

**Statesboro Planning Commission
September 10, 2013
5:00 P.M.
City Hall Council Chamber**

Meeting Agenda

- I. Call to Order**
- II. Welcome New Planning Commission Member, Rev. E. Charles Lee**
- III. Motion to Approve Order of the Meeting Agenda**
- IV. Approval of Minutes**
 - a. July 9, 2013 Meeting
 - b. August 13, 2013 Meeting
- V. New Business**
 - a. **APPLICATION # V 13-08-01:** Whitfield Holdings, LLC, requests a variance from Article X of the *Statesboro Zoning Ordinance* to reduce the side yard setback for property located at 41 Bernard Lane (Tax Parcel Number MS84000102016).
- VI. Announcements**
- VII. Adjourn**

Statesboro Planning Commission
July 9, 2013
5:00 p.m.
City Hall Council Chambers

Minutes

Present: Planning Commission Members: Rick Barr, Holmes Ramsey, and Jim Benton.
City of Statesboro Staff: Mayor Joe Brannen, Director of Planning and Development
Mandi Cody, Development Project Manager Cindy Steinmann, Administrative Assistant
Debra Wiese, and City Manager Frank Parker.

Absent: Nick Propps, Jonathan McCollar, R. Jeremy Ragan, and April Stafford.

I. Call to Order

Commissioner Benton as Acting Chair for Commissioner Propps called the meeting to order.

II. Approval of Meeting Agenda

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

III. Approval of Meeting Minutes

a. June 11, 2013 Meeting

Motion made by Commissioner Ramsey; second by Commissioner Barr to approve minutes as written. Motion carried 3 to 0.

IV. New Business

A. 1. **APPLICATION # RZ 13-04-02:** Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at 104 Catherine Avenue (Tax Parcel Number S44000001 000).

2. **APPLICATION # RZ 13-04-03:** Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at 300 Catherine Avenue (Tax Parcel Number S44000044 000).

3. **APPLICATION # RZ 13-04-04:** Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at northeast corner of Herty Drive @ Fair Road (Tax Parcel Number S44000045 000).

Mandi Cody presented cases recommending approval of requests with staff recommended conditions.

No person spoke for or against request.

Motion made to approve with staff recommendations by Commissioner Barr; second made by Commissioner Ramsey. Motion approved and carried 3 to 0 vote.

- B. **APPLICATION # RZ 13-03-04:** Waldo M .Beasley Estate request a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) to CR (Commercial Retail) for property located at Cawana Road (Tax Parcel Number 107000005 001).

Mandi Cody presented case recommending approval of request with conditions and rezoning from R-15 to CR. Representative Jim Anderson and George Beasley were in attendance.

Motion made to approve with staff recommendations by Commissioner Ramsey; second by Commissioner Barr. Motion carried 3 to 0.

- C. **APPLICATION # AN 13-03-07:** George Terrell Beasley requests annexation by the 100 percent method of 57.50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) and PUD - Residential (Planned Unit Development) City of Statesboro (Tax Parcel Number 107 000005 000).

Mandi Cody presented case recommending approval of request with conditions. Jim Anderson, surveyor, represented the Beasley family. George Beasley and Paul Beasley were in attendance. Mr. Anderson spoke in favor of request.

Motion made by Commissioner Ramsey to approve with staff recommended conditions with the added condition of dedication of right of way along Cawana Road; second by Commissioner Barr. Motion approved and carried 3 to 0 vote.

- D. **APPLICATION # AN 13-03-08:** Walter Ray Beasley requests annexation by the 100 percent method of 60.92 acres of property located at Josh Hagin Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-8 and R-10 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000009 000).

Mandi Cody presented case recommending approval of request with conditions as outlined in staff report. Jim Anderson spoke in favor of request.

Motion made by Commissioner Ramsey to approve with staff recommendations; second by Commissioner Barr. Motion carried 3 to 0. Motion approved.

- E. **APPLICATION # AN 13-03-09:** George Terrell Beasley requests annexation by the 100 percent method of 68.08 acres of property located at Josh Hagin Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-10 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000012 000).

Mandi Cody presented case recommending approval of request. Motion to approve made by Commissioner Barr; second by Commissioner Ramsey. Motion carried 3 to 0. Motion approved.

- F. **APPLICATION # AN 13-03-10:** George Terrell Beasley requests annexation by the 100 percent method of 38.73 acres of property located at S and S Railroad bed Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-15 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000014 000).

Mandi Cody presented case recommending approval of request. Motion made by Commissioner Barr to approve with staff recommendations; second by Commissioner Ramsey. Motion carried 3 to 0. Motion approved.

V. **Announcements**

None.

VI. **Adjourn**

Commissioner Benton thanked the Planning Commission staff for their excellent work. He thanked everyone for being there. Meeting adjourned by Acting Chair Commissioner Benton.

Chair – Nick Propps

Secretary – Mandi Cody
Director of Planning and Development

Draft

STATESBORO PLANNING COMMISSION
August 13, 2013
5:00 P.M.
City Hall Council Chambers

The August 13, 2013 Planning Commission meeting was cancelled due to lack of agenda items for consideration.

Chair – Nick Propps

Secretary – Mandi Cody, Director of
Planning and Development



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

P.O. Box 348
 Statesboro, Georgia 30458

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

**V 13-08-01
 VARIANCE REQUEST
 41 Bernard Lane**

LOCATION: 41 Bernard Lane

REQUEST: Variance from Article X of the Statesboro Zoning Ordinance to reduce side yard setbacks to add on to the existing building.

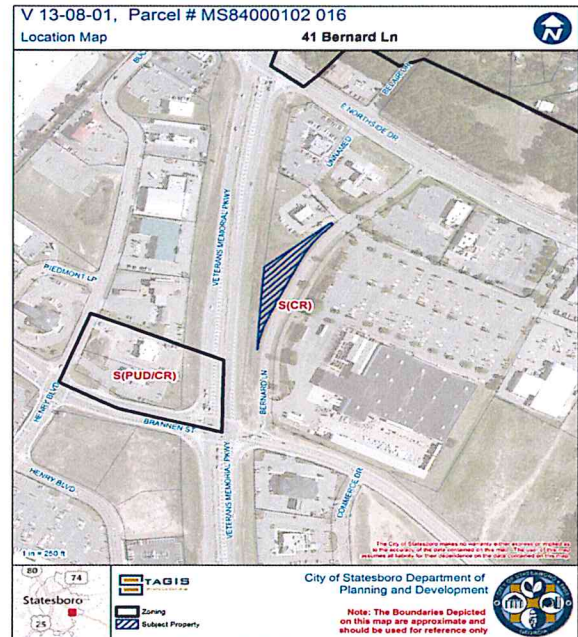
APPLICANT: Whitfield Holdings, LLC

OWNER(S): Josh Whitfield & Lauren Ball

LAND AREA: .73 acres

PARCEL TAX MAP #s: MS84000102016

COUNCIL DISTRICT: District 5 (Chance)



PROPOSAL:

The applicant is requesting a variance from Article X of the *Statesboro Zoning Ordinance* to reduce the side yard setback from the required 15' to 7' for the expansion of the existing building currently being utilized for a sign company located at 41 Bernard Lane. (See Exhibit A – Location Map, Exhibit B – Sketch Plan)

BACKGROUND:

The subject site is currently zoned CR(Commercial Retail) and fronts Veterans Memorial Bypass and Bernard Lane.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Automotive & Allied Sales and Services
SOUTH:	CR (Commercial Retail)	Retail establishments
EAST:	CR (Commercial Retail)	Retail establishments
WEST:	CR (Commercial Retail)	Retail establishments

The subject property is located in a commercial retail area surrounded by multiple types of businesses ranging from restaurants and shopping centers to automotive sales and services with the most immediate being Lowe's and an automotive service station.

COMPREHENSIVE PLAN:

The subject site lies within the "Activity Centers" character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Plan*. The "Activity Centers" character areas are

identified as areas that incorporate (or will incorporate) a wide range of land uses, but have historically developed in a manner that is auto-oriented with an abundance of large surface parking lots. The long-term development pattern preferred for Activity Centers is to incorporate features that mitigate these expanses of surface parking by incorporating new landscaping, framing parking areas with street-oriented infill construction, and including features that support other transportation options.

Appropriate land uses for the Activity Centers character area are: Retail, shopping centers, office, medical, services, multifamily and mixed use. The utilization of this existing business as a sign installation company is compatible with appropriate land uses recognized by the comprehensive plan.

As illustrated in the *Comprehensive Plan*, the recently permitted retail use in this area is favorable and compatible permitting a reduction in side yard setbacks would allow the applicant to expand an existing business that is compatible with this character area. Other factors of the plan are reflected in the analysis of this report.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

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

ENVIRONMENTAL:

The subject property does contain wetlands, but is not located in a special flood hazard area. Any potential issues will be resolved during the permitting phase.

ANALYSIS:

The subject site, currently zoned CR (Commercial Retail), consists of an existing building being utilized as a sign company. The property owner intends to add 625 square feet to the existing 3125 square feet building. Currently, the existing building is approximately 19' from the side property line abutting the automotive service business. Section 1003 of the *Statesboro Zoning Ordinance* requires a 15' side yard setback for the CR district. The proposed expansion of the building would encroach the required setback by 8'; thus, necessitating the request to reduce the required setback from the required 15' to 7'.

Granting the proposed setback variance is not expected to have negative impact on traffic in this area. The existing parking exceeds the number of spaces required for the use and total square footage; therefore, no additional parking spaces will be required as a result of the additional proposed square footage.

The building area coverage including the proposed expansion will increase to 12%. Section 1003 of the *Statesboro Zoning Ordinance* allows for up to 85% of the area to be occupied by buildings; therefore, granting the proposed setback variance will not have any negative effects on the area coverage regulations.

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

- (1) There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - o The subject site is small and irregularly shaped.
- (2) The special conditions and circumstances do not result from the actions of the applicant;**
 - o The size and shape of the lot does not result from actions of the applicant.
- (3) The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - o The application of the ordinance to this property would deny the applicant the opportunity to expand upon their existing business.
 - o Given the small size and shape of the lot, the setback forces the building to the center of the lot, leaving very little room for a reasonably sized building to conduct business and store materials.
- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - o This request, if granted, would not cause substantial detriment to the public good.
 - o Permitting this variance promotes storage of materials inside of the building rather than exterior of the building, encouraging a more pleasing esthetic for the benefits of the general public.

STAFF RECOMMENDATION:

Based on the factors of consideration for a variance given in Section 1801 and *the Comprehensive Plan*, approval of the requested variance is recommended with the following condition:

- All accessory buildings must be removed and will be prohibited from the site.
- A concrete dumpster pad must be added to the site.

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

EXHIBIT A: LOCATION MAP

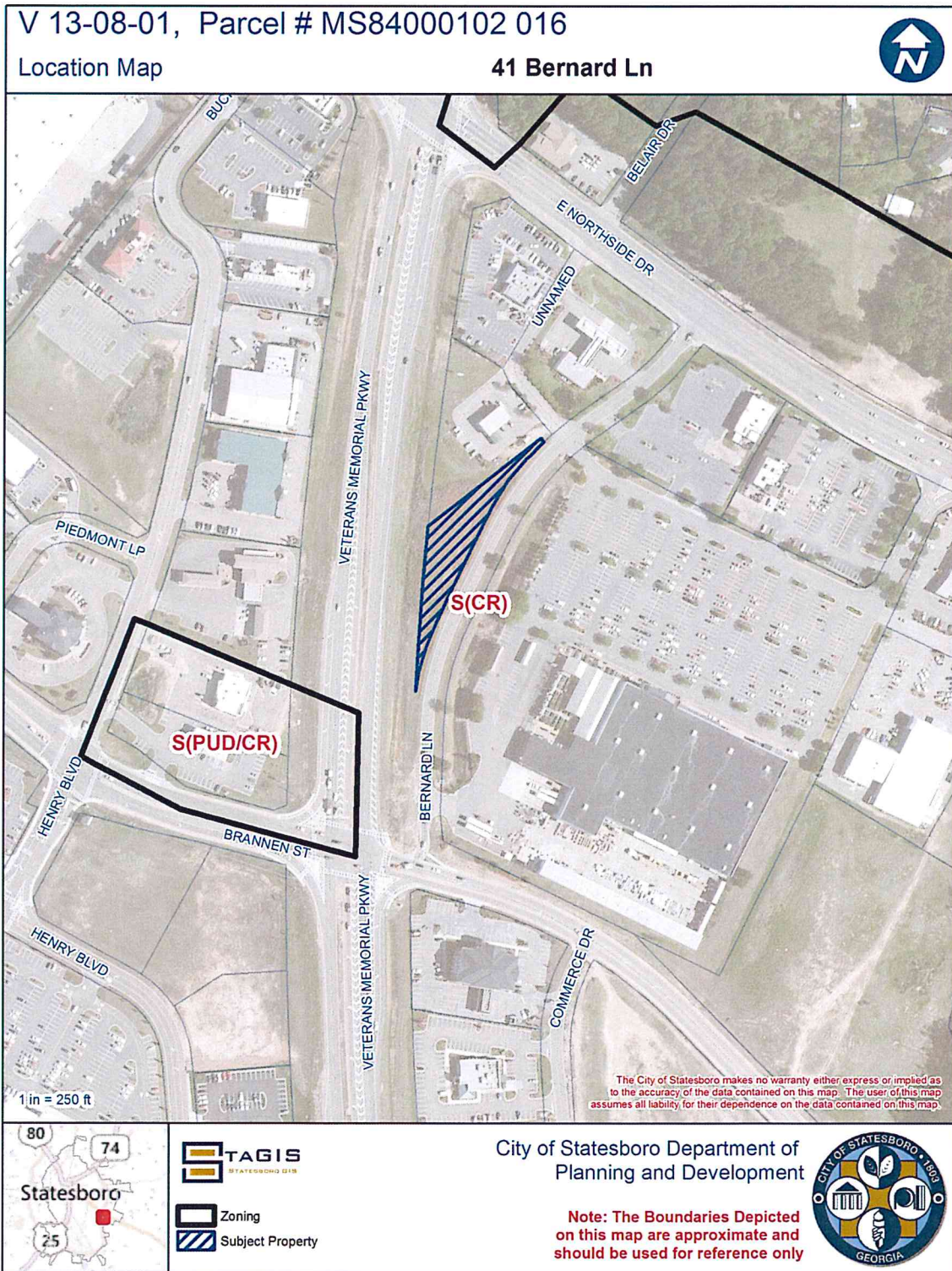
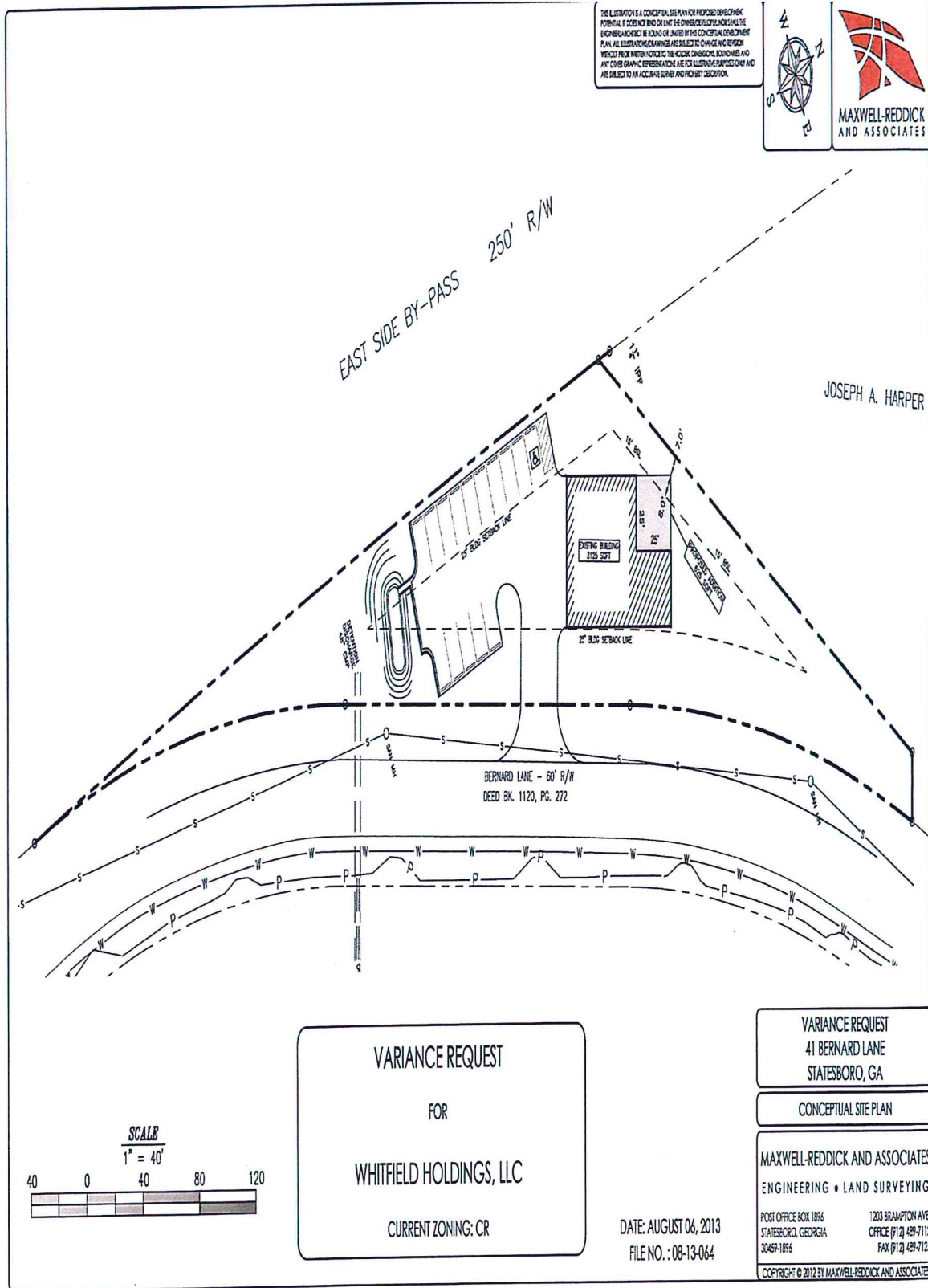


EXHIBIT B: SKETCH PLAN



VARIANCE REQUEST
 FOR
 WHITFIELD HOLDINGS, LLC
 CURRENT ZONING: CR

VARIANCE REQUEST
 41 BERNARD LANE
 STATESBORO, GA

CONCEPTUAL SITE PLAN

MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING • LAND SURVEYING

POST OFFICE BOX 1896
 STATESBORO, GEORGIA
 30459-1896

1203 BRAMPTON AVE.
 OFFICE (717) 429-7112
 FAX (717) 429-7123

DATE: AUGUST 06, 2013
 FILE NO. : 08-13-064

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EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTY AND YARD SETBACK



Figure 1: Subject Site. Rear of side setback.



Figure 2: Subject Site rear northwestern view.

EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTY.



Figure 3: Eastern view from back of lot (Lowes parking lot).



Figure 4: Western view from back of lot (Veteran's Memorial & strip mall)

EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTY.



Figure 5: Back of lot.



Figure 6: South view from front of property