan. The creation of a mixed use, pedestrian-oriented corridor should be the primary focus in this area	<ul style="list-style-type: none"> <li>The frontage on the west side of South Main Street is an important supporting element to University and local traffic enhancements</li> <li>Potential redevelopment should foster pedestrian-scaled neighborhood and community commercial uses</li> <li>Commercial, office, residential utilization is appropriate for this area</li> </ul>
 <p>9</p>	Residential	Secondary, deemed a supporting element to the master plan, the improvements in this area should be market driven and a product of activities occurring in areas deemed as primary importance level	<ul style="list-style-type: none"> <li>Assemblage of redevelopment parcels could be challenging in this area</li> <li>The creation of appropriately scaled residential uses is the focus in this zone</li> <li>Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock</li> </ul>

