



*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      » (912) 764-0664 (Fax)

**Statesboro Planning Commission**  
**October 4, 2016**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Agenda**

- I. Call to Order**
- II. Motion to Appoint Temporary Chair to Preside**
- III. Motion to Approve Order of the Meeting Agenda**
- IV. Motion to Nominate a Planning Commission Member to Serve as Chair of the Commission**
- V. Approval of Minutes**
  - 1.) August 2, 2016 Meeting Minutes
  - 2.) September 6, 2016 Meeting Minutes
- VI. New Business**
  1. **APPLICATION # DSDA 16-09-001**: First Baptist Church of Statesboro requests the demolition of a structure located at 24 East Olliff Street, a property located within the boundaries of the Downtown District. Article XXX Section 3003 of the *Statesboro Zoning Ordinance* requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel # S27 000045 000).
  2. **APPLICATION # DSDA 16-09-002**: First Baptist Church of Statesboro requests the demolition of a structure located at 206 Oak Street, a property located within the boundaries of the Downtown District. Article XXX Section 3003 of the *Statesboro Zoning Ordinance* requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel # S28 000001 000).
  3. **APPLICATION # DSDA 16-09-003**: The Downtown Statesboro Development Authority requests the demolition of a structure located at 9 West Inman Street (listed as 11 West Inman Street), a property located within the boundaries of the Downtown District. Article XXX Section 3003 of the *Statesboro Zoning Ordinance* requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel # S19 000040 000).

4. **APPLICATION # CUV 16-08-01**: Justine Taylor requests a conditional use variance from Article V of the *Statesboro Zoning Ordinance* for .34 acres of property located at 18 Carmel Drive to utilize the property as a community living arrangement facility (Tax Parcel # S51 000064A 000).

5. **APPLICATION # V 16-08-02**: John Ray Hendley requests a variance from Article XV (Signs) Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the minimum 5' setback requirement for a sign located at 30 West Inman Street (Tax Parcel # S19 000050 000).

6. **APPLICATION # SUB 16-09-01**: RDJ, LLC requests preliminary plat approval for an 83-lot subdivision for phases II and III of the Whispering Pines subdivision (Tax Parcel # MS42 000008 000).

**VII. Announcements**

**VIII. Adjourn**



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**Statesboro Planning Commission**  
**August 2, 2016**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: David McLendon, Benjamin McKay, April Stafford, Holmes Ramsey, Jamey Cartee and James W. Byrd, Sr. **Absent:** Patrick Sullivan. **City of Statesboro Staff:** Director of Planning and Development Frank Neal, AICP; Director of Public Works & Engineering Jason Boyles; Planning & Development Specialist Candra E. Teshome; Development Project Manager Cindy Clifton; Code Compliance Officer Mike Chappel and Code Compliance Officer Scott Brunson.

**I. Call to Order**

Commissioner Ramsey called the meeting to order at 5:00 PM.

**II. Approval of Minutes**

Commissioner McLendon made a motion to approve the minutes of the April 5, 2015; May 3, 2015; June 7, 2015 and July 5, 2015 Planning Commission meetings, seconded by Commissioner Cartee and the motion carried 5 to 0.

**III. New Business**

- a. **APPLICATION # V 16-07-01:** Jennifer Ronneburger requests a variance from Article XV Section 1509(C) Table 5 of the Statesboro Zoning Ordinance regarding the maximum number of total square feet for a building sign in Sign District 3 for 101 Brampton Avenue (Tax Parcel # MS74 000198 006).

Director of Planning & Development Frank Neal introduced himself, presented the variance case and answered questions from the commissioners. After some discussion, the applicant, Jennifer Ronneburger, spoke on behalf of Panda Express and the variance application. There was no one present in opposition to the application. After some discussion, Commissioner McLendon made a motion to approve the variance at the applicant's stated request for a 93.82 square foot building sign, seconded by Commissioner Sullivan and the motion carried 5 to 0.

**IV. Announcements**

There were no announcements.

**V. Adjourn**

Commissioner McLendon made a motion to adjourn, seconded by Commissioner Byrd and the motion carried 5 to 0.

\_\_\_\_\_  
Chair – \_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Secretary – Frank Neal, AICP  
Director of Planning and Development

**STATESBORO PLANNING COMMISSION**

**September 6, 2016**

**5:00 P.M.**

**City Hall Council Chambers**

**Meeting Minutes**

The September 6, 2015 Planning Commission meeting was cancelled due to a lack of agenda items.

\_\_\_\_\_  
Chair – \_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Secretary – Frank Neal, AICP  
Director of Planning and Development



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

P.O. Box 348  
 Statesboro, Georgia 30458

(912) 764-0630  
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**DSDA DEMO – 16-09-001**  
**DEMOLITION REQUEST**  
**24 East Olliff Street**

**LOCATION:** 24 East Olliff Street

**REQUEST:** Request for a finding of necessity for the demolition of one structure located in the R4 (High Density Residential District) within the DSDA Design Standards District.

**APPLICANT:** First Baptist Church

**OWNER(S):** First Baptist Church

**ACRES:** .38 acres

**PARCEL TAX MAP #:** S27 000045 000

**COUNCIL DISTRICT:** 1 (Boyum)



**PROPOSAL:**

The subject site located at 24 East Olliff Street contains one (1) single-family structure and is currently zoned R4 (High Density Residential District). The property lies 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 meets one of the criteria contained in Section 3003(D). (See **Exhibit A – Location Map**, **Exhibit B – Photos of Subject Site**)

**SURROUNDING ZONING/LAND USES:**

|               | <b>ZONING:</b>                         | <b>LAND USE:</b>                                  |
|---------------|--|---|
| <b>NORTH:</b> | HOC (Highway Oriented Commercial)      | Miscellaneous Sales and Single-Family Residential |
| <b>SOUTH:</b> | R4 (High Density Residential District) | Single-Family Residential                         |
| <b>EAST:</b>  | R4 (High Density Residential District) | Single-Family Residential                         |
| <b>WEST:</b>  | R4 (High Density Residential District) | Single-Family Residential                         |

The subject site is located one (1) block south of Northside Drive East. Properties to the north are predominantly miscellaneous sales, including Tillman Brannen & Minick Farm Supply, Inc.; Tillman and Deal AG Services and Farmers Home Furniture. There are several single-family residential and food service facilities in the vicinity.

**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 C—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. In addition, the property

lies on the boundary of the Commercial Redevelopment Area #1 to the east and Commercial Redevelopment Area #3 to the west.

*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 for this subject site. The parcel in this request is listed in the TAD under Appendix B (page 50) (See **Exhibit D**—List of Parcels Included in the TAD). The parcel had an appraised value of \$41,410, an assessed value of \$16,564 and a tax value of \$0 at the time of the Tax Allocation Redevelopment Plan’s publication.

**STATESBORO DOWNTOWN MASTER PLAN:**

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 11: Residential, Mixed Use and Commercial. The plan calls for targeted redevelopment with a focus on non-university related residential uses and the continuance of industrial and commercial uses that produce minimal conflict. Additionally, the Plan encourages infill and medium-density housing in the area and the preservation of historic resources within the District. (See **Exhibit E**—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:

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 structure is 1,578 square feet and is at least seventy-one (71) years of age, according to the Bulloch County Tax Assessor's website (See **Exhibit F**—Bulloch County Tax Assessor Parcel Information Card). After a review of the Sanborn Map Company's Fire Insurance maps, there was no evidence of the structure in existence in 1922, one of the earliest reference points for Statesboro offered by Sanborn.

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

- a. The structure appears to closely resemble the minimal traditional style, which arose during the 1930s. This house style generally has a small entry porch, simple pillars or columns at entry and a gabled roof often with no eaves. Sufficient time was not allowed to review the structure's floorplan, which would provide information on the type of house. 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

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

There is no indication that the 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 (See **Exhibit G**—Historic Resources of Statesboro).

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**

The structure exceeds fifty years of age.

**(2) Integrity**

An inspection performed on September 14, 2016 by the Director of Planning and Development 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.



EXHIBIT A: LOCATION MAP



**EXHIBIT B: PHOTOS OF SUBJECT SITE**



**Picture 1 Subject Site Facing South**



**Picture 2 Front of House Facing South**

**EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)**



**Picture 3 Rear of Subject Site**



**Picture 4 Rear of Subject Site**

**EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)**



**Picture 5 Rear of Subject Site**



**Picture 6 Rear of Subject Site**

EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)



Picture 7 Rear of Subject Site

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



EXHIBIT B: INTERIOR PHOTOS OF SUBJECT SITE (CONT)

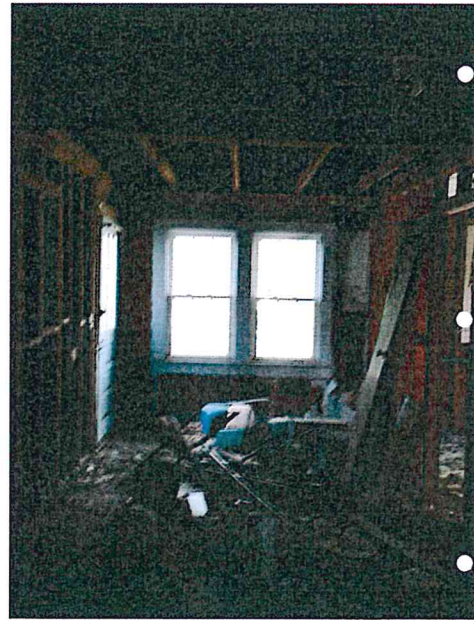


EXHIBIT B: INTERIOR PHOTOS OF SUBJECT SITE (CONT)

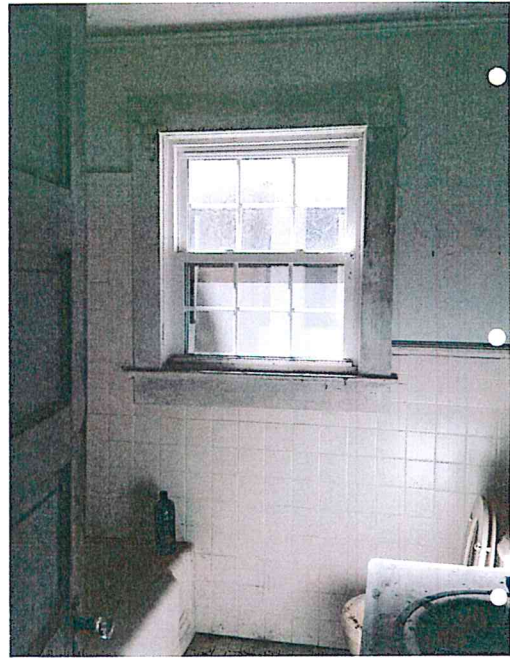
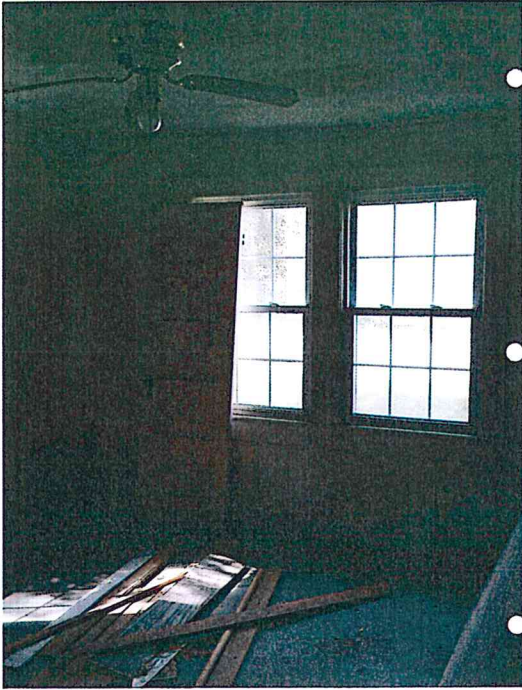




EXHIBIT C: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

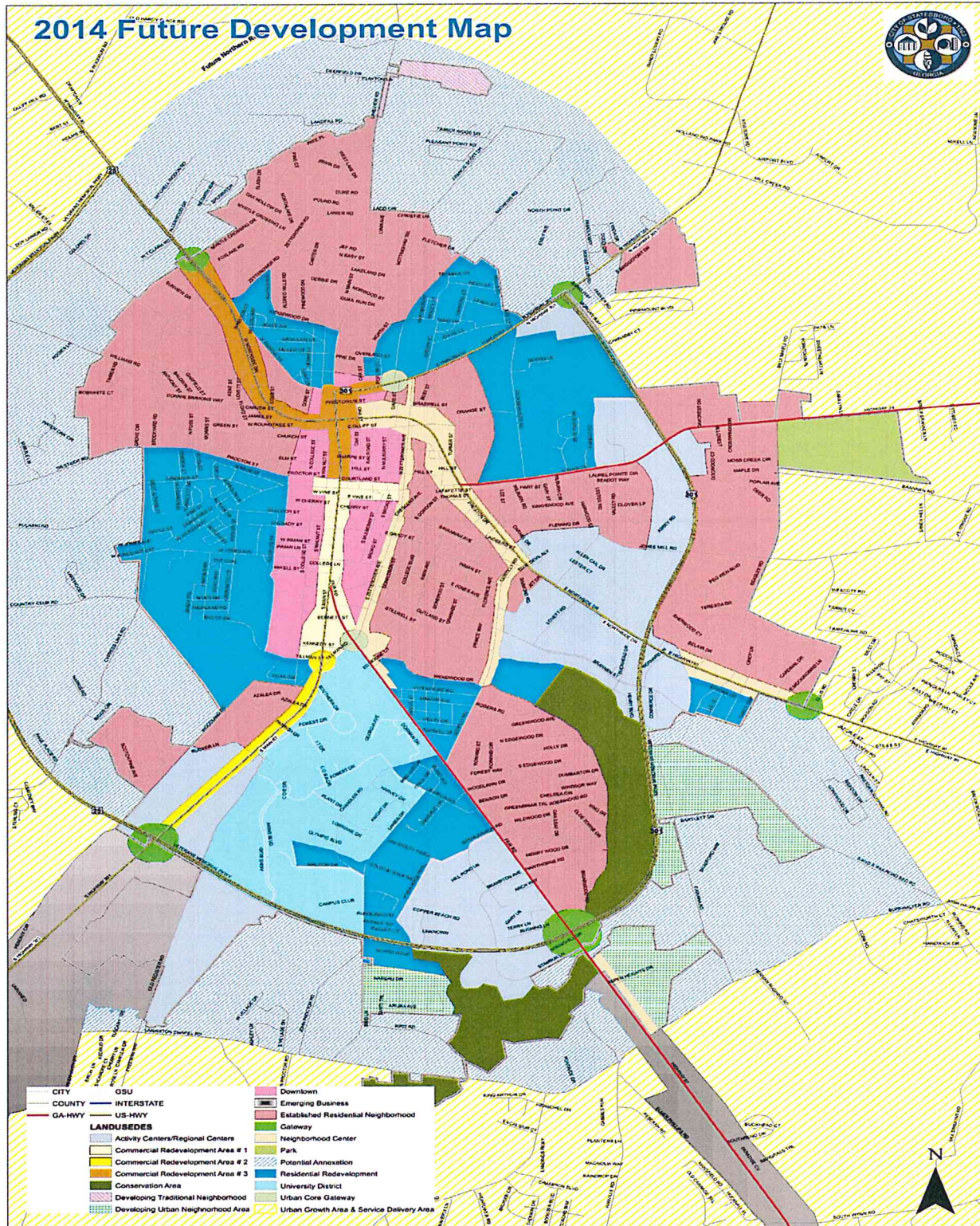
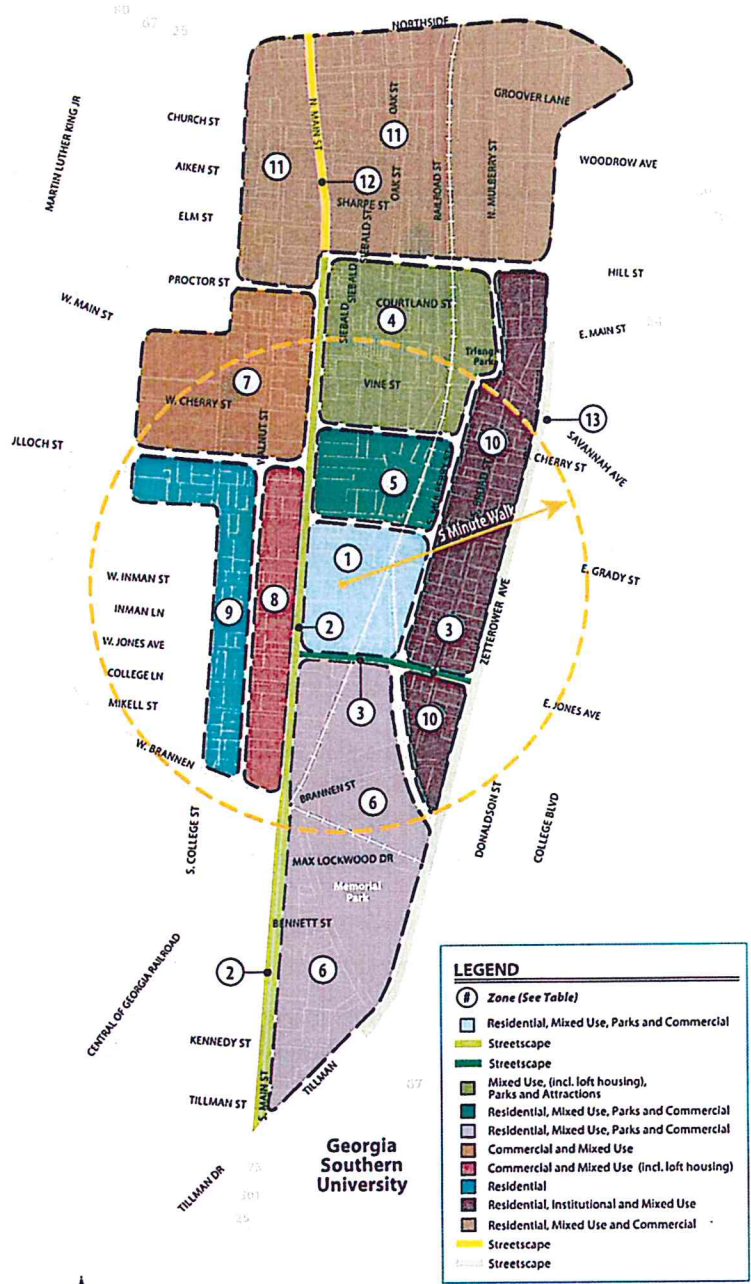


EXHIBIT D: LIST OF PARCELS INCLUDED IN THE TAD

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 |
|--------------|----------------|----------------------------|-----------|-------------|-----------------|----------------|-----------|
| 7879-51-3624 | S28 000121 000 | R/R ST                     | E         | 1           | 45,081          | 18,032         | 0         |
| 7879-51-5005 | S28 000098 000 | E MAIN WHSE/MADRAY         | C         | 1           | 161,600         | 64,640         | 64,640    |
| 7879-51-5354 | S28 000094 000 | CITY/PUBLIC WORKS          | E         | 1           | 179,600         | 71,840         | 0         |
| 7879-51-5679 | S28 000122 000 | HILL STREET                | E         | 1           | 247,733         | 99,093         | 0         |
| 7879-51-5970 | S28 000123 000 | PARCEL 3 / N MULBERRY ST   | C         | 1           | 53,865          | 21,546         | 21,546    |
| 7879-51-6018 | S28 000096 000 | N MULBERRY ST              | C         | 1           | 75,530          | 30,212         | 30,212    |
| 7879-51-6116 | S28 000095 000 | 11 N MULBERRY ST           | C         | 1           | 64,736          | 25,894         | 25,894    |
| 7879-51-7190 | S28 000091 000 | 8 N MULBERRY               | R         | 1           | 55,370          | 22,148         | 22,148    |
| 7879-51-8330 | S28 000092 000 | HILL ST 20,21,22,23,24     | C         | 1           | 168,728         | 67,491         | 67,491    |
| 7879-51-9130 | S39 000007 001 | N ZETTEROWER AVE           | C         | 1           | 186,200         | 74,480         | 74,480    |
| 7879-52-0648 | S27 000070 000 | 208 OAK ST                 | R         | 1           | 33,535          | 13,414         | 13,414    |
| 7879-52-0739 | S27 000071 000 | 210 OAK ST                 | R         | 1           | 65,052          | 26,021         | 26,021    |
| 7879-52-0839 | S27 000043 000 | 20 E OLLIFF ST             | R         | 1           | 16,259          | 6,504          | 6,504     |
| 7879-52-1687 | S27 000061 000 | 107 RAILROAD ST            | R         | 1           | 58,915          | 23,566         | 23,566    |
| 7879-52-1814 | S27 000044 000 | 22 E OLLIFF ST             | R         | 1           | 56,328          | 22,531         | 22,531    |
| 7879-52-1883 | S27 000045 000 | 24 E OLLIFF ST             | E         | 1           | 41,410          | 16,564         | 0         |
| 7879-52-2848 | S27 000046 000 | 26 E OLLIFF ST             | R         | 1           | 39,504          | 15,802         | 15,802    |
| 7879-52-5273 | S27 000057 000 | W/S N MULBERRY RAILROAD ST | C         | 1           | 460,245         | 184,098        | 184,098   |
| 7879-52-5613 | S27 000060 000 | 1/2 LT 41-42/RAILROAD ST   | R         | 1           | 19,200          | 7,680          | 7,680     |
| 7879-52-5884 | S27 000047 000 | EAST OLLIFF STREET LOT17   | R         | 1           | 41,600          | 16,640         | 16,640    |
| 7879-52-6548 | S27 000058 000 | PT LT 41/125 N MULBERRY ST | R         | 1           | 7,600           | 3,040          | 3,040     |
| 7879-52-6645 | S27 000059 001 | N MULBERRY ST              | R         | 1           | 4,600           | 1,840          | 1,840     |
| 7879-52-6648 | S27 000059 000 | 127 N MULBERRY ST          | R         | 1           | 5,500           | 2,200          | 2,200     |
| 7879-60-0947 | S39 000011 000 | LT 127/E MAIN & ZETT       | C         | 1           | 146,603         | 58,641         | 58,641    |
| 7879-61-0265 | S39 000007 000 | PAR D/13 N ZETTEROWER      | C         | 1           | 651,700         | 260,680        | 260,680   |
| 7879-61-0377 | S39 000006 000 | 15 N ZETTEROWER            | R         | 1           | 90,107          | 36,043         | 36,043    |

EXHIBIT E: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE



Locational / Zone Implementation



EXHIBIT E: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE (CONT)

IMPLEMENTATION STRATEGY

Locational / Zone Implementation Table – continued





| Zones  | Targeted Use/Enhancement                 | Importance Level   | Discussion   |
|--|--|--|--|
|  10 | Residential, Institutional and Mixed Use | Secondary, this area operates as a supportive element to downtown, but could potentially include some additional enhancement   | <ul style="list-style-type: none"> <li>Targeted redevelopment in this area which is consistent with the emerging development pattern is an appropriate approach in this zone</li> <li>Identify redevelopment opportunities through land assemblage and enhancement</li> <li>Ensure residential and office uses continue with minimal conflict and promote the development of an emerging mixed use corridor</li> <li>Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock</li> </ul> |
|  11 | Residential, Mixed Use and Commercial    | Secondary, an important area to the master plan and the continued success and redevelopment of the area  | <ul style="list-style-type: none"> <li>Targeted redevelopment in this area is an appropriate approach</li> <li>Focus on residential redevelopment opportunities associated with non-university related housing and commercial uses serving the community</li> <li>Ensure industrial and commercial uses continue with minimal conflict and promote newer compatible development</li> </ul>   |
|  12 | Streetscape                              | Secondary, the North Main Street corridor requires enhancement to foster pedestrian circulation and to provide aesthetic improvements  | <ul style="list-style-type: none"> <li>Targeted approach to streetscape projects should coincide with redevelopment opportunities in Zone 11</li> <li>New project must consider potential for land use conflicts with adjacent uses</li> </ul>   |
|  13 | Streetscape                              | Secondary, Zetterower Avenue is major thoroughfare and offers an alternative opportunity to access the downtown core which is transitioning to commercial, predominantly office uses | <ul style="list-style-type: none"> <li>Focus on improvements that enhance pedestrian connectivity and traffic calming</li> </ul>   |



EXHIBIT F: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD

9/21/2016

qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S27 000045 000



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

**Owner and Parcel Information**

|                                       |   |                     |                                     |
|---------------------------------------|---|---------------------|-------------------------------------|
| Owner Name                            | FIRST BAPTIST CHURCH OF                                 | Today's Date        | September 21, 2016                  |
| Mailing Address                       | STATESBORO INC<br>108 N MAIN ST STATESBORO, GA<br>30458 | Parcel Number       | S27 000045 000                      |
| Location Address                      | 24 EAST OLLIFF ST                                       | Tax District        | Statesboro TAD 29.046 (District 08) |
| Legal Description                     | 24 E OLLIFF ST  | 2015 Millage Rate   |                                     |
| Property Class(NOTE: Not Zoning Info) | E2-Exempt   | Acres               | 0.38                                |
| Zoning                                | R4  | Neighborhood        | 000024                              |
| ACC/DES                               | 0 /   | Homestead Exemption | No (S0)                             |
|                                       |   | GMD                 | 1209                                |
|                                       |   | Parcel Map          | <a href="#">Show Parcel Map</a>     |

**2016 Tax Year Value Information**

| Land Value | Improvement Value | Accessory Value | Total Value | Assessed Value |
|------------|-------------------|-----------------|-------------|----------------|
| \$ 13,202  | \$ 29,928         | \$ 0            | \$ 43,130   | \$ 17,252      |

**Land Information**

| Type | Description        | Calculation Method | Frontage | Depth | Acres | Photo |
|------|--------------------|--------------------|----------|-------|-------|-------|
| RES  | 0024 - REGULAR - 1 | Front Feet         | 60       | 190   | 0.1   | NA    |
| RES  | 0024 - REGULAR - 1 | Front Feet         | 65       | 190   | 0.28  | NA    |

**Improvement Information**

| Style     | Heated Sq Ft  | Interior Walls   | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
|-----------|---------------|------------------|---|------------------|---------------------|----------------|-----------------------------------|
| Other     | 1,578         | Other            | Asbestos                                | 0                | 0                   | 1945           | <a href="#">Building Images</a>   |
| Roof Type | Flooring Type | Heating Type     | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | NONE -NONE- NONE | 8/3/2.0/5                               | \$ 29,928        | Fair                | 1              | <a href="#">Sketch Building 1</a> |

**Accessory Information**

| Description   | Year Built | Dimensions/Units | Value |
|---|------------|------------------|-------|
| No accessory information associated with this parcel. |            |                  |       |

**Sale Information**

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

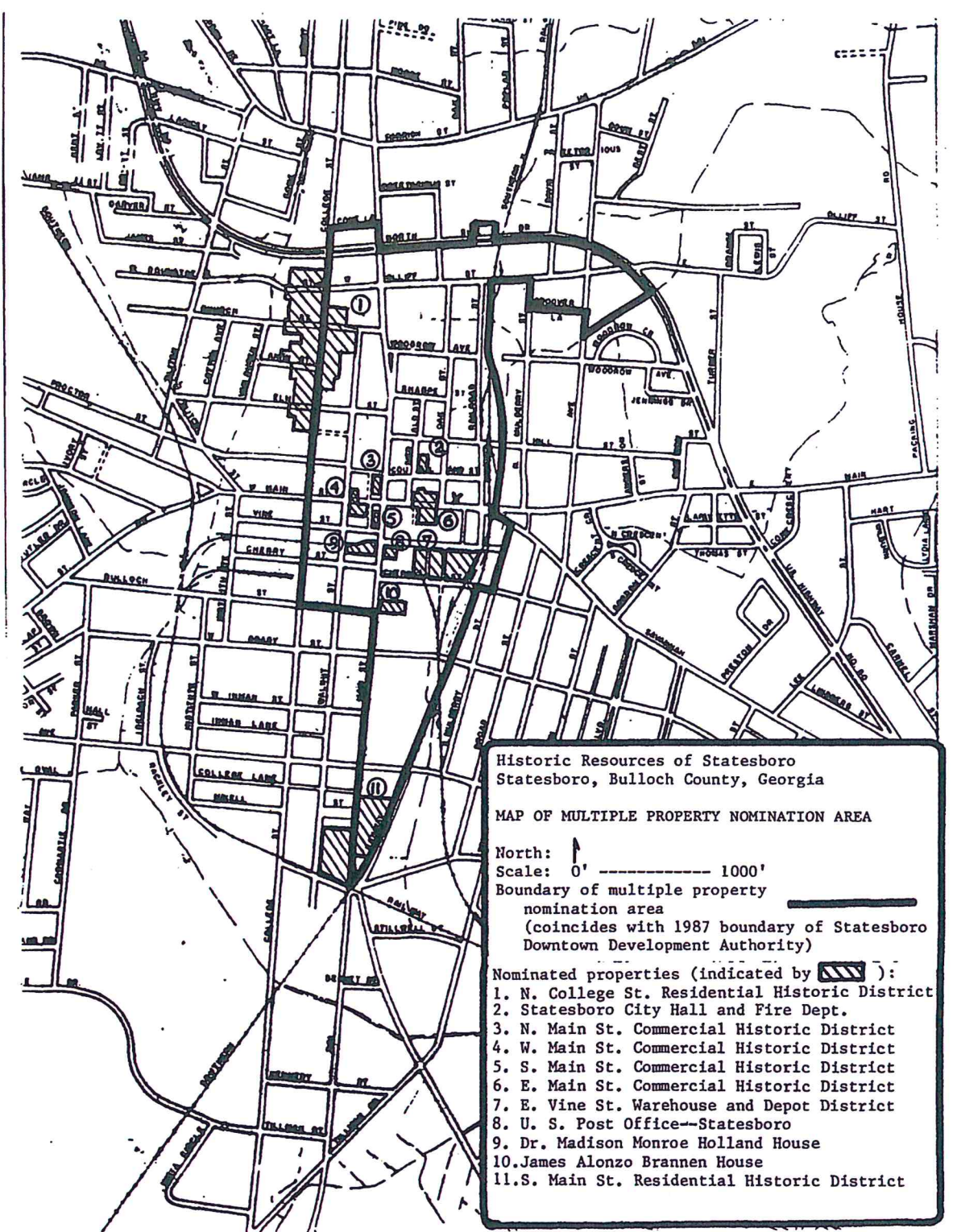
**Historical Sales Information**

| Date       | Book/Page | Price     | Type            | Source | Valid | Grantor           |
|------------|-----------|-----------|-----------------|--------|-------|-------------------|
| 09/29/2008 | 1882/1    | \$ 41,000 | LAND & BUILDING | OTHER  | 0     | NEVILLE WILLIAM G |

http://qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S27%20000045%20000

1/2

EXHIBIT G: HISTORIC RESOURCES OF STATESBORO 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 16-09-002  
 DEMOLITION REQUEST  
 206 Oak Street**

**LOCATION:** 206 Oak Street

**REQUEST:** Request for a finding of necessity for the demolition of one structure zoned LI (Light Industrial) within the DSDA Design Standards District.

**APPLICANT:** First Baptist Church

**OWNER(S):** First Baptist Church

**ACRES:** 10.2 acres (parcel combined total)

**PARCEL TAX MAP #:** S28 000001 000

**COUNCIL DISTRICT:** 1 (Boyum)



**PROPOSAL:**

The subject site is located at 206 Oak Street, contains one (1) single-family structure and is currently zoned LI (Light Industrial Districts). The property lies 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 meets one of the criteria contained in Section 3003(D) (See **Exhibit A**—Location Map, **Exhibit B**—Photos of Subject Site and **Exhibit C**—Photos of Interior of Subject Site). First Baptist Church of Statesboro owns the property, which is located within one combined parcel addressed 108 North Main Street (Tax Parcel S28 000001 000) and split zoned R4 (High Density Residential District), O (Office and Business Office District), CBD (Central Business District) and LI (Light Industrial Districts).

**SURROUNDING ZONING/LAND USES:**

| ZONING:       |  | LAND USE:                               |
|---------------|--|---|
| <b>NORTH:</b> | R4 (High Density Residential District) and O (Office and Business Office District) | Single-Family Residential               |
| <b>SOUTH:</b> | LI (Light Industrial Districts)  | Single-Family Residential               |
| <b>EAST:</b>  | LI (Light Industrial Districts)  | Municipal, county, state or federal use |
| <b>WEST:</b>  | CBD (Central Business District)  | Church                                  |

The subject site is located east of First Baptist Church of Statesboro. Properties to the north and south are predominantly single-family residential. The Bulloch County Probation Department and Municipal Court lie east. (See **EXHIBIT B**—Photos of the Subject Site).

## 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* – 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 for this subject site. The parcel in this request is listed in the TAD under Appendix B (page 35); however, the TAD only values the church (See **Exhibit E**—List of Parcels Included in the TAD). The combined parcel had an appraised value of \$9,532,207, an assessed value of \$3,812,883 and a tax value of \$0, at the time the Tax Allocation Redevelopment Plan was written.

## STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 11: Residential, Mixed Use and Commercial. The plan calls for targeted redevelopment with a focus on non-university related residential uses and the continuance of industrial and commercial uses that produce minimal conflict. Additionally, the Plan encourages infill and medium-density housing in the area and the preservation of historic resources within the District. (See **Exhibit F**—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:**

Given that Bulloch County Tax Records do not necessarily indicate the structure’s age, staff is not authorized to administratively approve a demolition permit (See **Exhibit H**—Bulloch County Tax Assessor Parcel Information Card). Rather, Council must determine whether the structure is considered 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 a “Historical Building” meriting preservation, Council must find the building to be greater than fifty (50) 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:

- (1) The structure is an outstanding example representative of its era:**
  - a. See **EXHIBIT B**—Photos of Subject Site
- (2) The structure is one of few remaining examples of a past architectural style:**  
There is no indication that the 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 (See **Exhibit I**—Historic Resources of Statesboro).

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**  
The structure most likely exceeds fifty years of age, but due to the limited amount of identifying information in the Tax Assessor’s website, a determination cannot be made about age without time for further research or construction documents.
- (2) Integrity**  
An inspection performed on September 14, 2016 by the Director of Planning and Development 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.

EXHIBIT A: LOCATION MAP



**EXHIBIT B: PHOTOS OF SUBJECT SITE**



**Picture 1 Subject Site Facing South**



**Picture 2 Front of House Facing South**

**EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)**



**Picture 3 Rear of Subject Site**



**Picture 4 Rear of Subject Site**

EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)



EXHIBIT C: PHOTOS OF SUBJECT SITE INTERIOR

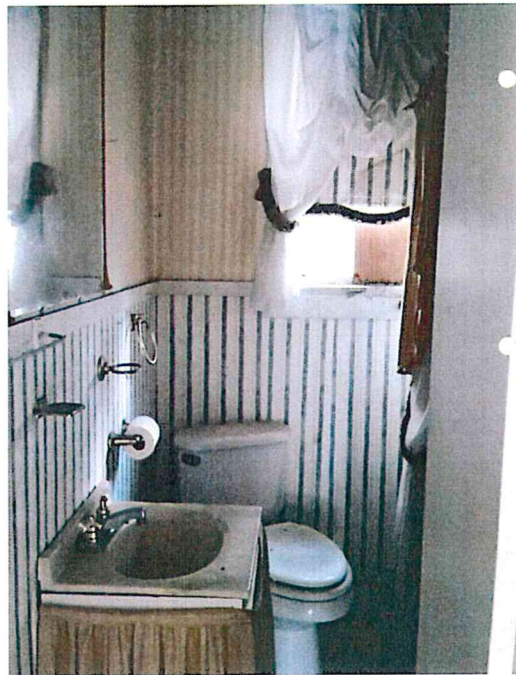


EXHIBIT C: PHOTOS OF SUBJECT SITE INTERIOR



EXHIBIT C: PHOTOS OF SUBJECT SITE INTERIOR

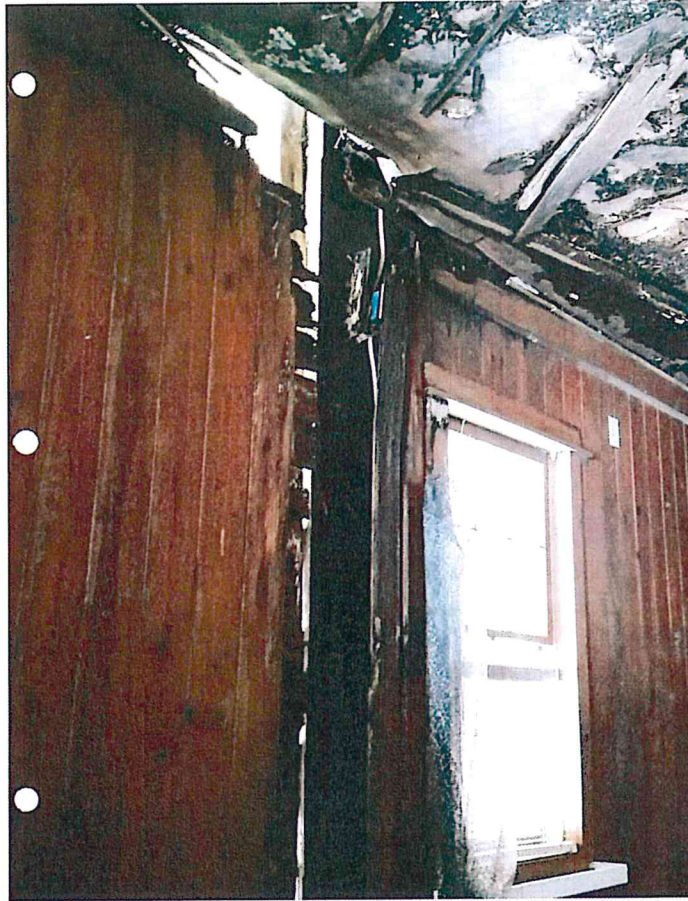




EXHIBIT D: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

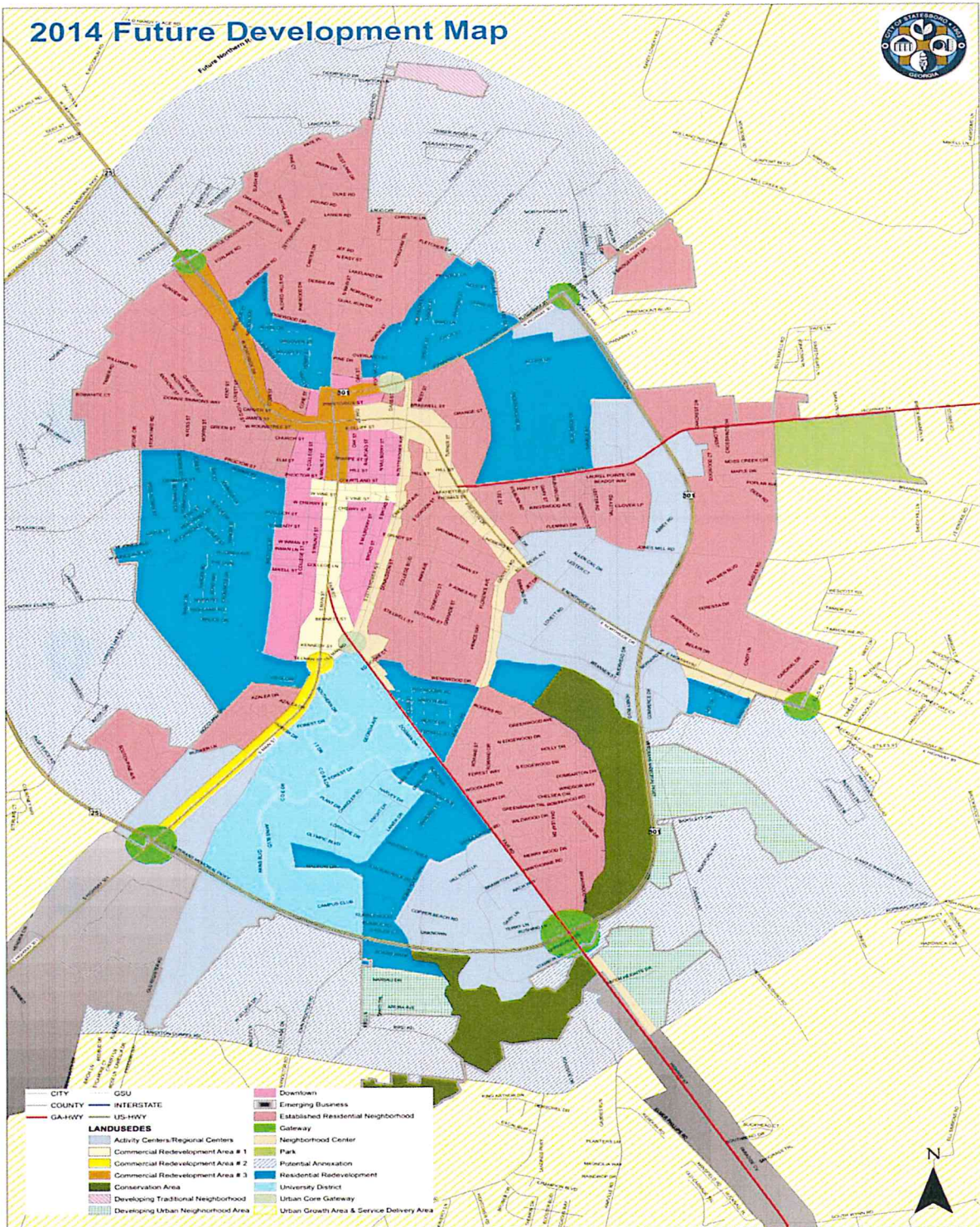


EXHIBIT E: LIST OF PARCELS INCLUDED IN THE TAD

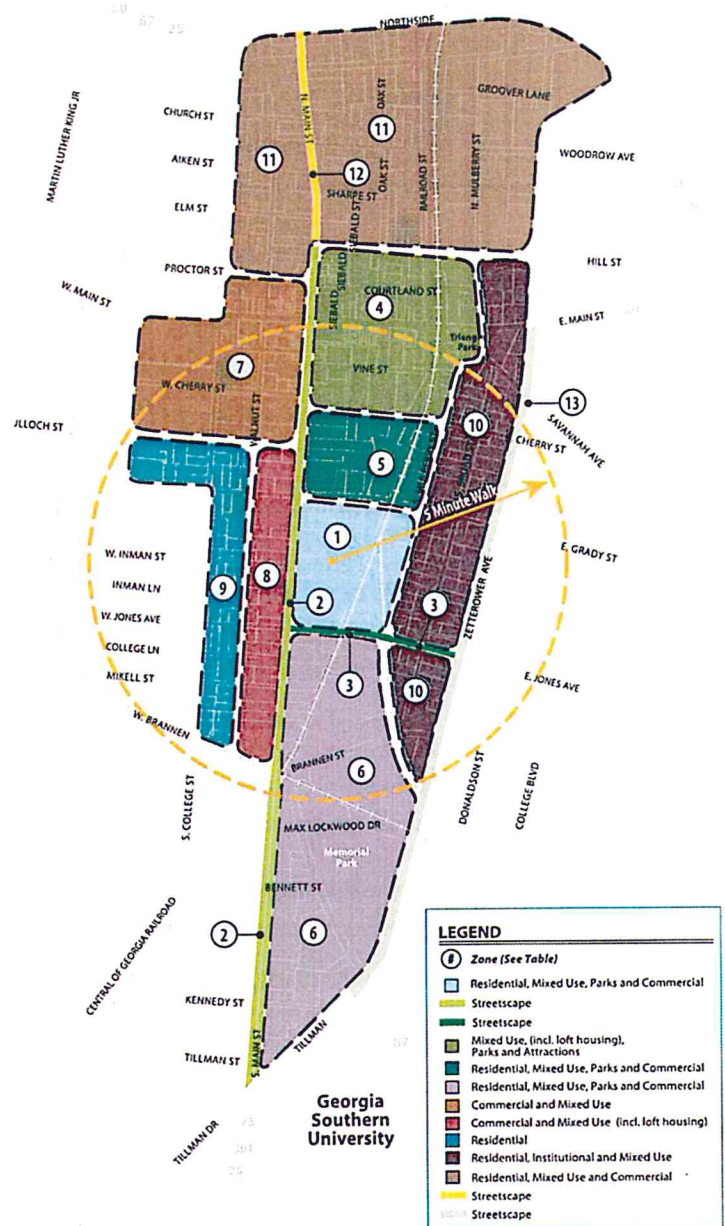
City of Statesboro Tax Allocation District #1: South Main Redevelopment Plan

2014

Appendix B: List of Parcels to be Included in Bulloch County Tax Allocation District #1: South Main

| GEOPIN       | PARCEL_NO      | Legal Description              | DIG CLASS | TAXD ISTRIC | Appraised Value | Assessed Value | Tax Value |
|--------------|----------------|--------------------------------|-----------|-------------|-----------------|----------------|-----------|
| 7879-42-4450 | S27 000079 000 | 124 N MAIN ST                  | C         | 1           | 154,649         | 61,860         | 61,860    |
| 7879-42-5471 | S27 000078 000 | 7 WOODROW AVE                  | R         | 1           | 79,930          | 31,972         | 31,972    |
| 7879-42-5542 | S27 000081 000 | 128 N MAIN ST                  | C         | 1           | 62,503          | 25,001         | 25,001    |
| 7879-42-5632 | S27 000082 000 | 130 N MAIN ST                  | R         | 1           | 39,100          | 15,640         | 15,640    |
| 7879-42-7045 | S28 000001 000 | 108 NORTH MAIN/CHURCH          | E         | 1           | 9,532,207       | 3,812,883      | 0         |
| 7879-52-0424 | S27 000067 000 | 202 OAK ST/HOME                | R         | 1           | 40,859          | 16,344         | 16,344    |
| 7879-52-1450 | S27 000064 000 | 23 WOODROW AVE                 | R         | 1           | 49,356          | 19,742         | 19,742    |
| 7879-60-8404 | S39 000067 000 | 2 LOTT ST                      | R         | 1           | 13,300          | 5,320          | 5,320     |
| 7879-60-8523 | S39 000068 000 | 4 LOTT ST(N.CRESCENT ST)       | R         | 1           | 46,850          | 18,740         | 18,740    |
| 7879-60-8629 | S39 000069 000 | LT 25 PT 26/CRESCENT           | R         | 1           | 30,615          | 12,246         | 12,246    |
| 7879-60-9014 | S40 000082 000 | GORDON STREET/ LOT 1           | R         | 1           | 56,131          | 22,452         | 22,452    |
| 7879-60-9458 | S39 000083 000 | GORDON ST                      | R         | 1           | 98,823          | 39,529         | 39,529    |
| 7879-70-0378 | S40 000084 000 | 20 GORDON ST/PARK              | R         | 1           | 11,800          | 4,720          | 4,720     |
| 7879-70-0638 | S39 000082 000 | LTS 5-6 & 7 GORDON ST          | R         | 1           | 113,052         | 45,221         | 45,221    |
| 7879-70-1188 | S40 000083 000 | GORDON STREET                  | R         | 1           | 52,500          | 21,000         | 21,000    |
| 7879-70-1598 | S39 000084 000 | LT 38/GORDON ST                | R         | 1           | 34,538          | 13,815         | 13,815    |
| 7879-70-2611 | S39 000085 000 | 14 GORDON ST/LIFE EST          | R         | 1           | 3,000           | 1,200          | 1,200     |
| 7879-70-2626 | S39 000086 000 | 12 GORDON ST LTS 23&24         | R         | 1           | 7,600           | 3,040          | 3,040     |
| 7879-70-3495 | S39 000095 000 | HWY 80 E/THOMAS ST             | C         | 1           | 305,617         | 122,247        | 122,247   |
| 7879-70-4602 | S39 000094 000 | 10 LAF ST/LT25-27,39-42/12HSES | R         | 1           | 51,960          | 20,784         | 20,784    |
| 7878-48-3567 | S30 000001 000 | 248 S MAIN ST/STORE #226       | C         | 1           | 552,917         | 221,167        | 221,167   |
| 7878-48-3959 | S29 000031 000 | S MAIN TACO BEL/SBO/ 0.86 AC   | C         | 1           | 320,255         | 128,102        | 128,102   |
| 7878-48-5575 | S30 000002 000 | 0.21 AC/11 EAST JONES STREET   | C         | 1           | 38,528          | 15,411         | 15,411    |
| 7878-48-5855 | S29 000030 000 | QUALITY INN/MANNYS             | C         | 1           | 3,442,410       | 1,376,964      | 1,376,964 |
| 7878-49-3188 | S29 000032 000 | SHONEY'S/1.04 AC               | C         | 1           | 501,021         | 200,408        | 200,408   |
| 7878-49-5087 | S29 000030 001 | 1.438 AC / PAR B               | C         | 1           | 64,130          | 25,652         | 25,652    |
| 7878-49-7108 | S29 000044 000 | LOTS 7 & 8 SOUTH MAIN ST       | E         | 1           | 26,500          | 10,600         | 0         |
| 7878-38-8175 | S20 000085 000 | 7 MIKELL/8-APT/ALLEN           | C         | 1           | 167,042         | 66,817         | 66,817    |
| 7878-38-8284 | S20 000093 000 | LT 2/ 0.526 AC/S MAIN ST       | C         | 1           | 139,900         | 55,960         | 55,960    |
| 7878-38-8495 | S20 000092 000 | 12 W JONES AVE                 | R         | 1           | 49,822          | 19,929         | 19,929    |
| 7878-38-9385 | S20 000089 000 | 305 S MAIN ST                  | C         | 1           | 463,836         | 185,534        | 185,534   |
| 7878-38-9600 | S19 000019 000 | W JONES AVE/LT 4/MCDONALD'S    | C         | 1           | 38,120          | 15,248         | 15,248    |
| 7878-38-9726 | S19 000020 000 | 232 S WALNUT STREET            | R         | 1           | 103,090         | 41,236         | 41,236    |
| 7878-38-9834 | S19 000021 000 | 128 S WALNUT ST                | C         | 1           | 80,701          | 32,280         | 32,280    |
| 7878-38-9933 | S19 000022 000 | 10 W INMAN/LANIER              | R         | 1           | 91,302          | 36,521         | 36,521    |
| 7878-48-0110 | S20 000086 000 | 317 S MAIN ST                  | C         | 1           | 249,931         | 99,972         | 99,972    |

EXHIBIT F: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE



Locational / Zone Implementation

EXHIBIT G: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE (CONT)

Locational / Zone Implementation Table – continued





| Zones  | Targeted Use/Enhancement                 | Importance Level   | Discussion   |
|--|--|--|--|
|  10 | Residential, Institutional and Mixed Use | Secondary, this area operates as a supportive element to downtown, but could potentially include some additional enhancement   | <ul style="list-style-type: none"> <li>Targeted redevelopment in this area which is consistent with the emerging development pattern is an appropriate approach in this zone</li> <li>Identify redevelopment opportunities through land assemblage and enhancement</li> <li>Ensure residential and office uses continue with minimal conflict and promote the development of an emerging mixed use corridor</li> <li>Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock</li> </ul> |
|  11 | Residential, Mixed Use and Commercial    | Secondary, an important area to the master plan and the continued success and redevelopment of the area  | <ul style="list-style-type: none"> <li>Targeted redevelopment in this area is an appropriate approach</li> <li>Focus on residential redevelopment opportunities associated with non-university related housing and commercial uses serving the community</li> <li>Ensure industrial and commercial uses continue with minimal conflict and promote newer compatible development</li> </ul>   |
|  12 | Streetscape                              | Secondary, the North Main Street corridor requires enhancement to foster pedestrian circulation and to provide aesthetic improvements  | <ul style="list-style-type: none"> <li>Targeted approach to streetscape projects should coincide with redevelopment opportunities in Zone 11</li> <li>New project must consider potential for land use conflicts with adjacent uses</li> </ul>   |
|  13 | Streetscape                              | Secondary, Zetterower Avenue is major thoroughfare and offers an alternative opportunity to access the downtown core which is transitioning to commercial, predominantly office uses | <ul style="list-style-type: none"> <li>Focus on improvements that enhance pedestrian connectivity and traffic calming</li> </ul>   |



EXHIBIT H: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD

9/21/2016

qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S28 000001 000



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**Owner and Parcel Information**

|                                       |   |                     |  |
|---------------------------------------|---|---------------------|--|
| Owner Name                            | FIRST BAPTIST CHURCH OF   | Today's Date        | September 21, 2016                     |
| Mailing Address                       | STATESBORO INC<br>108 NORTH MAIN STREET STATESBORO,<br>GA 30458 | Parcel Number       | S28 000001 000                         |
| Location Address                      | 108 NORTH MAIN ST   | Tax District        | Statesboro TAD 29.046<br>(District 08) |
| Legal Description                     | 108 NORTH MAIN/CHURCH   | 2015 Millage Rate   |  |
| Property Class(NOTE: Not Zoning Info) | E2-Exempt   | Acres               | 10.2                                   |
| Zoning                                | CBD   | Neighborhood        | 000036                                 |
| ACC/DES                               | 0 /   | Homestead Exemption | No (S0)                                |
|                                       |   | GMD                 | 1209                                   |
|                                       |   | Parcel Map          | <a href="#">Show Parcel Map</a>        |

**2016 Tax Year Value Information**

|            |                   |                 |              |                |
|------------|-------------------|-----------------|--------------|----------------|
| Land Value | Improvement Value | Accessory Value | Total Value  | Assessed Value |
| \$ 892,800 | \$ 124,979        | \$ 8,517,956    | \$ 9,535,735 | \$ 3,814,294   |

**Land Information**

| Type | Description        | Calculation Method | Acres | Photo |
|------|--------------------|--------------------|-------|-------|
| RES  | 0036 - PRIMARY - 2 | Acres              | 10.2  | NA    |

**Improvement Information**

| Style     | Heated Sq Ft  | Interior Walls       | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
|-----------|---------------|----------------------|---|------------------|---------------------|----------------|-----------------------------------|
| Duplex    | 1,701         | Other                | Brick                                   | 0                | 0                   | 1955           | NA                                |
| Roof Type | Flooring Type | Heating Type         | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | NONE -NONE-NONE      | 4/4/2.0/5                               | \$ 53,322        | Average             | 0              | <a href="#">Sketch Building 1</a> |
| Style     | Heated Sq Ft  | Interior Walls       | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
| Other     | 1,208         | Other                | Asbestos                                | 0                | 0                   | 1954           | NA                                |
| Roof Type | Flooring Type | Heating Type         | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | BASIC -GAS -WARM AIR | 6/3/1.5/2                               | \$ 36,018        | Average             | 1              | <a href="#">Sketch Building 2</a> |
| Style     | Heated Sq Ft  | Interior Walls       | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
| Other     | 1,196         | Other                | Asbestos                                | 0                | 0                   | 1952           | NA                                |
| Roof Type | Flooring Type | Heating Type         | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | CENT AIR-ELEC-WARM   | 6/2/1.0/0                               | \$               | Average             | 0              |                                   |

http://qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S28%20000001%20000

1/2

EXHIBIT H: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD (CONT)

9/21/2016

qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S28 000001 000

|     |        |                   |
|-----|--------|-------------------|
| AIR | 35,639 | Sketch Building 3 |
|-----|--------|-------------------|

| Accessory Information          |            |                  |              |
|--------------------------------|------------|------------------|--------------|
| Description                    | Year Built | Dimensions/Units | Value        |
| GROSS BLDG                     | 2011       | 1x1 0            | \$ 1         |
| Pre-fab Metal bldg (above ave) | 2010       | 20x60 0          | \$ 14,956    |
| Utility Shed, Metal            | 1995       | 12x20 0          | \$ 619       |
| Utility Shed, Metal            | 1980       | 10x10 0          | \$ 191       |
| Utility Shed, Frame            | 1980       | 8x12 0           | \$ 273       |
| Utility Shed, Frame            | 1980       | 10x10 0          | \$ 284       |
| Utility Shed, Metal            | 1978       | 10x16 0          | \$ 1,224     |
| Canopy                         | 1965       | 18x24 0          | \$ 408       |
| GROSS BLDG                     | 1900       | 0x0 0            | \$ 8,500,000 |

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

| Historical Sales Information |           |       |      |        |       |         |
|------------------------------|-----------|-------|------|--------|-------|---------|
| Date                         | Book/Page | Price | Type | Source | Valid | Grantor |

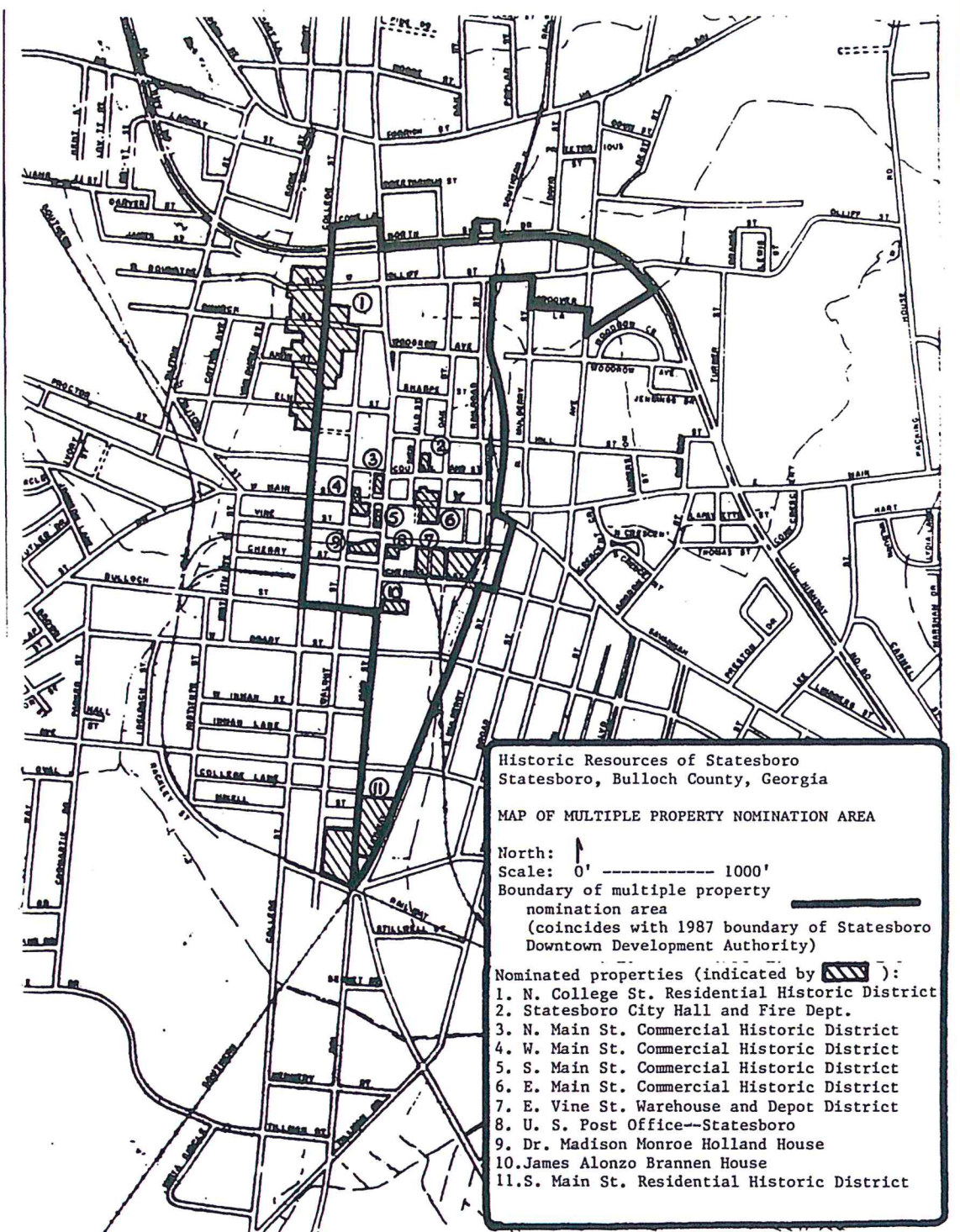
| Permit Information |               |                 |             |
|--------------------|---------------|-----------------|-------------|
| Permit Date        | Permit Number | Type            | Description |
| 08-04-2010         | 8446          | CHURCH BLDG     |             |
| 04-22-2010         | 8389          | REROOF          |             |
| 04-22-2008         | 7181          | DEMOLITION      |             |
| 03-18-2008         | 7159          | DEMOLITION      |             |
| 09-11-2007         | 7063          | DEMOLITION      |             |
| 04-26-2006         | 6603          | RE-ROOF         |             |
| 05-24-2005         | 6318          | MOVE HOUSE      |             |
| 11-11-2002         | 0000          | DEMOLISH HOUSE  |             |
| 02-05-2002         | 0000          | FELLOWSHIP HALL |             |
| 10-01-1995         | 4017          | ENC PORCH       |             |

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EXHIBIT I: HISTORIC RESOURCES OF STATESBORO 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 16-09-003**  
**DEMOLITION REQUEST**  
**9 West Inman Street**

**LOCATION:** 9 West Inman Street

**REQUEST:** Request for a finding of necessity for the demolition of one structure zoned HOC (Highway Oriented Commercial) within the DSDA Design Standards District.

**APPLICANT:** Downtown Statesboro Development Authority

**OWNER(S):** Downtown Statesboro Development Authority

**ACRES:** .29 acres (parcel combined total)

**PARCEL TAX MAP #:** S19 000040 000

**COUNCIL DISTRICT:** 2 (Jones)



**PROPOSAL:**

The subject site is located at 9 West Inman Street (listed as 11 West Inman Street in the Tax Assessor's website), contains one (1) duplex and is currently zoned HOC (Highway Oriented Commercial). The property lies 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 meets one of the criteria contained in Section 3003(D) (See Exhibit A–Location Map and Exhibit B–Photos of Subject Site). The Downtown Statesboro Development Authority owns the property, which is located within one parcel addressed 11 West Inman Street (Tax Parcel S19 000040 000) and split zoned R4 (High Density Residential District) and HOC (Highway Oriented Commercial).

**SURROUNDING ZONING/LAND USES:**

|               | <b>ZONING:</b>                         | <b>LAND USE:</b>                          |
|---------------|--|---|
| <b>NORTH:</b> | HOC (Highway Oriented Commercial)      | Two-family duplexes                       |
| <b>SOUTH:</b> | HOC (Highway Oriented Commercial)      | Single-family residential                 |
| <b>EAST:</b>  | HOC (Highway Oriented Commercial)      | Single-family residential and repair shop |
| <b>WEST</b>   | R4 (High Density Residential District) | Single-family residential                 |

The subject site is adjacent to the Downtown Statesboro Development Authority's Homes for Heroes project, located at 11 West Inman Street and part of the same parcel. Properties to the north and south are predominantly residential in nature and include the Walnut Grove development.



## 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* – 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.
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- 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 for this subject site. The parcel in this request is listed in the TAD under Appendix B (page 42); however, the TAD values the entire parcel, which includes another structure under renovation for the Homes for Heroes program (See Exhibit E—List of Parcels Included in the TAD). The combined parcel had an appraised value of \$53,566, an assessed value of \$21,426 and a tax value of \$21,426, at the time the Tax Allocation Redevelopment Plan was written.

## STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 9: Residential. The plan establishes this zone of secondary importance and calls for the creation of appropriately scaled residential uses as a key focus. (See Exhibit F—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:

Given that Bulloch County Tax Records indicate that the structure is greater than fifty (50) years in age, staff is not authorized to administratively approve a demolition permit (See **Exhibit H**—Bulloch County Tax Assessor Parcel Information Card). 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:

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

a. See **EXHIBIT B**—Photos of Subject Site

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

There is no indication that the 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 (See **Exhibit I**—Historic Resources of Statesboro).

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**

The structure exceeds 50 years of age (See **Exhibit H**—Bulloch County Tax Assessor Parcel Information Card).

**(2) Integrity**

An inspection performed by the Director of Planning and Development 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 duplex has undergone extensive renovations that changed the building's original design or floor plan, which demonstrates design integrity, one of the NRHP's requirements.

EXHIBIT A: LOCATION MAP



City of Statesboro Department of Planning and Development

**Legend**

-  Roads
-  Zoning Districts

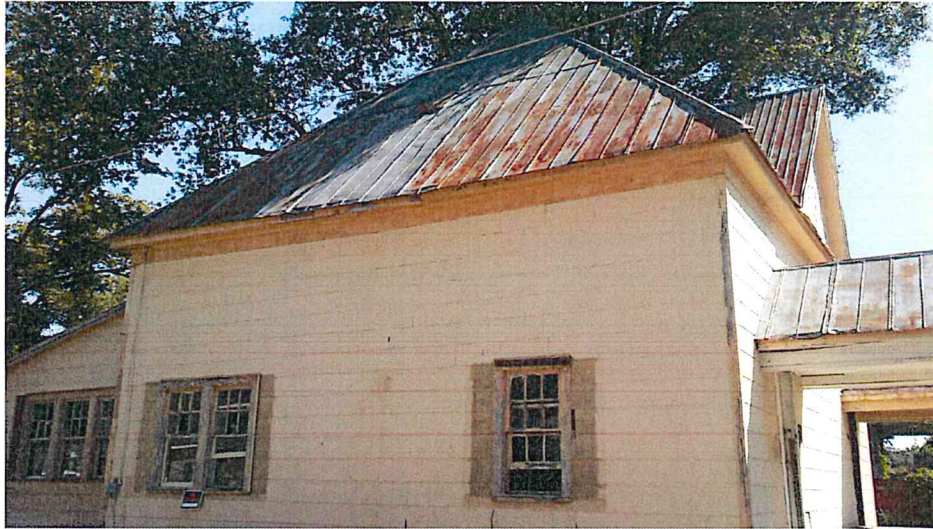
Note: The Boundries Depicted on this map are approximate and should be used for reference only



EXHIBIT B: PHOTOS OF SUBJECT SITE



EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)



**EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT)**



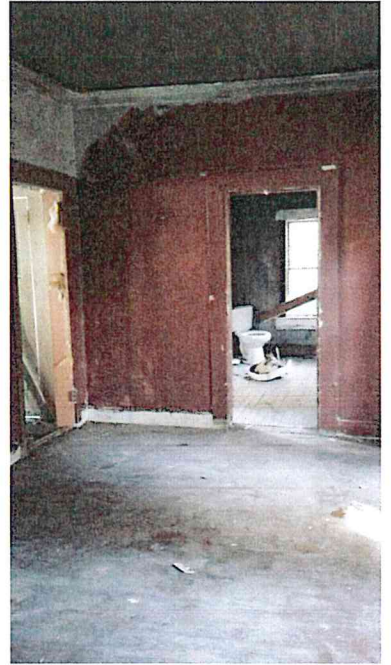


EXHIBIT C: PHOTOS OF SUBJECT SITE INTERIOR







EXHIBIT C: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

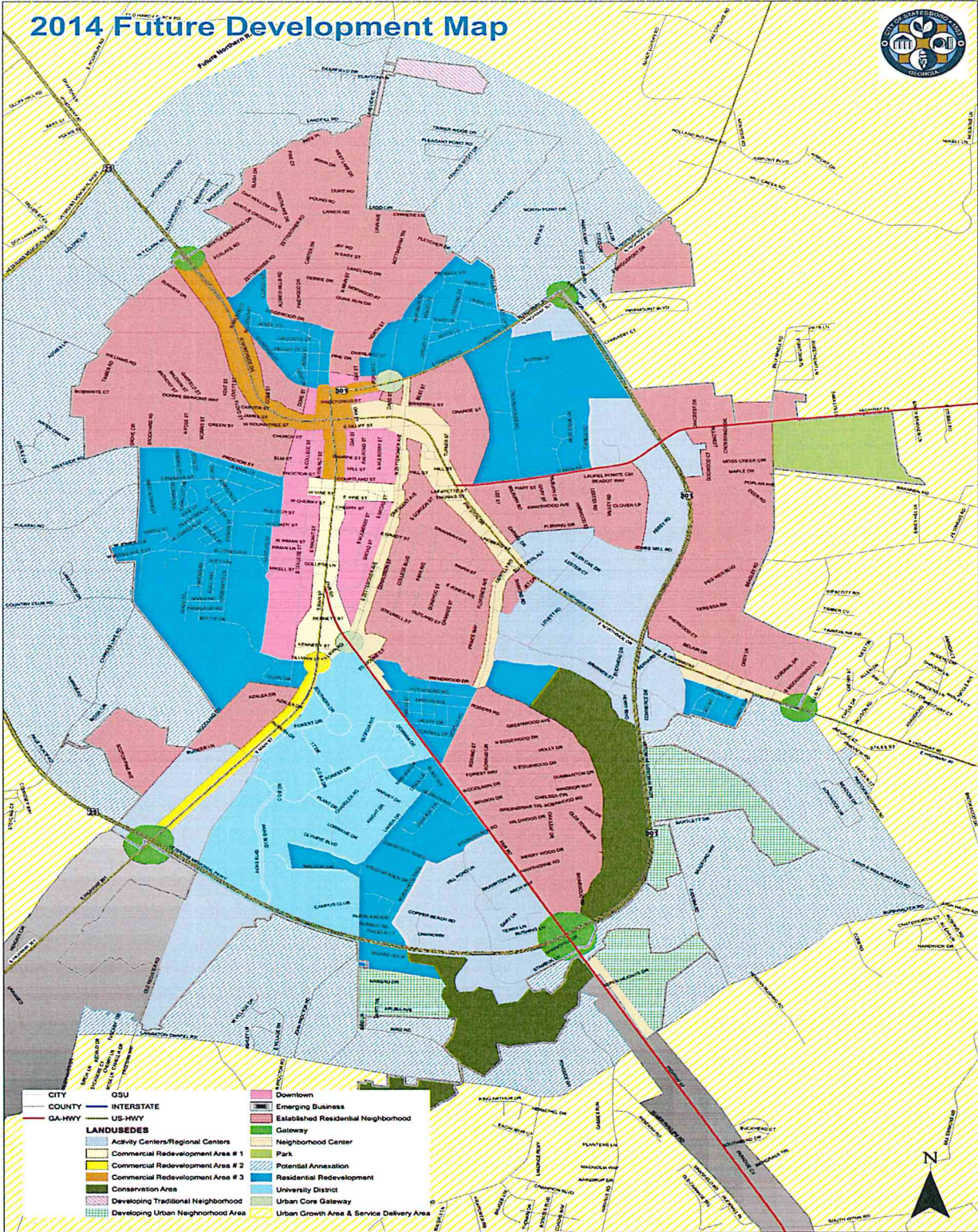
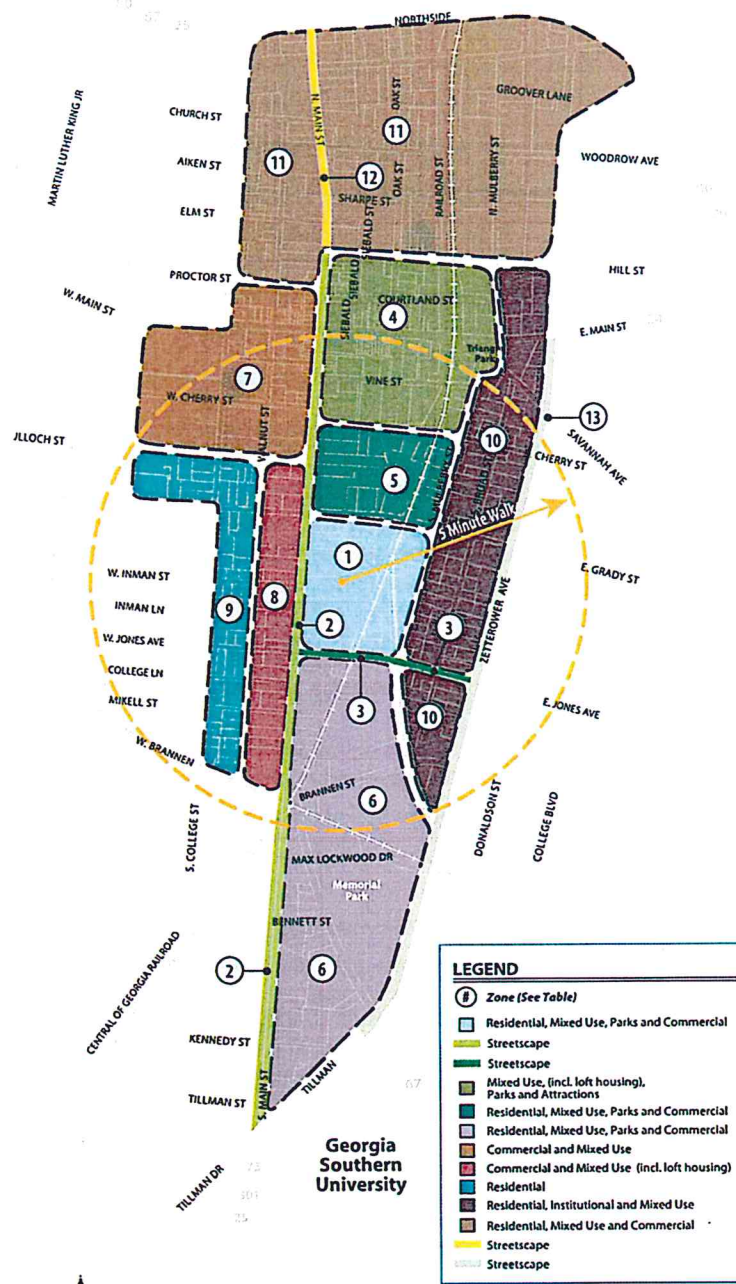


EXHIBIT D: LIST OF PARCELS INCLUDED IN THE TAD

Appendix B: List of Parcels to be Included in Bulloch County Tax Allocation District #1: South Main

| GEOPIN       | PARCEL_NO      | Legal Description              | DIG CLASS | TAXD ISTRIC | Appraised Value | Assessed Value | Tax Value |
|--------------|----------------|--------------------------------|-----------|-------------|-----------------|----------------|-----------|
| 7879-42-4450 | S27 000079 000 | 124 N MAIN ST                  | C         | 1           | 154,649         | 61,860         | 61,860    |
| 7879-42-5471 | S27 000078 000 | 7 WOODROW AVE                  | R         | 1           | 79,930          | 31,972         | 31,972    |
| 7879-42-5542 | S27 000081 000 | 128 N MAIN ST                  | C         | 1           | 62,503          | 25,001         | 25,001    |
| 7879-42-5632 | S27 000082 000 | 130 N MAIN ST                  | R         | 1           | 39,100          | 15,640         | 15,640    |
| 7879-42-7045 | S28 000001 000 | 108 NORTH MAIN/CHURCH          | E         | 1           | 9,532,207       | 3,812,883      | 0         |
| 7879-52-0424 | S27 000067 000 | 202 OAK ST/HOME                | R         | 1           | 40,859          | 16,344         | 16,344    |
| 7879-52-1450 | S27 000064 000 | 23 WOODROW AVE                 | R         | 1           | 49,356          | 19,742         | 19,742    |
| 7879-60-8404 | S39 000067 000 | 2 LOTT ST                      | R         | 1           | 13,300          | 5,320          | 5,320     |
| 7879-60-8523 | S39 000068 000 | 4 LOTT ST(N.CRESCENT ST)       | R         | 1           | 46,850          | 18,740         | 18,740    |
| 7879-60-8629 | S39 000069 000 | LT 25 PT 26/CRESCENT           | R         | 1           | 30,615          | 12,246         | 12,246    |
| 7879-60-9014 | S40 000082 000 | GORDON STREET/ LOT 1           | R         | 1           | 56,131          | 22,452         | 22,452    |
| 7879-60-9458 | S39 000083 000 | GORDON ST                      | R         | 1           | 98,823          | 39,529         | 39,529    |
| 7879-70-0378 | S40 000084 000 | 20 GORDON ST/PARK              | R         | 1           | 11,800          | 4,720          | 4,720     |
| 7879-70-0638 | S39 000082 000 | LTS 5-6 & 7 GORDON ST          | R         | 1           | 113,052         | 45,221         | 45,221    |
| 7879-70-1188 | S40 000083 000 | GORDON STREET                  | R         | 1           | 52,500          | 21,000         | 21,000    |
| 7879-70-1598 | S39 000084 000 | LT 38/GORDON ST                | R         | 1           | 34,538          | 13,815         | 13,815    |
| 7879-70-2611 | S39 000085 000 | 14 GORDON ST/LIFE EST          | R         | 1           | 3,000           | 1,200          | 1,200     |
| 7879-70-2626 | S39 000086 000 | 12 GORDON ST LTS 23&24         | R         | 1           | 7,600           | 3,040          | 3,040     |
| 7879-70-3495 | S39 000095 000 | HWY 80 E/THOMAS ST             | C         | 1           | 305,617         | 122,247        | 122,247   |
| 7879-70-4602 | S39 000094 000 | 10 LAF ST/LT25-27,39-42/12HSES | R         | 1           | 51,960          | 20,784         | 20,784    |
| 7878-48-3567 | S30 000001 000 | 248 S MAIN ST/STORE #226       | C         | 1           | 552,917         | 221,167        | 221,167   |
| 7878-48-3959 | S29 000031 000 | S MAIN TACO BEL/SBO/ 0.86 AC   | C         | 1           | 320,255         | 128,102        | 128,102   |
| 7878-48-5575 | S30 000002 000 | 0.21 AC/11 EAST JONES STREET   | C         | 1           | 38,528          | 15,411         | 15,411    |
| 7878-48-5855 | S29 000030 000 | QUALITY INN/MANNYS             | C         | 1           | 3,442,410       | 1,376,964      | 1,376,964 |
| 7878-49-3188 | S29 000032 000 | SHONEY'S/1.04 AC               | C         | 1           | 501,021         | 200,408        | 200,408   |
| 7878-49-5087 | S29 000030 001 | 1.438 AC / PAR B               | C         | 1           | 64,130          | 25,652         | 25,652    |
| 7878-49-7108 | S29 000044 000 | LOTS 7 & 8 SOUTH MAIN ST       | E         | 1           | 26,500          | 10,600         | 0         |
| 7878-38-8175 | S20 000085 000 | 7 MIKELL/8-APT/ALLEN           | C         | 1           | 167,042         | 66,817         | 66,817    |
| 7878-38-8284 | S20 000093 000 | LT 2/ 0.526 AC/S MAIN ST       | C         | 1           | 139,900         | 55,960         | 55,960    |
| 7878-38-8495 | S20 000092 000 | 12 W JONES AVE                 | R         | 1           | 49,822          | 19,929         | 19,929    |
| 7878-38-9385 | S20 000089 000 | 305 S MAIN ST                  | C         | 1           | 463,836         | 185,534        | 185,534   |
| 7878-38-9600 | S19 000019 000 | W JONES AVE/LT 4/MCDONALD'S    | C         | 1           | 38,120          | 15,248         | 15,248    |
| 7878-38-9726 | S19 000020 000 | 232 S WALNUT STREET            | R         | 1           | 103,090         | 41,236         | 41,236    |
| 7878-38-9834 | S19 000021 000 | 128 S WALNUT ST                | C         | 1           | 80,701          | 32,280         | 32,280    |
| 7878-38-9933 | S19 000022 000 | 10 W INMAN/LANIER              | R         | 1           | 91,302          | 36,521         | 36,521    |
| 7878-48-0110 | S20 000086 000 | 317 S MAIN ST                  | C         | 1           | 249,931         | 99,972         | 99,972    |

EXHIBIT E: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE



Locational / Zone Implementation



EXHIBIT F: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE (CONT)

Locational / Zone Implementation Table – continued







| Zones  | Targeted Use/Enhancement                              | Importance Level   | Discussion   |
|--|---|--|--|
|  4  | 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>   |
|  5  | 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>   |
|  6  | 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>   |
|  7  | 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>  |
|  8  | 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> |
|  9 | 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 G: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD

10/3/2016

qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S19 000040 000



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

**Owner and Parcel Information**

|                                       |   |                     |                                     |
|---------------------------------------|---|---------------------|-------------------------------------|
| Owner Name                            | DOWNTOWN STATESBORO DEVELOPMENT                 | Today's Date        | October 3, 2016                     |
| Mailing Address                       | AUTHORITY<br>10 SIEBALD ST STATESBORO, GA 30458 | Parcel Number       | S19 000040 000                      |
| Location Address                      | 11 WEST INMAN ST                                | Tax District        | Statesboro TAD 29.046 (District 08) |
| Legal Description                     | 11 W INMAN ST/ 0.29 AC                          | 2015 Millage Rate   | 0.29                                |
| Property Class(NOTE: Not Zoning Info) | R3-Residential                                  | Acres               | 0.29                                |
| Zoning                                | R4/HOC  | Neighborhood        | 000026                              |
| ACC/DES                               | 0 /   | Homestead Exemption | No (S0)                             |
|                                       |   | GMD                 | 1209                                |
|                                       |   | Parcel Map          | <a href="#">Show Parcel Map</a>     |

**2016 Tax Year Value Information**

|            |                   |                 |             |                |
|------------|-------------------|-----------------|-------------|----------------|
| Land Value | Improvement Value | Accessory Value | Total Value | Assessed Value |
| \$ 22,200  | \$ 30,730         | \$ 198          | \$ 53,128   | \$ 21,251      |

**Land Information**

| Type | Description        | Calculation Method | Frontage | Depth | Acres | Photo |
|------|--------------------|--------------------|----------|-------|-------|-------|
| RES  | 0026 - REGULAR - 1 | Front Feet         | 96       | 77    |       | NA    |
| RES  | 0026 - REGULAR - 1 | Front Feet         | 60       | 90    |       | NA    |

**Improvement Information**

| Style     | Heated Sq Ft  | Interior Walls   | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
|-----------|---------------|------------------|---|------------------|---------------------|----------------|-----------------------------------|
| Other     | 2,251         | Other            | Alum/Vinyl                              | 0                | 0                   | 1940           | <a href="#">Building Images</a>   |
| Roof Type | Flooring Type | Heating Type     | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | NONE -NONE- NONE | 10/4/2.0/5                              | \$ 18,672        | Poor                | 2              | <a href="#">Sketch Building 1</a> |
| Style     | Heated Sq Ft  | Interior Walls   | Exterior Walls                          | Attic Area Sq Ft | Basement Area Sq Ft | Year Built     | Photo                             |
| Other     | 1,759         | Other            | Asbestos                                | 0                | 0                   | 1930           | NA                                |
| Roof Type | Flooring Type | Heating Type     | Rooms Bedrooms/Bathrooms/Extra Plumbing | Value            | Cond                | Number Fire PI | Sketch                            |
| Other     | Other         | NONE -NONE- NONE | 6/3/2.0/3                               | \$ 12,058        | Poor                | 1              | <a href="#">Sketch Building 2</a> |

**Accessory Information**

| Description | Year Built | Dimensions/Units | Value  |
|-------------|------------|------------------|--------|
| Canopy      | 1950       | 6x10 0           | \$ 54  |
| Canopy      | 1950       | 8x20 0           | \$ 144 |

http://qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S19%20000040%20000

1/2

EXHIBIT G: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD (CONT)

10/3/2016

qpublic7.qpublic.net/ga\_display.php?county=ga\_bulloch&KEY=S19 000040 000

**Sale Information**

| Sale Date  | Deed Book / Page | Plat Book / Page | Sale Price | Reason                           | Grantor                  | Grantee                         |
|------------|------------------|------------------|------------|----------------------------------|--------------------------|---------------------------------|
| 09/10/2015 | 2313/ 748        |                  | \$ 55,000  | Valid sale - FAIR MKT - IMPROVED | SOUTH GEORGIA REALTY LLC | DOWNTOWN STATESBORO DEVELOPMENT |

**Historical Sales Information**

| Date       | Book/Page | Price     | Type            | Source | Valid | Grantor           |
|------------|-----------|-----------|-----------------|--------|-------|-------------------|
| 03/23/2005 | 1530/60   | \$ 65,000 | LAND & BUILDING | OTHER  | 0     | STREET WALTER J   |
| 03/01/2000 | 1530/58   | \$ 70,000 | LAND & BUILDING | OTHER  | A     | STREET WALTER J & |

**Permit Information**

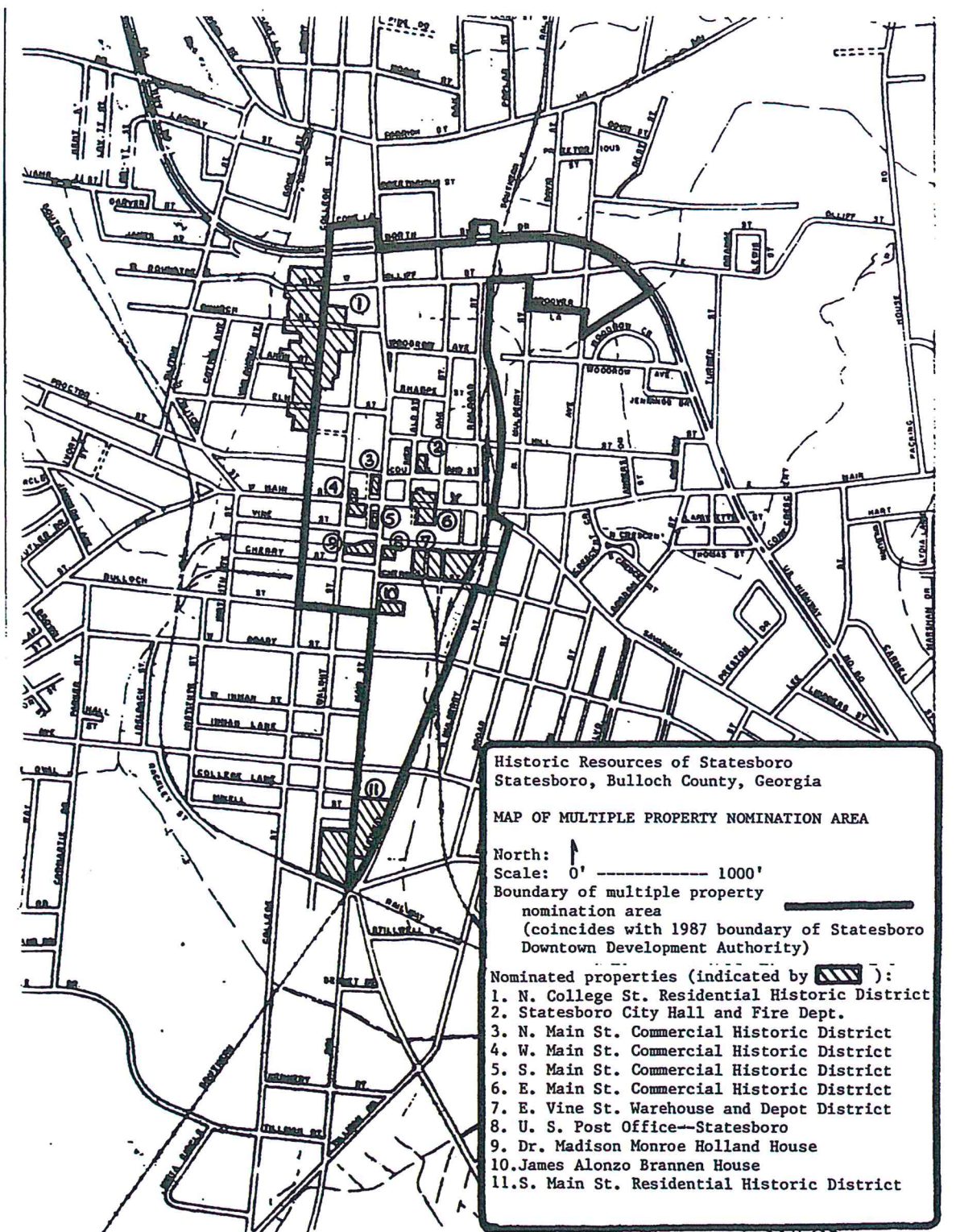
| Permit Date  | Permit Number | Type | Description |
|--|---------------|------|-------------|
| No permit information associated with this parcel. |               |      |             |

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 [Recent Sales in Area](#)  
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 [Next Parcel](#)  
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EXHIBIT H: HISTORIC RESOURCES OF STATESBORO 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)

**CUV 16-08-01**  
**CONDITIONAL USE VARIANCE REQUEST**  
**18 CARMEL DRIVE**

**LOCATION:** 18 Carmel Drive

**REQUEST:** Request for a conditional use variance from Article V of the Statesboro Zoning Ordinance for .34 acres of property located at 18 Carmel Drive to utilize the property as a community living arrangement facility (Tax Parcel # S51 000064A 000).

**APPLICANT:** Justine Taylor

**OWNER(S):** John E. Lavender

**ACRES:** .34 Acres

**PARCEL TAX MAP #:** S51 000064A 000

**COUNCIL DISTRICT:** 5 (Chance)



**PROPOSAL:**

The applicant is requesting a conditional use variance to utilize 18 Carmel Drive (Tax Parcel S51 000064A 000) as a community living arrangement facility for up to three (3) unrelated adults. The subject site is currently zoned R-15 (Single-Family Residential) and the *Statesboro Zoning Ordinance* does not address or define group homes, personal care homes or community living arrangement facilities or designate an appropriate zoning district for such uses (See **Exhibit A** – Location Map).

**SURROUNDING LAND USES/ZONING:**

|               | <b>ZONING:</b>  | <b>LAND USE:</b>   |
|---------------|---|--|
| <b>NORTH:</b> | R15 (Single-Family Residential)                             | Single-family detached dwelling units                            |
| <b>SOUTH:</b> | CR (Commercial Retail) and (R15 (Single-Family Residential) | Personal service facilities                                      |
| <b>EAST:</b>  | R15 (Single-Family Residential)                             | Single-family detached dwelling units and Statesboro High School |
| <b>WEST</b>   | CR (Commercial Retail)                                      | Personal service facilities                                      |

Properties to the north and east are predominantly single-family detached dwelling units. There are several personal service facilities and health care facilities to the south and west, including Statesboro Cardiology, Enterprise Rent-A-Car and Kid’s World Learning Center. (See **Exhibit B**—Photos of Subject Site and Surrounding).

**COMPREHENSIVE PLAN:**

The subject site lies within the "Activity Centers/Regional Centers" character area as identified by the City of Statesboro 2014 Future Development Map (See Exhibit C—2014 Future Development Map) within the City of Statesboro Updated 2014 Comprehensive Plan.

*Vision:*

Currently dominated by auto-oriented design and large surface parking lots, the Activity Centers will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.

Appropriate land uses include:

- Services
- Medical
- Multi-Family

*Suggested Development & Implementation Strategies*

- Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating parking areas primarily to the sides and rear of buildings).
- Encourage infill, new, and redevelopment to build close to the street.
- Evaluate parking ordinances for appropriate standards, including maximum standards and shared parking
- Focus on redevelopment in areas of disinvestment (such as those that have become or are in danger of becoming greyfields). Development strategy should encourage uses and activities that are suitable for the immediately-surrounding character areas.
- New residential development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.

*Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 25.*

**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:**

**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.
- 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.
  - a. The variance is needed in order to provide supportive services to an adult population.

- 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 subject site is suitable for the proposed use and could still be used as a single-family residence should this use, if granted, cease.
- 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.
- 7.) The extent the proposed change would impact the following:
  - a. Population density in the area.
    - i. The request would add three (3) additional persons to the area.
  - b. Community facilities.
  - c. Living conditions in the area.
  - d. Traffic patterns and congestion.
  - e. Environmental aspects.
  - f. Existing and future land use patterns.
  - g. Property values in adjacent areas.
- 8.) Consistency with other governmental land use, transportation and development plans for the community.

In addition to the standards for determination outlined in Section 2007, the Mayor and Council will consider the following factors established by Article XXIV Section 2406 of the *Statesboro Zoning Ordinance*:

- 1.) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.
- 2.) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
- 3.) Offstreet 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.
- 4.) Public facilities and utilities are capable of adequately serving the proposed use.
- 5.) The proposed use will not have a significant adverse effect on the level of property values or the general character of the area.
- 6.) 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.
- 7.) 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request with the following conditions:

1. The applicant must not exceed reasonable standards for parking and avoid excessive parking at the location.
2. The applicant may not install signage at the location.
3. The applicant must meet the minimum requirements set forth in the Rules of Department of Human Resources Office Of Regulatory Services Chapter 290-9-37 specifically 290-9-37-.08 Minimum Floor Plan Requirements.

**EXHIBIT A: LOCATION MAP**



**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES**



**Picture 1 Subject Site Facing West**



**Picture 2 Subject Property**

**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)**

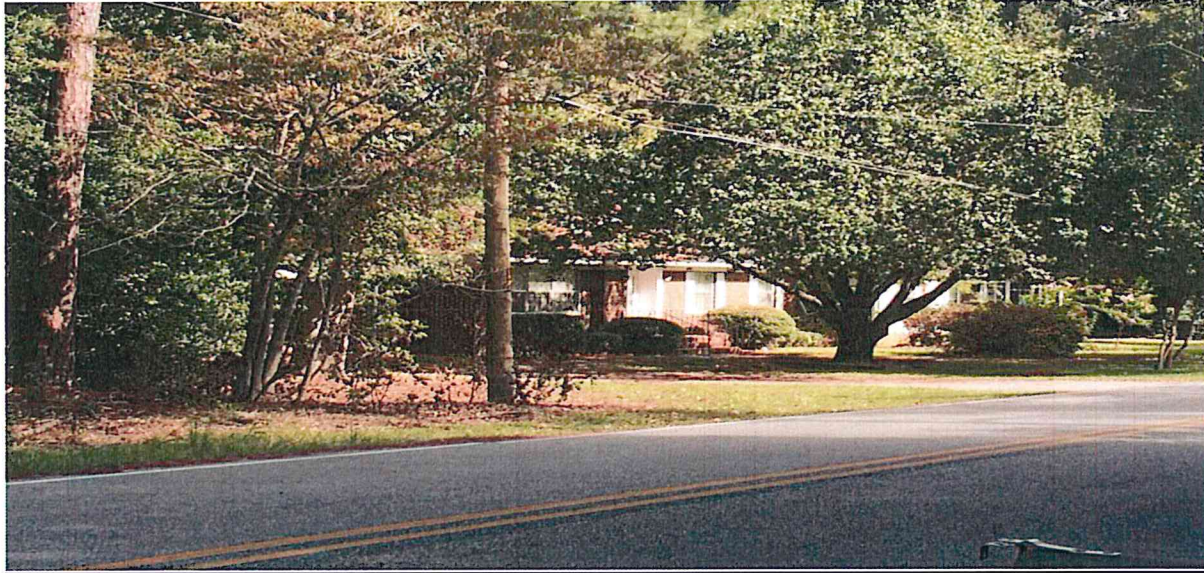


**Picture 3 Adjacent Property Facing Northwest**



**Picture 4 Subject Site, Adjacent Property and Surrounding Area Facing South**

**EXHIBIT B: PHOTOS OF SUBJECT SITE AND SURROUNDING PROPERTIES (CONT)**

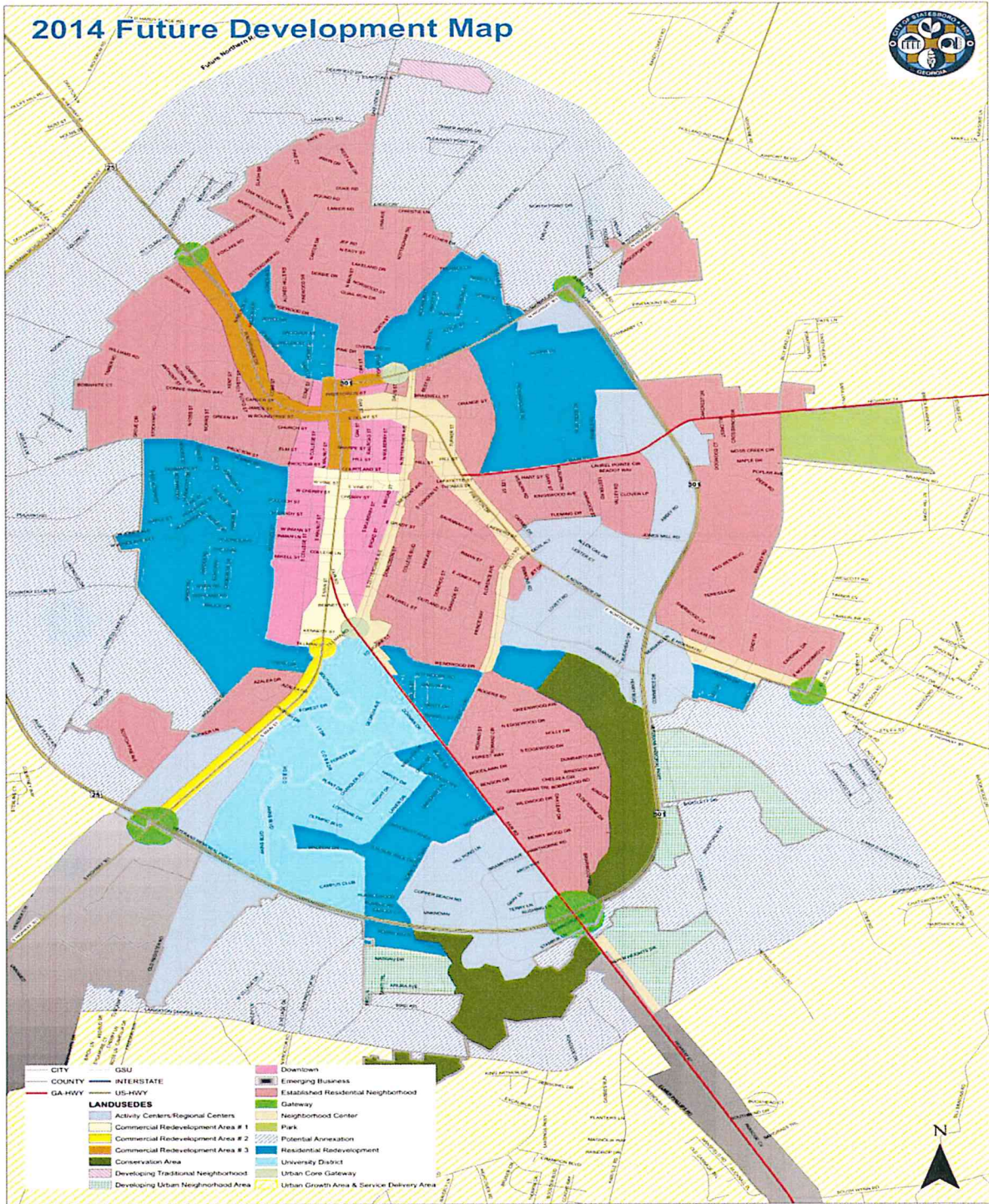


**Picture 5 Adjacent Property Facing Northeast**



**Picture 6 Adjacent Property Facing Northeast Depicting a Portion of Statesboro High School**

**EXHIBIT C: 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  
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**V 16-08-02**  
**VARIANCE REQUEST**  
**30 WEST INMAN STREET**

**LOCATION:** 30 West Inman Street

**REQUEST:** John Ray Hendley requests a variance from Article XV (Signs) Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the minimum 5' setback requirement for a sign located at 30 West Inman Street (Tax Parcel # S19 000050 000).

**APPLICANT:** John Ray Hendley

**OWNER(S):** Hendley JR Foundation, Inc.

**LAND AREA:** .2 acres

**PARCEL TAX MAP #s:** S19 000050 000

**COUNCIL DISTRICT:** District 2 (Jones)



**PROPOSAL:**

The applicant is requesting a variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* to decrease the maximum required setback for a sign from 5' to 4.4' for a .2 acre lot zoned R4 (High Density Residential District) for a sign located at 30 West Inman Street (See **Exhibit A** – Location Map, **Exhibit B** – Pictures of Installed Sign).

**BACKGROUND:**

The subject site was rezoned from CR (Commercial Retail) to R4 (High Density Residential District) pursuant to case number RZ 15-10-02 granted January 9, 2016 by the Statesboro City Council. The applicant's intention was to build four (4) duplexes providing eight (8) one-bedroom units. After the construction project was permitted, the applicant installed a monument sign within the required setbacks regulated by Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* without a permit (See **Exhibit C**—Sketch of Sign Location).

**SURROUNDING LAND USES/ZONING:**

|               | ZONING:  | LAND USE:  |
|---------------|--|--|
| <b>NORTH:</b> | CR (Commercial Retail) and R4 (High Density Residential) | Apartment houses                                 |
| <b>SOUTH:</b> | CR (Commercial Retail)                                   | Health care facilities and retail establishments |
| <b>EAST:</b>  | R4 (High Density 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. 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 D**—Sign District 1 Dimensional Standards).

#### **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.*

#### **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.

#### **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.

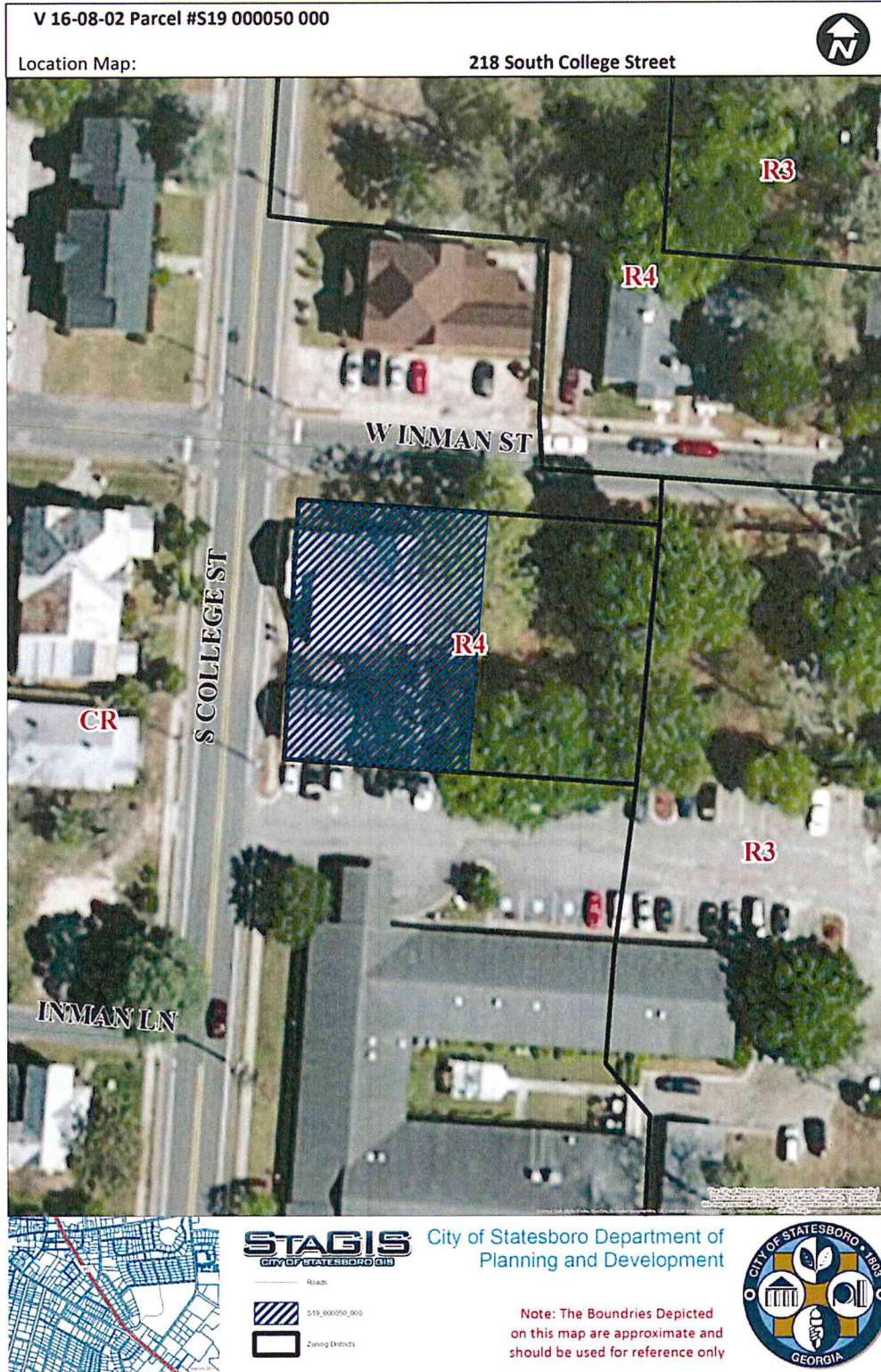
**ANALYSIS:**

The subject site, currently zoned R4 (High Density Residential District), consists of three (3) separate lots located at the corner of South College Street and West Inman Street. The applicant recently completed construction of four (4) duplexes with eight (8) one-bedroom units known as Inman Oaks. Article XV (Signs) Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regulates the dimensional standards of signage located in Sign District 1. Table 3: Sign District 1 Dimensional Standards requires a five (5) foot setback from the property line. The applicant is requesting the reduction of the required 5' setback to 4.4' (See **Exhibit C**—Sketch of Sign Location).

In addition, 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:

- **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 due to size, shape, topography or other physical characteristics that are not common to other land or buildings in the general vicinity or in the same zoning district.
- **The special conditions and circumstances do not result from the actions of the applicant;**
  - There are no special conditions or circumstances.
- **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
  - The application of the ordinance to this particular piece of property would not cause unnecessary hardship.
- **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
  - This request, if granted, would not cause substantial detriment to the public good.

EXHIBIT A: LOCATION MAP



**EXHIBIT B: PICTURES OF INSTALLED SIGN**



**Picture 1 Front View of Installed Sign**



**Picture 2 Left View of Installed Sign**

**EXHIBIT B: PICTURES OF INSTALLED SIGN (CONT)**



**Picture 3 Right View of Installed Sign**



**Picture 4 Installation 8" up to Property Line on Left Side of Sign (Upper Corner of Picture)**

EXHIBIT C: SKETCH OF SIGN LOCATION

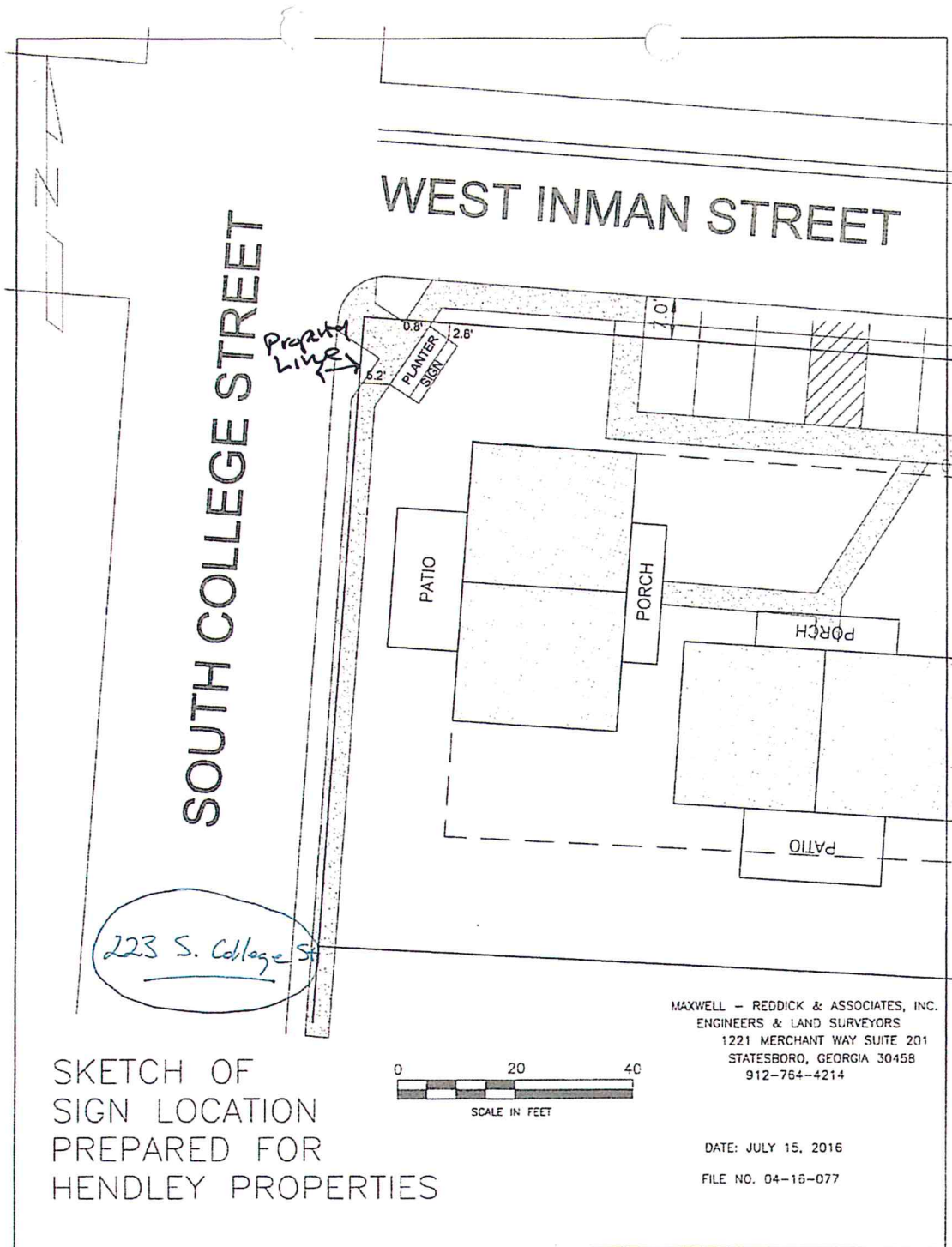


EXHIBIT D: SIGN DISTRICT 1 DIMENSIONAL STANDARDS

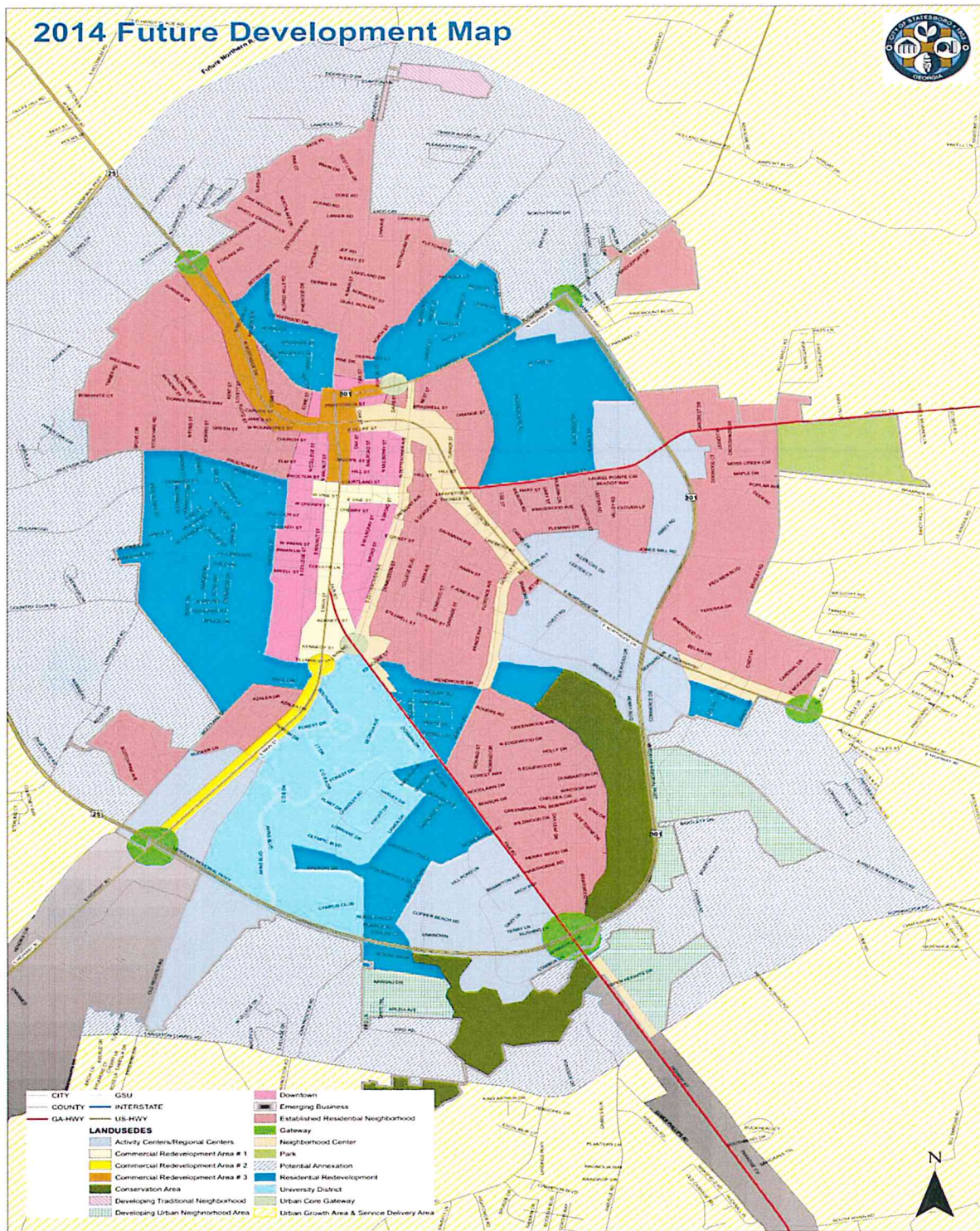
Table 3. Sign District 1 Dimensional Standards

TABLE INSET:

| SIGN DISTRICT 1<br>(As defined in subsection<br>1509[A.1])  | RESIDENCE ON AN<br>INDIVIDUAL LOT* | RESIDENTIAL DEVELOPMENT OR<br>SUBDIVISION**  | NONRESIDENTIAL USE  |
|---|------------------------------------|--|---|
| <b>AGGREGATE SIGN AREA***:</b>  |                                    |  |   |
| 1. Maximum Number of Total Square Feet (SF)*  | 12 square feet                     | Varies (All signs within a residential development or subdivision must be constructed of brick, stone, masonry, wood, or equal architectural material) | 80 square feet including freestanding and building signs.   |
| <b>FREESTANDING SIGNS****:</b>  |                                    |  |   |
| 2. Freestanding Sign Maximum Square Feet  | 4 ½ square feet                    | 40 square feet (Per development entrance sign)<br>18 square feet (Per sign identifying a development common area or facility)                          | 40 square feet  |
| 3. Maximum Height   | 3 feet                             | 6 feet   | 8 feet  |
| 4. Setback Requirements   | 5 feet                             | 5 feet*****  | 5 feet  |
| 5. Number of Signs Allowed  | One                                | Two (2) sign structures per entrance to the development or subdivision.*****   | One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs |
| <b>BUILDING SIGNS:</b>  |                                    |  |   |
| 1. Maximum Number of Total Square Feet  | N/A                                | 18 square feet   | 40 square feet  |
| 2. Maximum Height   | N/A (Window signs only)            | Building Elevation   | Building Elevation  |
| 3. Number of Building Signs Allowed   | N/A                                | One per building serving as the principal structure in a common area or facility. \$\$\$   | One per building elevation with street frontage. \$\$\$   |
| <p><i>*Per the purposes of this article, "residences on an individual lot" refers to any individual lot principally serving as a single-family residential dwelling [attached, detached, townhouse, etc.] or a duplex.</i></p> <p><i>**Per the purposes of this article signage related to a "residential development or subdivision" includes all common entry signage into the development, and all signage related to common areas and facilities.</i></p> <p><i>***As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</i></p> <p><i>****Limited to monument and standard informational signs where permitted by Table 2. Billboards and stanchion signs prohibited as provided in Table 2 herein.</i></p> <p><i>*****Unless incorporated into the street right-of-way as part of landscaped entryway feature – in which case only one (1) sign structure may be located at the entrance, and such sign placement, and maintenance agreements, shall have been approved as part of the major subdivision approval process established in Appendix B of the Statesboro Code of Ordinances (Statesboro Subdivision Regulations).</i></p> <p><i>\$\$\$ Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</i></p> <p><i>(NOTE: Illumination of building or freestanding signs is prohibited on any individual lot principally serving as single-family residential dwelling [attached, detached, townhouse, etc.] or a duplex. Land uses within Sign District 1 which may otherwise utilize illumination, shall not incorporate internal illumination.)</i></p> |                                    |  |   |



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP





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

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Statesboro, Georgia 30458

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**SUB 16-09-01**  
**Major Subdivision Preliminary Plat**  
**Whispering Pines Subdivision Phases II & III**

**LOCATION:** Whispering Pines Subdivision

**REQUEST:** Phase II & Phase III Preliminary Plat

**APPLICANT:** RDJ, LLC

**OWNER(S):** Ronnie J Pope, Jeff Pope & Don Lanier

**LAND AREA:** 36.77 Acres

**PARCEL TAX MAP #s:** MS42000008 000

**COUNCIL DISTRICT:** District 2 (Sam Jones)



**PROPOSAL:**

The applicant is requesting approval of the proposed Preliminary Subdivision Plat of Phases II & III of Whispering Pines Subdivision. As shown in the Preliminary Subdivision Plat (See Exhibit B) the proposed phases II & III will allow for development of the remaining vacant inner parcel of the existing subdivision to be divided into 83 individual single family lots. The proposed lots will be regulated by the R-10 zoning district allowing a total minimum lot size of 10,000 square feet and 70' lot width for each lot. Phases II & III will contain .71 miles of streets as proposed which will consist of .39 miles of White Pine and .32 miles of Virginia Pine.

**BACKGROUND:**

In 2004, Phases I & IV of Whispering Pines Subdivision was approved by City Council. The subdivision has been developed with single family residences regulated by the R-10 zoning district and currently contains 138 developed lots. In January of 2005, the Declaration of Restrictive Covenants for Phase I was recorded in the Bulloch County Clerk of Superior Court's Office and in June of 2006 an Extension of the Declaration of Restrictive Covenants for Phase IV was recorded. The developer requested in January of 2007 that the City accept .97 miles of streets located within Phases I of the subdivision. As of October 2010, the City approved to accept .97 miles of streets located within Phase I as follows: Scotch Pine .56 miles, Whispering Pines .8 miles, White Pine .07 miles, 081 miles of Ponderosa Pine and Virginia Pine .02 miles.

**COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):**

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

**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.

**STAFF RECOMMENDATION:**

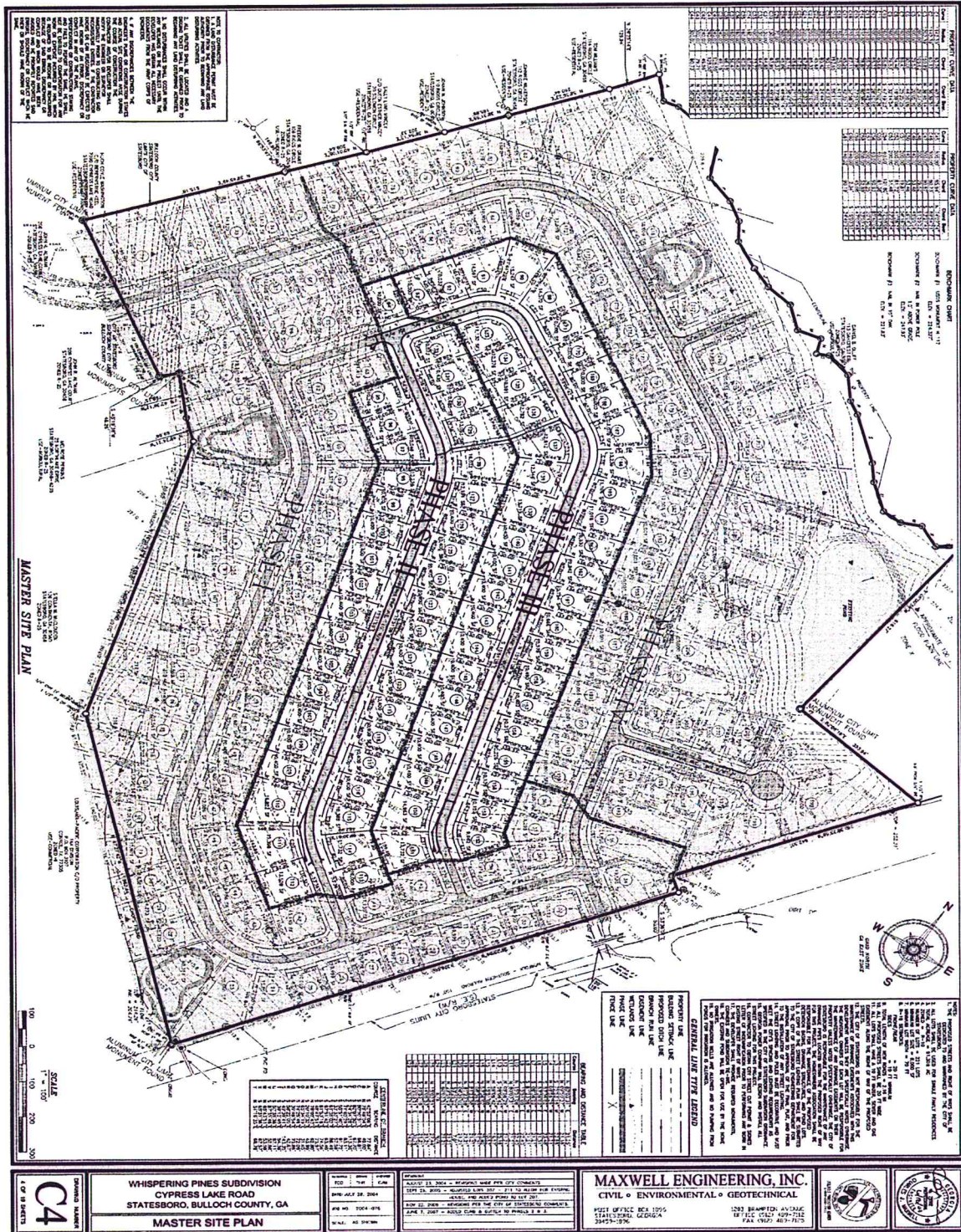
Staff recommends the approval of the proposed preliminary subdivision plat with the following conditions to be met during the site construction and final plat processes:

1. The detention ponds must be cleaned and/or repaired and returned to the original state of design as approved in Phase I & IV site plans. An Engineer's Certificate – As-Built Detention Facility - must be submitted stating the detention ponds are functioning as designed.
2. All streets (Phases I, II, III & IV) will have to be built and/or repaired and inspected according to City standards.
3. All street lighting must meet City standards and be approved by the City.
4. The proper bonds must be obtained by the developer as required in Article 3 of the *City of Statesboro Zoning Ordinances* and/or seen necessary by the City of Statesboro Engineering Department.
5. A copy of the recorded updated and certified covenants and restrictions for Phases I, II, III & IV must be submitted.
6. Two (2) blue prints and one (1) digital copy of the As-Built Plans along with the Contractor's Guarantee & Contractor's Release must be submitted.
7. Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering.
8. The final plat must meet all requirements of Article 3 of the *City of Statesboro Zoning Ordinances* before being presented to the City for approval and before a certificate of occupancy will be issued for the subdivision master site plan.
9. No other building permits will be issued until the certificate of occupancy is issued for the master site plan building permit.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PRELIMINARY SUBDIVISION PLAT



**EXHIBIT C: PHOTOS**

**Subdivision Entrance from Cypress Lake Road**



**Drainage Ditch to Branch above Entrance before Scotch Pine Ave at rear of Lot 2**



**EXHIBIT C: PHOTOS CONT'D**

**Detention Pond & Drainage located on Scotch Pine Ave between Lots 22 & 23**



**Detention Pond & Drainage/Whispering Pine Blvd between existing Lots 217 & 218**



**EXHIBIT C: PHOTOS CONT'D**

**Detention Pond between Existing Lots 5 & 6**



**Drainage that runs along rear of Existing Lots 59- 47 & Proposed Lots 98 -110, Ph II**





**EXHIBIT C: PHOTOS CONT'D**

**Rear of Existing Lots 192-181 & Proposed Lots 155-166, Ph III**



**Subject Site from North**



**EXHIBIT C: PHOTOS CONT'D**

**Subject Site from the South**



**Existing Homes on White Pine & Scotch Pine Ave.**

