



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

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

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**Statesboro Planning Commission**

**May 5, 2015**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

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

**III. Approval of Minutes**

- 1) March 10, 2015 Meeting Minutes

**IV. New Business**

- 1) **APPLICATION # RZ 15-03-04:** Jarvis Robinetta Barnes requests a zoning map amendment for .81 acres of property located at 335 Proctor Street from split zoning of CR (Commercial Retail)/R15 (Single Family Residential) zoning districts to CR (Commercial Retail) zoning district to allow for the construction of a funeral home. (Tax Parcel Number S03000018000).
- 2) **APPLICATION # V 15-04-01:** Rebecca Thigpen, The Jones Company, Real Estate Design & Development Coordinator requests a variance from Article X of the Statesboro Zoning Ordinance to reduce the rear setback from the required 25' to 10' in order to meet GDOT front yard entrance requirements (Tax Parcel Number S31000014000).

**V. Announcements**

**VI. Adjourn**

**STATESBORO PLANNING COMMISSION**

**March 10, 2015**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

**Present:** Planning Commission Members: Rev. E. Charles Lee, Rick Barr, Nick Propps, Holmes Ramsey, and David McLendon. City of Statesboro Staff: Director of Planning and Development Mandi Cody and Development Project Manager Cindy Clifton.

**Absent:** Jeremy Ragan and April Stafford

**I. Call to Order**

Commissioner Propps called the meeting to order at 5:02 P.M.

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

Commissioner McLendon made a motion to approve the order of the meeting agenda; seconded by Commissioner Ramsey; the motion carried 5 to 0.

**III. Approval of Meeting Minutes**

Motion made by Commissioner Lee; second by Commissioner Barr to approve minutes for the February 10, 2015 meeting. The motion carried 5 to 0.

**IV. New Business**

1. **APPLICATION # RZ 15-02-01:** Shin Real Estate Holdings, LLC requests a zoning map amendment for 4.41 acres of property located at 9 Grady Johnson Road from R4 (High Density Residential) zoning district to CR (Commercial Retail) zoning district to permit a sale of the property for the construction and use of medical office(s). (Tax Parcel Number MS75000002A000).

Mandi Cody presented the rezone case. She pointed out that in 2010, the subject site was rezoned from the original CR (Commercial Retail) zoning district to the current R4 (High Density Residential) zoning district to make the site a candidate for the grant that funded the building of Grace Community. The site was not selected for the grant and has remained vacant. Ms. Cody then explained that all surrounding properties were zoned CR (Commercial Retail) and staff recommended approval of the requested rezone. She then answered questions from the Commissioners.

Steve Rushing, attorney for the applicant, spoke on behalf of the rezoning request and offered to answer any questions. There was no opposition.

Commissioner Ramsey made a motion to recommend approval of RZ 15-02-01 based on the staff's recommendation. Commissioner McLendon seconded the motion and it carried 5 to 0.

2. **APPLICATION # V 15-02-02:** Averitt Center for the Arts requests a sign variance from Article XV of the Statesboro Zoning Ordinance to permit the proposed animated wall signage and LED channel lighting within the CBD (Central Business District) for the newly renovated Art Center located at 41 West Main Street. (Tax Parcel Number S18000065000).

Mandi Cody presented the sign variance request and explained that the sign regulations for the CBD (Central Business District) were not designed to support the proposed signage because it was designed to support a modern downtown area. Since, the art center has become an important part of downtown and is a great asset that draws business and culture to the downtown area. She then answered questions from the Commission regarding the sign ordinance and the request at hand.

There was no opposition present, nor did anyone speak in support of the request. After discussion, Commissioner McLendon made a motion to approve the requested sign variance, V 15-02-02, based on the facts that the Averitt Center for the Arts is an important community asset that is a quasi-governmental organization funded by hotel/motel taxes. Commissioner Barr seconded the motion and it carried 5 to 0.

#### **V. Announcements**

Mandi Cody announced the following:

1. There would be a change in the meeting date starting in May.
2. The Branson special exception and White annexation cases would be presented to City Council at its regular scheduled evening meeting along with the two current cases.
3. Planning and Development Clerk Cindy Clifton had been promoted to the Development Project Manager position and the clerk position would be filled in the near future.

#### **VI. Adjourn**

Motion was made to adjourn the meeting by Commissioner Barr. It was seconded by Commissioner Lee and it carried 5 to 0.

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**Chair – Nick Propps**

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





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

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**RZ 15-03-04  
ZONING MAP AMENDMENT  
335 Proctor Street**

**LOCATION:** 335 Proctor Street

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

**APPLICANT:** Jarvis Robinetta Barnes

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

**ACRES:** .81 Acres

**PARCEL TAX MAP #:** S03 000018 000

**COUNCIL DISTRICT:** 2 (Lewis)



**PROPOSAL:**

The applicant is requesting a zoning map amendment for .81 acre lot located at 335 Proctor Street to be rezoned 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 entire lot is requesting to be zoned CR (Commercial Retail). (See **Exhibit A** – Location Map, **Exhibit B** – Proposed Concept Plan, **Exhibit C**- Photos of Existing Funeral Home/Sylvania, GA)

**BACKGROUND:**

Years ago, the entire lot was utilized as a funeral home which was operated and owned by the applicant's family. The original funeral home was located to the direct west of the lot that fronts Proctor Street on the portion of the property zoned CR (Commercial Retail). To the direct east of the funeral home, fronting Proctor Street and Morris Street a single family residence structure was constructed. The funeral home was destroyed some time ago in a fire. The single family residence still exists and is currently occupied. The portion of the lot where the funeral home was once built remains currently vacant with only the concrete foundation remaining. The rear portion of the lot that is currently zoned R15 (Single Family Residential) and fronts Morris Street on the eastern property line is vacant.

**SURROUNDING LAND USES/ZONING:**

ZONING:		LAND USE:
NORTH:	R15 (Single Family Residential) & R4 (High Density Residential)	Single family houses; apartment complex
SOUTH:	CR (Commercial Retail) & R10 (Single Family)	Church; single family structures



	Residential)	
<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 on 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 D**-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 E**) 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.
- (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.
- (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 remain 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:**

Staff has no objection to the requested zoning map amendment. However, staff would suggest the following conditions be applied to this site:

1. 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.
2. 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.
3. 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.
4. 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.
5. Buildings on the site shall be constructed of either brick, masonry, or wood siding on all facades.
6. 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.
7. Lighting standards shall meet those required by the Safe By Design Program of the City of Statesboro.
8. 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.
9. Foundation landscaping along fifty (50)% of the building length is required for each building on the property.
10. 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.
11. Mechanical equipment and service areas shall be designed and located to minimize visual impact.

12. 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.
13. 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.
14. Grassed areas shall be finished with sod.

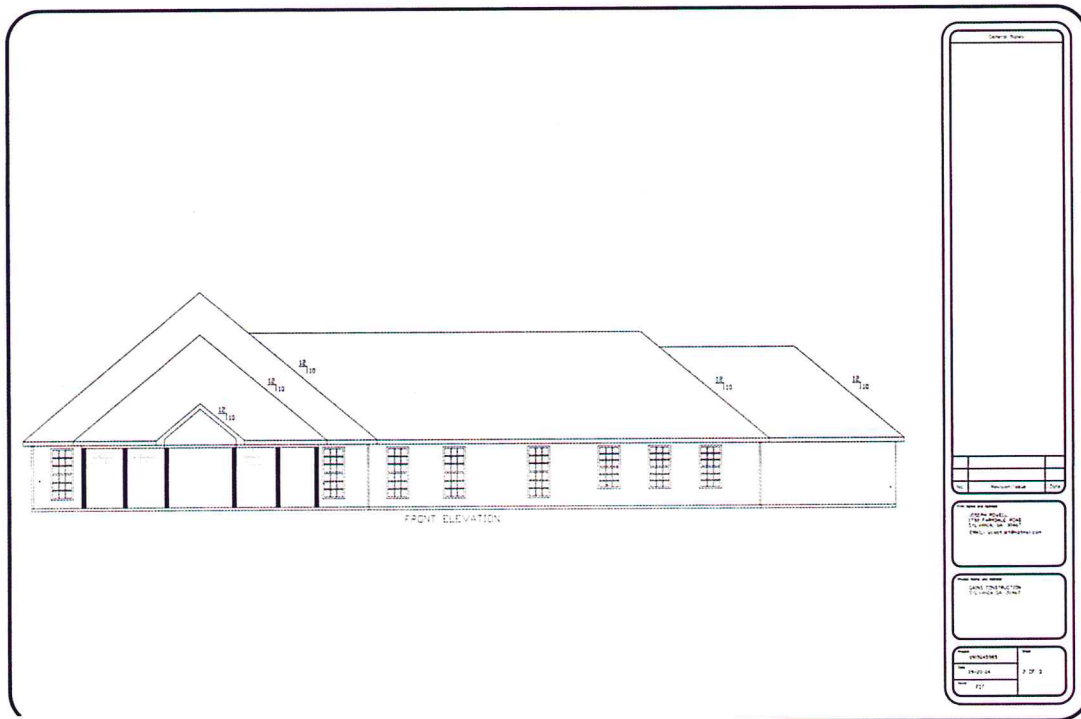


EXHIBIT A: LOCATION MAP

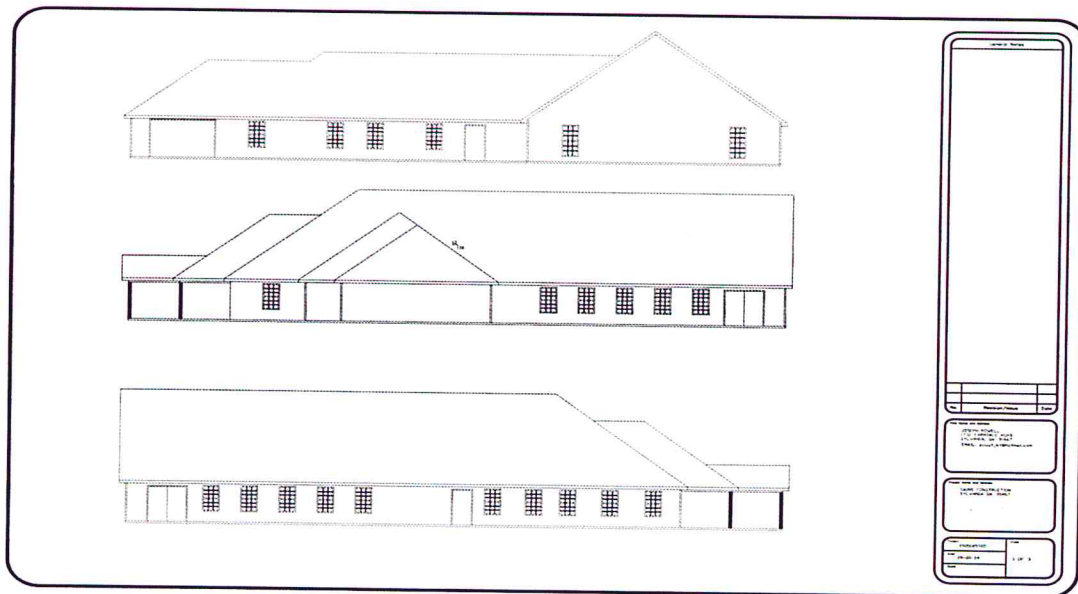


## EXHIBIT B: PROPOSED CONCEPT PLAN

### Front Elevation:



### Rear Elevation:









## 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 D.





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

**Photo 1: Subject Site (CR) from Proctor Street**



**Photo 2: Subject Site (CR) to the Left of Photo 1: Foundation of the Original Funeral Home that was lost to fire years ago.**





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

**Photo 3: Rear portion of the Subject Site (R15) that front Morris Street from the east property Line and is the Area the Applicant wants to Construct the Proposed Funeral Home.**



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





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

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

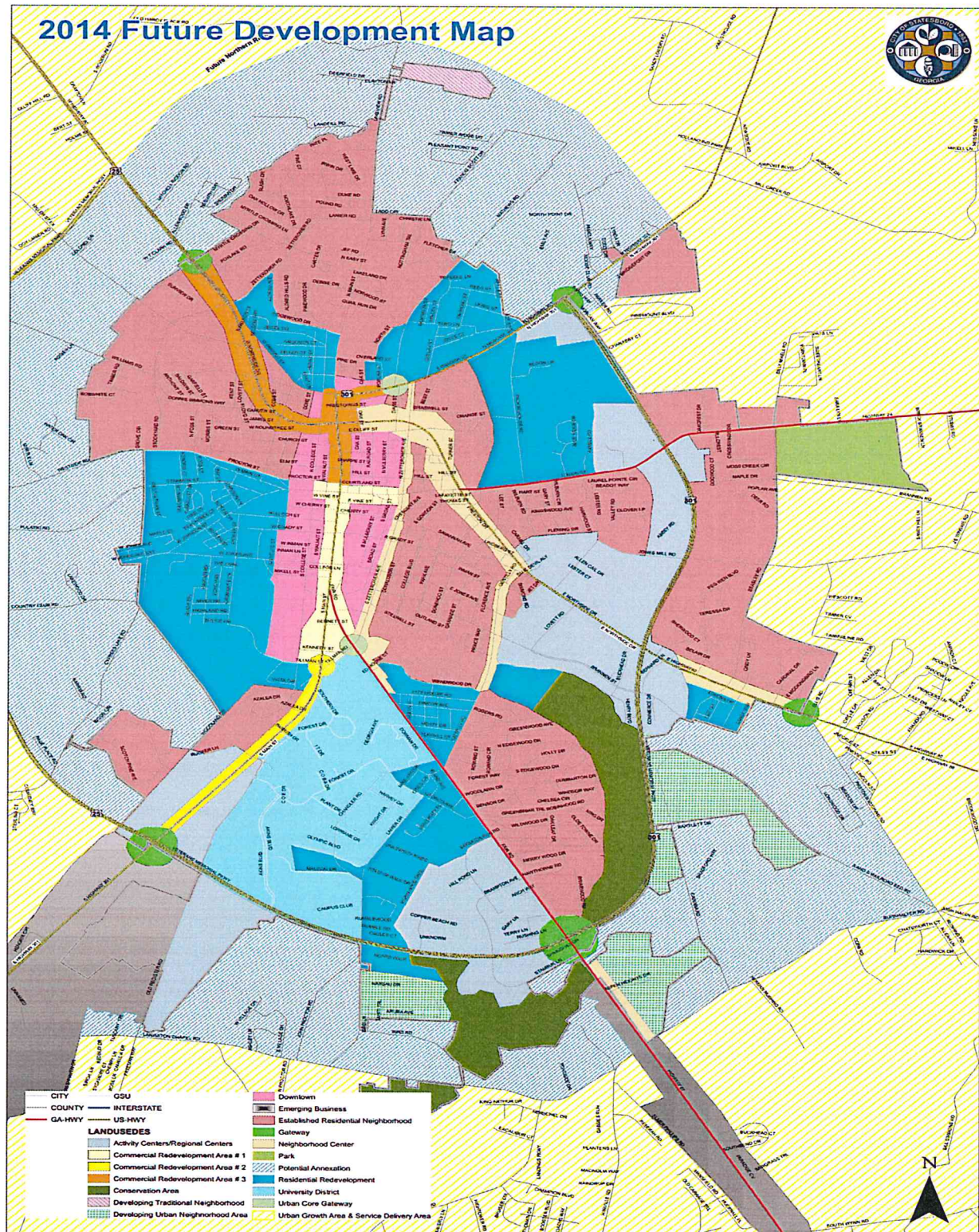


Photo 7 & 8: South & South East view from the Subject Site-Residential & Commercial Retail





EXHIBIT E: City of Statesboro 2014 Future Development Map







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

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**V 15-04-01**  
**VARIANCE REQUEST**  
**530 Fair Road**

**LOCATION:** 530 Fair Road

**REQUEST:** Variance from Article X of the *Statesboro Zoning Ordinance* to reduce the rear setback from the required 25' to 10' in order to meet GDOT front yard entrance requirements.

**APPLICANT:** The Jones Company

**OWNER(S):** Jasper W. & Emily Stringer

**LAND AREA:** .69 acres

**PARCEL TAX MAP #s:** S31000014000

**COUNCIL DISTRICT:** District 4 (Riggs)



**PROPOSAL:**

The applicant is requesting a variance from Article X, of the *Statesboro Zoning Ordinance* to reduce the rear setback from the required 25' to 10' in order to meet Georgia Department of Transportation front yard setback of 100 feet from edge of pavement (right of way) to a building structure. (See **Exhibit A** – Location Map, **Exhibit B**- Conceptual Site Plan, and **Exhibit C**- Proposed New Prototype).

**BACKGROUND:**

The subject site is currently zoned CR (Commercial Retail) and abuts the College Plaza entrance on Fair Road. The existing structure, Stringer Chevron Service Station, was built and has been open for business since 1968 (See **Exhibit D**- Existing Conditions & Demolition Plan).

**SURROUNDING LAND USES/ZONING:**

ZONING:		LAND USE:
NORTH:	Commercial Retail	Commercial Retail; food services
SOUTH:	Exempt (GSU) & Commercial Retail	GSU & Commercial Retail; food service
EAST:	Commercial Retail	Commercial Retail; food service; retail; personal services
WEST	Exempt (GSU)	Commercial Retail; office; food service



The subject property is adjacent to a commercial retail development and is surrounded by a variety of commercial uses including restaurants, retail, offices and personal services facilities to the north and east. Properties across Fair Road to the south west and west are zoned EXP (Exempt) from city zoning as they are owned by the University System Board of Regents (See **Exhibit C**-Photos of Subject Site & Surrounding Properties)

#### **COMPREHENSIVE PLAN:**

The subject property lies within the Neighborhood Center Character Area as identified in the 2014 Future Development Map for the City of Statesboro.

##### *Vision:*

This character area is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single family residential areas and more intense commercial areas. These areas are likely to experience uncontrolled strip development if growth is not properly managed. This character area strives to balance the provision of neighborhood services with the protection of nearby residential areas.

##### *Appropriate Land Uses:*

- Single family residential
- Medium density residential
- Neighborhood scale commercial, office, and service

##### *Suggested Development Strategies:*

- A mix of approximately scaled retail, services, and offices to serve neighborhood resident's day to day need.
- Residential development should reinforce the center through locating higher density housing options adjacent to the center.
- Pedestrian oriented, with strong walkable connections between different uses
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to greenspace and trail networks.
- Enhance the pedestrian friendly environment by adding sidewalks and creating other pedestrian friendly trail/bike routes linking to other neighborhood amenities.
- Encourage compatible architecture styles that maintain local character.
- Particular attention should be paid to signage to prevent visual clutter.
- Encourage way finding, on site and monument style signage.
- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development.
- Encourage minimal building setback requirements from the street and parking in the rear to ensure that the corridors become more attractive as properties develop or redevelop.
- Implement traffic calming measures along major roadways.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts

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

The subject site is currently serviced by city services including water, sewer, sanitation, and public safety.

#### **ENVIRONMENTAL:**

The subject property is located immediately adjacent to a floodplain and may be within the floodplain. Verification of floodplain location and related issues will need to be addressed during standard permitting issues.

## ANALYSIS:

The subject site is zoned CR (Commercial Retail). Therefore, the use and development of the land is governed (in part) by Article X of the *Statesboro Zoning Ordinance*.

Section 1801 of the *Statesboro Zoning Ordinance* lists the following four (4) factors that the Mayor and Council [could] consider to be true in its consideration of a variance request:

- (1) There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;
  - There are no special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic that is not common to other land or buildings in the general vicinity or the same zoning district.
- (2) The special conditions and circumstances do not result from the actions of the applicant;
  - The application for consideration is the result the applicant's desired building square footage on this subject property ( approximately 4074 square feet on .69 acre site) and the GDOT setback rule of 100'.
- (3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
  - Application of the ordinance to this particular piece of property would not create an unnecessary hardship in terms of land use and ordinance application.
- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.
  - Relief, if granted, would not cause substantial detriment to the public good nor would it impair the purposes and intent of the zoning regulations. Each consideration of the *Statesboro Zoning Ordinance* considered herein may be addressed through proper life safety arrangements and building codes setbacks; and appropriate provision of access to the proposed parcel (the three alternatives explained above).

## STAFF RECOMMENDATION:

If the Council determines that the criteria exist to warrant the award of a rear yard setback from 25' to 5' for this property, staff would suggest the following conditions be applied:

1. Easements. Developer must secure appropriate access easements for the City of Statesboro to provide proper sanitation services to the site. Such easements shall be at the specifications of the City of Statesboro.
2. Storefront Design. The following architectural features should be used along the building elevations, as applicable:
  - (a) Buildings should have consistent spacing of similar shaped windows with trim or other decorative molding on all building stories.
  - (b) Large display windows should be employed on ground floor storefronts. Display windows should be framed to visually separate the ground floor from the second floor.
  - (c) All buildings with a flat roof should have a decorative cornice at the top of the building; or eaves, when the building is designed with a pitched roof.
  - (d) Cornices or changes in material can be used to differentiate the ground floor of buildings that have commercial uses from the upper floor(s) that may have offices or residential uses. Ground floor facades should utilize cornices, signs, awnings, exterior lighting, display windows and entry insets.
3. Building Materials. Primary building materials shall be brick or stucco. Building materials shall not create glare. Highly reflective materials such as aluminum, unpainted metal, and reflective glass shall not be permitted.
  - (a) Clear glass windows shall be used for commercial storefront display windows and doors.
  - (b) Buildings shall be consistently detailed on all sides. Windows and doors shall be defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the building stories and establish human scale and proportion.



- (c) Exposed rough or re-sawn siding and exposed, untreated concrete shall not be permitted as a finished exterior. Metal siding and vinyl siding (except as accent materials) are prohibited.
  - (d) Accessory structures and buildings should be similar in material and color to the primary building on the site.
  - (e) No Pre-engineered metal roofing, built up roofing, or membrane roofing is allowed.
  - (f) All facades of a buildings shall use materials consistent with those used on the front of the building, and should be designed with similar detailing and be comparable in quality and materials.
  - (g) Flat roofs shall incorporate finished parapet walls with three dimension cornice treatments designed to conceal the roof and roof mounted mechanical equipment.
4. Sidewalks and Pedestrian Areas.
- a. Sidewalks and pedestrian areas shall be provided along the public right of way for the property.
  - b. Sidewalks shall be a minimum of 6' wide and to the specifications of the City of Statesboro Department of Engineering.
  - c. Sidewalks shall use decorative paving that is consistent with the designs adopted by the City of Statesboro.
  - d. Clearly defined, safe, pedestrian access shall be provided from parking areas and adjacent public sidewalks to building entrances.
  - e. Continuous internal pedestrian walkways shall be provided from the public sidewalk or right of way to the main customer entrance of all principal buildings.
5. Lighting.
- a. 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.
  - b. Lighting standards shall meet those required by the Safe By Design Program of the City of Statesboro.
6. Section 3012. Landscaping.
- a. All properties shall adhere to the provisions of the City of Statesboro Urban Forest Beautification and Conservation Ordinance. Tree canopy shall be placed in the following manner, as applicable:
    - 1. Locate street trees along edges of sidewalks, maintain a clearly defined pedestrian travel zone.
    - 2. Locate street trees in larger planting areas, such as buffer strips adjacent to parking lots.
    - 3. Locate trees within parking areas.
    - 4. Install new trees where walkway widths permit; and/or
    - 5. Replace trees that are diseased or have passed their life cycle.
  - b. Street buffer yards. In addition to the landscaping and buffering requirements, parking lots shall be buffered from streets and rights of way by a landscaped strip or planter with a minimum width of five (5') feet between the parking lot and the public space.
  - c. Parking areas must be landscaped. required
  - d. Foundation landscaping is required along fifty (50)% of each building on the property.
  - e. Landscaping shall be maintained in good condition and kept free of dead plants, weeds, or debris.
  - f. 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 stormwater are strongly encouraged.
  - g. 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.
  - h. 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.
  - i. Grassed areas shall be finished with sod.
  - j. In order to provide additional safety measures to the site through environmental design, clear visibility shall be maintained from the building to the street, parking areas, pedestrian walkways, and passing vehicles.
7. Signage.
- a. All non-conforming signage must be removed from the property.
  - b. All new signage must comply with regulations for Sign District 3 for the City of Statesboro.



8. Mechanical, Electrical, Utility, and Sanitation Equipment.
  - a. Utility service boxes, telecommunication devices, sanitation areas, mechanical equipment, and other such service areas shall be placed away from major pedestrian or automobile routes and screened from view in accordance with City of Statesboro specifications for such.
  - b. Mechanical equipment and service areas shall be designed and located to minimize visual impact.
  - c. Utilities shall be buried within rights of ways or easements as approved by the City of Statesboro.
9. Drive Way Access. Access to the property shall be to the standards of the City of Statesboro as approved by the City Engineer's office. Depending upon final site layout, this may require the closure and relocation of the existing drive cut.

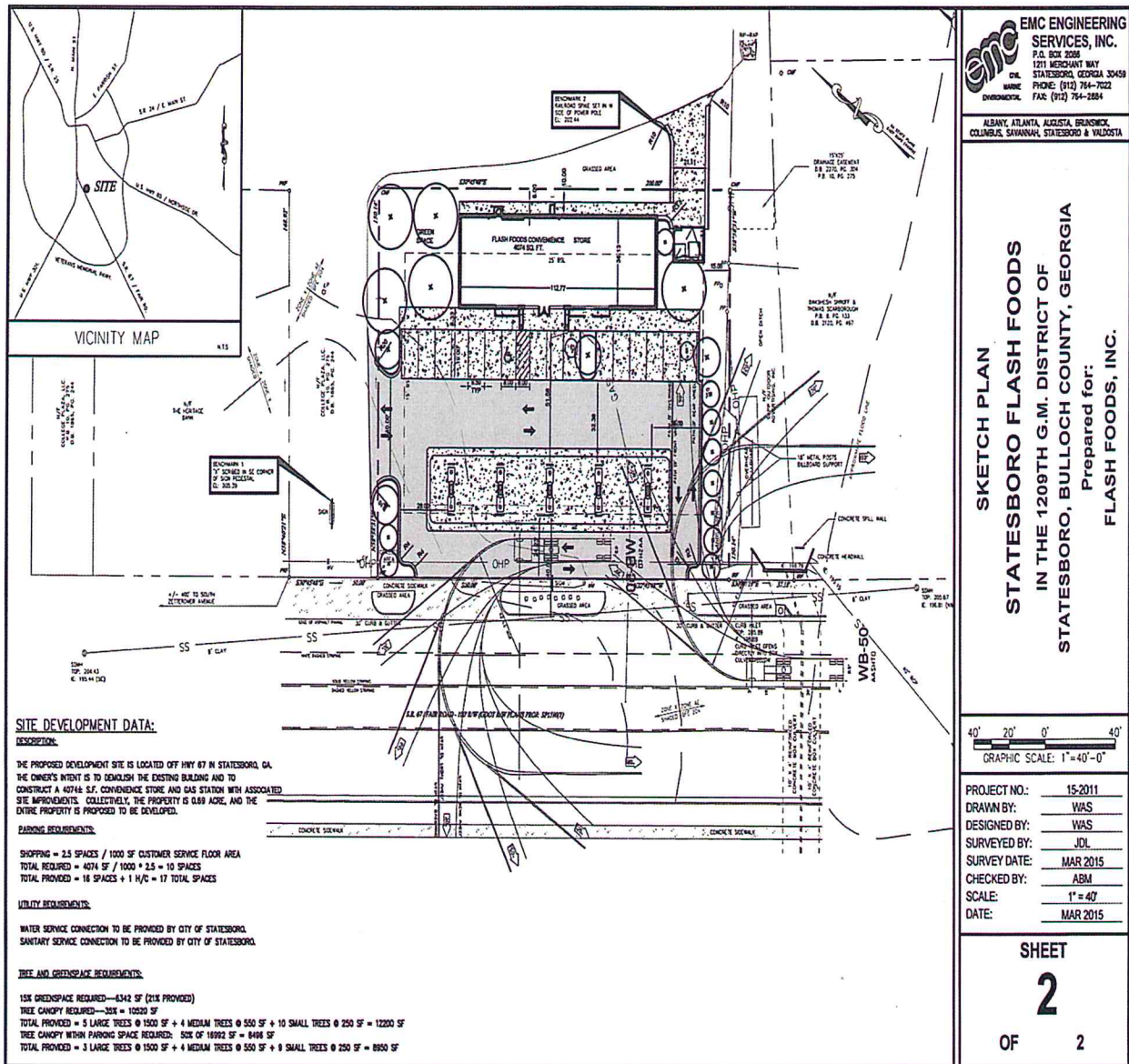
*(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).*

EXHIBIT A: LOCATION MAP



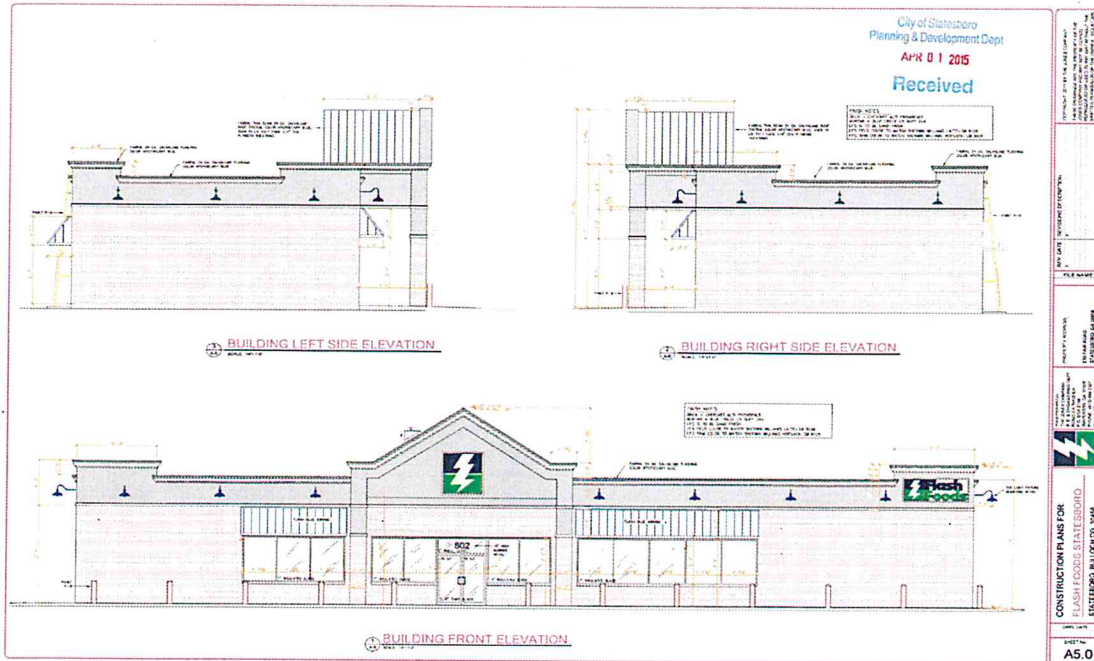


# EXHIBIT B: CONCEPTUAL SITE PLAN

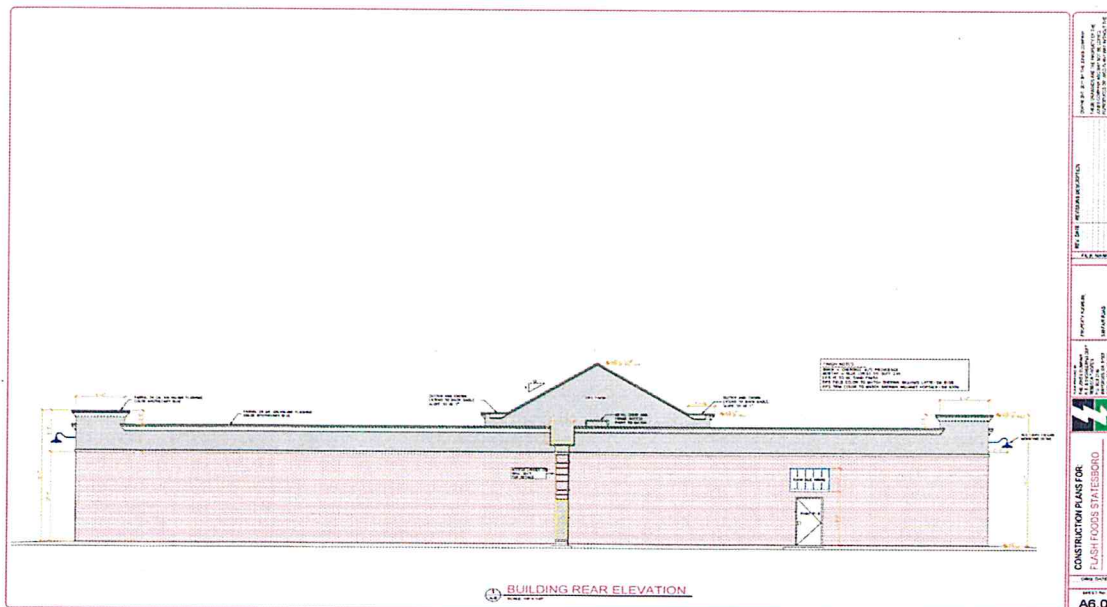


## EXHIBIT C: PROPOSED NEW PROTOTYPE

### Front & Side Elevations



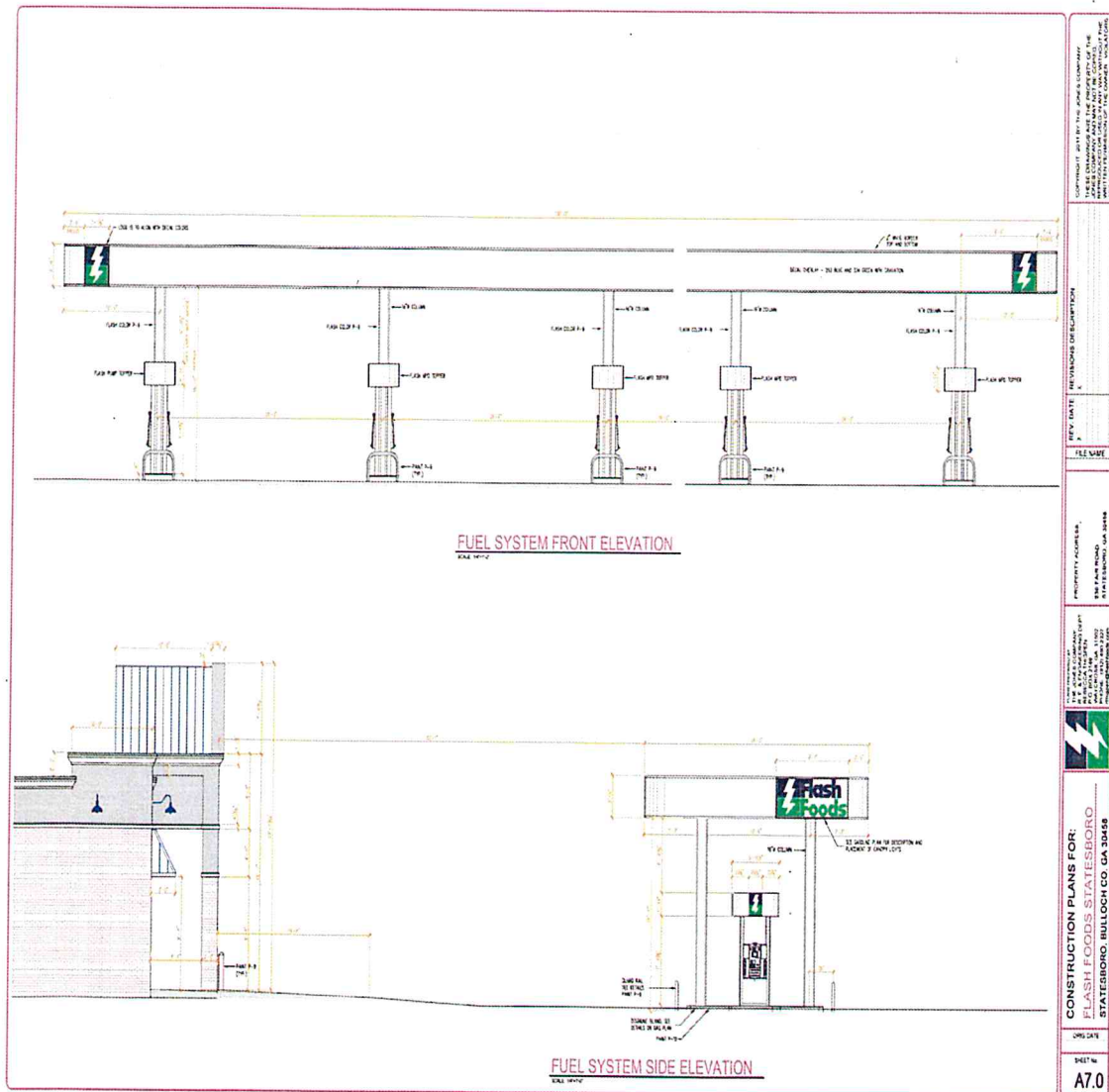
### Rear Elevation:



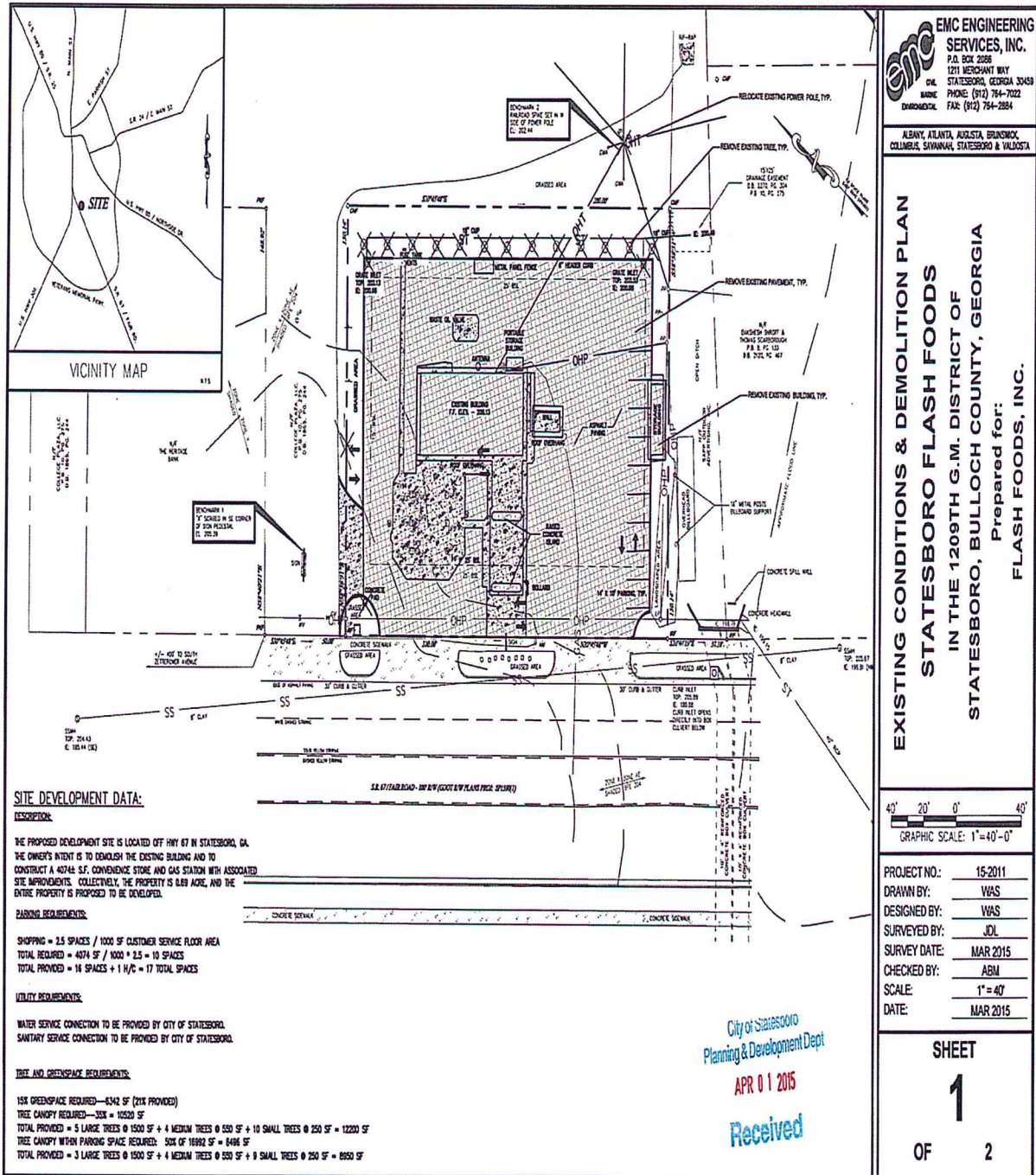


## EXHIBIT C: PROPOSED NEW PROTOTYPE CONT'D

### Fueling Station Elevation:



# EXHIBIT D: EXISTING & DEMO PLAN





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

**Photo 1: Subject Site from Fair Road**



**Photo 2: Rear View of Subject Site from College Plaza**





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

Photo 3: CR to the South East of the Subject Site



Photo 4: CR to the North West of the Subject Site





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

Photo 5: GSU Property located to the West & South on the adjacent side of Fair Road



Photo 6: College Plaza located to the rear of the Subject Site





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

Photo 7: Rear Property line of Subject Site



Photo 8: South East Property Line





EXHIBIT F: COLLEGE PLAZA LETTER OF SUPPORT

Planning and Development Department

50 East Main street\ P.O. Box 348

Statesboro, Ga. 30459-0348

APPLICATION# 15-04-01

Dear Planning and Zoning,

As property owners near (1 behind and 2 properties less than ½ mile), we completely support the variance. We see no reason it would have any negatives for the area or other property owners. It is our understanding that the outcome of the variance will affect the sale of said property to develop a new convenience store with gas on the property. This property is perfect for this and much needed in this location.

Thank you \_\_\_\_\_

Barry Robbins

Mr. and Mrs. Gerald J Robbins

Main Street Self Storage

443 South Main Street-6 Ed more Ct.-2213 Brannen Street

Statesboro, Ga. 30458

A handwritten signature in black ink, appearing to read 'Barry Robbins', followed by a date '4/29/15'.

City of Statesboro  
Planning & Development Dept

APR 30 2015

Received