



City of Statesboro
Department of Planning and Development Memorandum

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

Statesboro Planning Commission
February 4, 2025
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. January 7, 2025

IV. New Business

1. **APPLICATION V 25-01-01:** Richard Williams requests a variance from Section 2.2.9 of the Unified Development Code in order to continue operating a vehicle repair shop in the MX (Mixed Use) district at 1321 Northside Drive East (Tax Parcel# S39 000097 000).
2. **APPLICATION SUB 25-01-02:** Boro Land Consultants & Burbank Point requests a Preliminary Subdivision PLAT for an R-15 (Single-Family Residential) subdivision on approximately 43.31 acres of property on Beasley Road (Tax Parcel # MS91 000010 002).
3. **APPLICATION V 25-01-03:** Whitfield Signs requests a variance from Table 2.5.3-C of the Unified Development Code in order to place a 520.5 square foot sign on a building located at 152 Northside Drive East (Tax Parcel # MS84 000003A001).

V. Announcements

VI. Adjourn



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

January 7, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Matthew Lovett, Ron Simmons, Jim Thibodeau, Joseph Folsom and Len Fatica: **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development) Justin Williams (Planning & Housing Administrator), Jermaine Foster (Planner) **Absent:**

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. December 3, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of December 3, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with a 7-0 vote.

IV. New Business

1. **APPLICATION V 24-12-01:** Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).

Kathy Field introduced the case. Commissioner Simmons made a motion to open the public hearing with a second from Commissioner Lovett. The Motion passed on a 7-0 vote. Cody Rogers from EMC Engineering spoke in favor of the request, outlining specific hardship brought about regarding the Ordinance and future plans for the site. Commissioner Fatica made a motion to close the public hearing with a second from Commissioner Thibodeau. The Motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request and staff conditions with a second from Commissioner Fatica. The motion passed 7-0.

2. **APPLICATION RZ 24-12-02:** Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density Multi-Household Residential) zoning district on 0.28 acres of property in order to develop multi-

household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 000).

Kathy Field Introduced the case. Commissioner Beck motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 7-0. Jay Daniels from Maxwell-Reddick and Associates spoke in favor of the request. Commissioner Thibodeau motioned to close the public hearing with a second by Commissioner Simmons. The Motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request and staff conditions with a second from Commissioner Fatica. The motion passed 7-0.

V. Announcements

Kathy Field indicated the need to establish a new chair and vice chair for the year. After discussion, Commissioner Fatica motioned to maintain the status quo, with a second from Commissioner Simmons. The motion passed 7-0.

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Simmons seconded, and the motion carried 7-0.

Chair – Cathy Dixon

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

V 25-01-01 ZONING VARIANCE REQUEST	
LOCATION:	1321 Northside Drive East
EXISTING ZONING:	MX (Mixed Use)
ACRES:	0.5 acres
PARCEL TAX MAP #:	S39 0000097 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Mechanic Shop
PROPOSED USE:	Mechanic Shop

PETITIONER Richard Williams
ADDRESS 1321 Northside Drive East; Statesboro GA, 30458

REPRESENTATIVE Same as Above
ADDRESS Same as Above

PROPOSAL
The applicant requests a variance from Article 2.2.9 of the Unified Development Code, in order to continue operations of a vehicle repair shop at 1321 Northside Drive East
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>V 25-01-01 – CONDITIONAL APPROVAL</u>

Case # V-25-01-01

1321 Northside Drive East
Parcel: S39 000097 000

Location Map



1 inch equals 200 feet
Aerial: 2023 Eagleview



The boundaries depicted on this map are approximate and should be used for reference only

Legend

- Subject Property
- City Limits
- Tax Parcel Lines

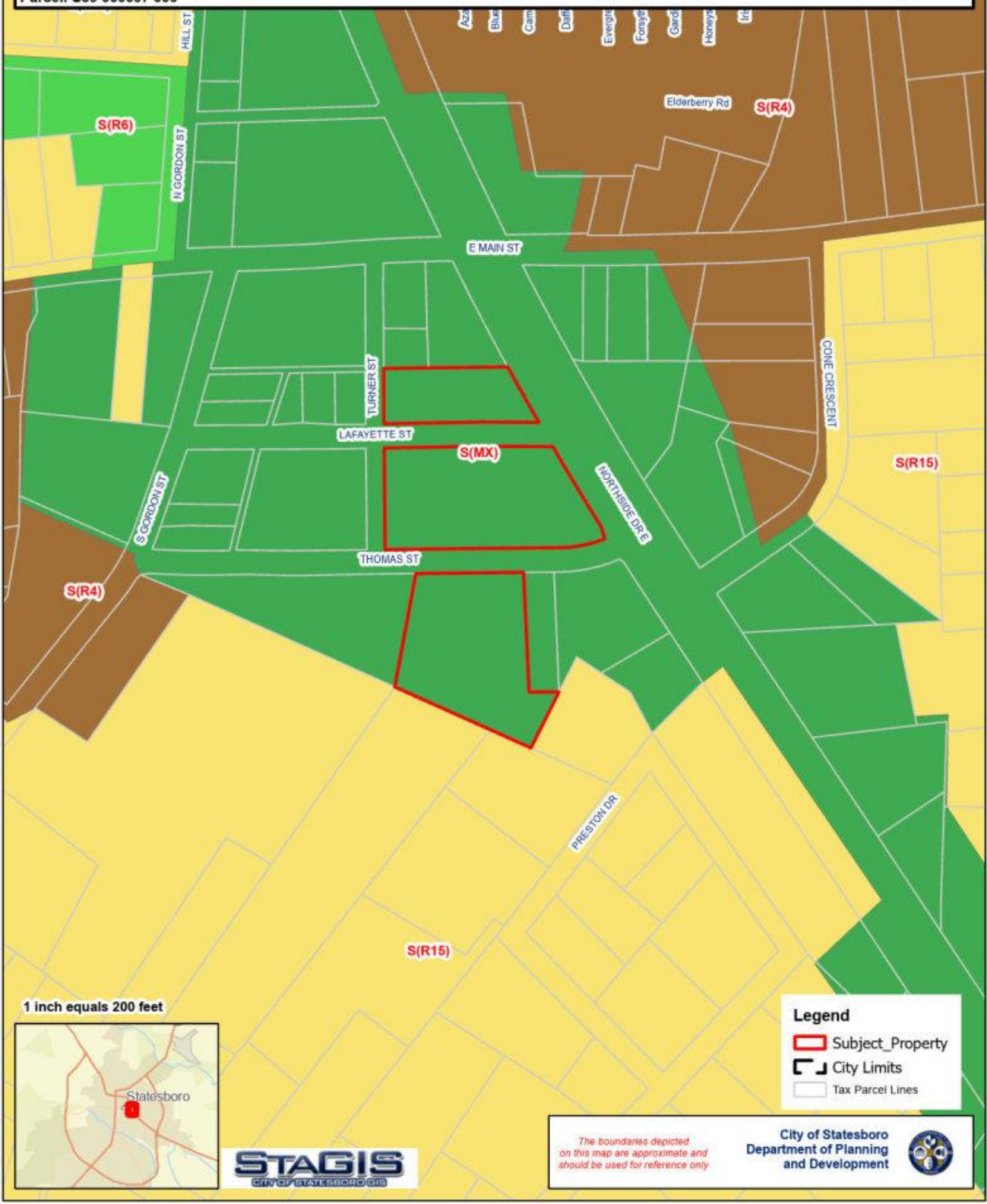
City of Statesboro
Department of Planning
and Development



Case # V-25-01-01

1321 Northside Drive East
Parcel: S39 000097 000

Zoning Map



1 inch equals 200 feet



Legend

- Subject_Property
- City Limits
- Tax Parcel Lines

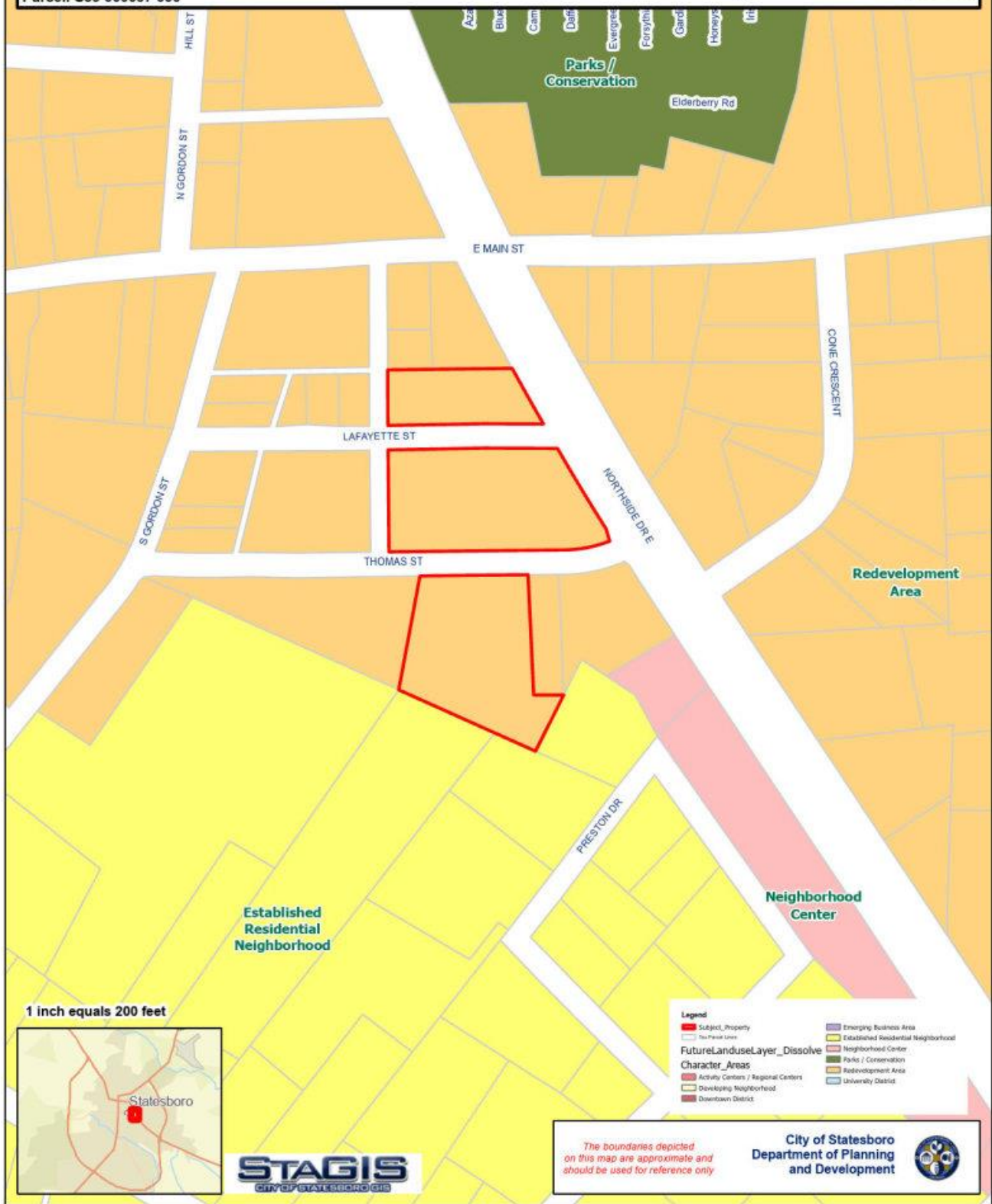
The boundaries depicted on this map are approximate and should be used for reference only

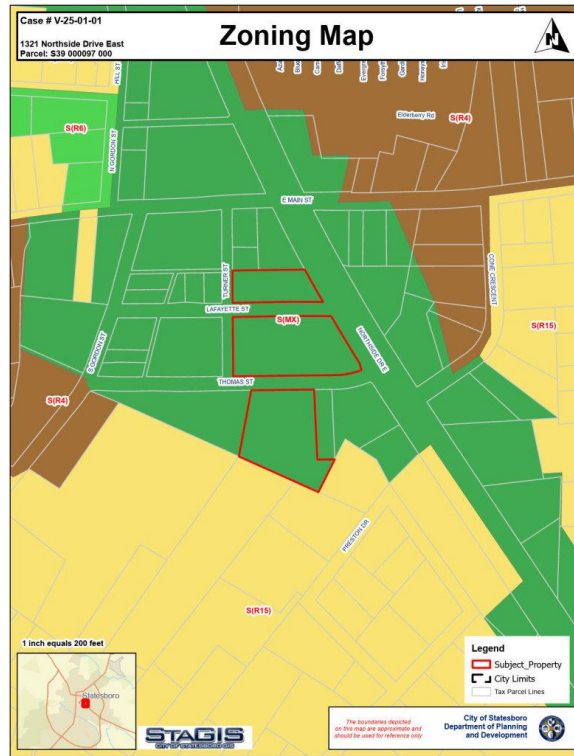
**City of Statesboro
Department of Planning
and Development**

Case # V-25-01-01

1321 Northside Drive East
Parcel: S39 000097 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Retail Store
Northeast	Location Area #2: MX (Mixed Use)	Single-Family Dwelling
East	Location Area #3: MX (Mixed Use)	Single-Family Dwellings
Northwest	Location Area #4: MX (Mixed Use)	Retail Store
Southeast	Location Area #5: MX (Mixed Use)	Retail Store
South	Location Area #6: MX (Mixed Use)	Convenience Store
Southwest	Location Area #7: MX (Mixed Use)	Single-Family Dwelling
West	Location Area #8: MX (Mixed Use)	Retail Store

SUBJECT SITE

The subject site is a 0.5-acre lot located on Northside Drive East. This location has historically served as a vehicle repair shop but did not renew licensing for the location after 2022. Due to the lapse in time of legal operation, the applicant requires a variance from the restrictions on vehicle related service in the MX (Mixed-Use) district in order to renew licensing. This restriction is being reviewed as a potential amendment in the updates to the Unified Development Code.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the “Redevelopment Area” character area, which generally calls for retrofitted older buildings and controlled vehicle access for mixed-use development.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

There should be no substantial change in the existing traffic patterns related to the development of this site, as the site will not be changing at all from the application of the variance.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 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;**
 - The development has existed in this location for a number of years, and under the former zoning code was an allowed use.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* removed this property as a by-right use (which is currently being evaluated in the amendments to the UDC). The primary cause of any issue was the lack of license renewal by the applicant.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - The type of business is a long-standing use at this property and would cause no adverse effect to the surrounding neighborhood, and the UDC would completely cease this use.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- There would be no public detriment with this development.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area "Redevelopment Area" as stated in the *2024 Comprehensive Master Plan*, as this is an appropriately scaled commercial use.

Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 25-01-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to complete any construction. All construction must be reviewed and approved by the City.



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

SUB 25-01-02 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	Beasley Road
EXISTING ZONING:	R-15 (One-Household Residential Residential)
ACRES:	43.31 Acres
PARCEL TAX MAP #:	MS91 000010 002
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Wooded Lot
PROPOSED USE:	Single-Family Dwellings

PETITIONER Burbank Pointe LLC & Boro Land Consultants

ADDRESS 1016 Jerry Hall Road; Statesboro GA, 30461

REPRESENTATIVE SAME AS ABOVE

ADDRESS SAME AS ABOVE

PROPOSAL
<p>The applicant requests a preliminary subdivision of approximately 43.31 acres of property to develop a group of single-family estate lots.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>SUB 25-01-02- CONDITIONAL APPROVAL</u></p>

Case # SUB-25-01-02

Beasley Rd & Jones Mill Rd
Parcel: MS91000010 002

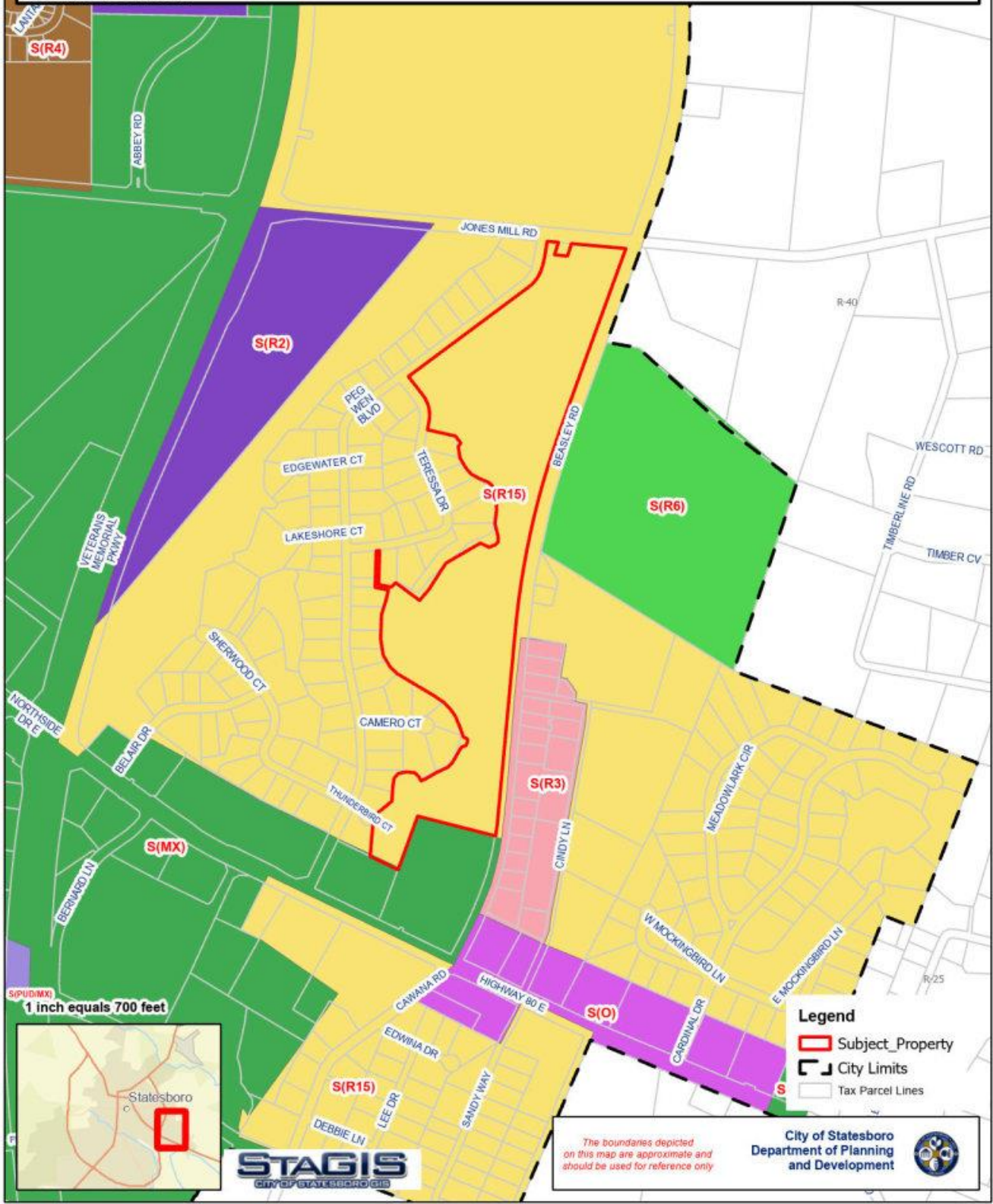
Location Map



Case # SUB-25-01-02

Beasley Rd & Jones Mill Rd
Parcel: MS91000010 002

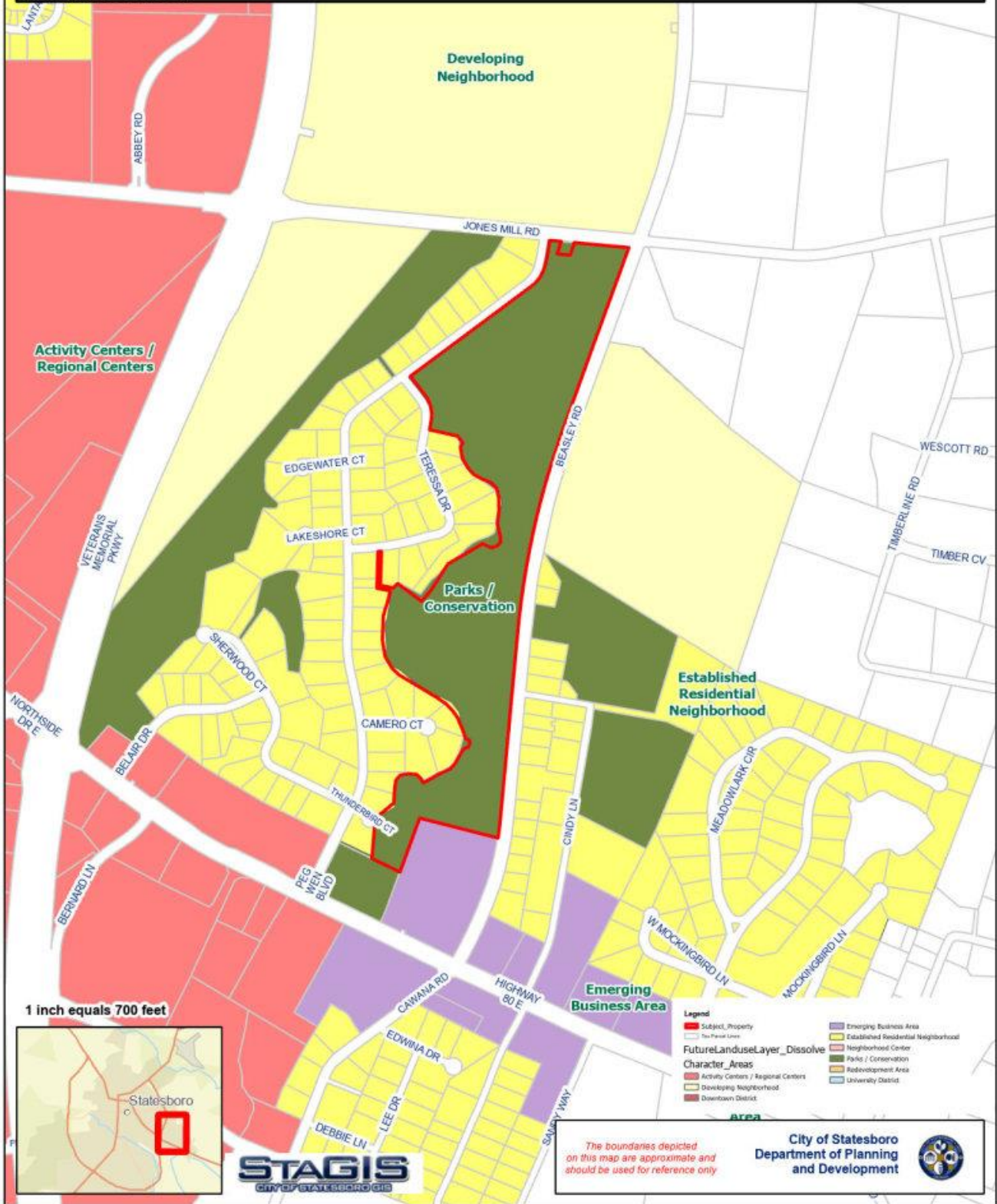
Zoning Map



Case # SUB-25-01-02


Beasley Rd & Jones Mill Rd
Parcel: MS91000010 002

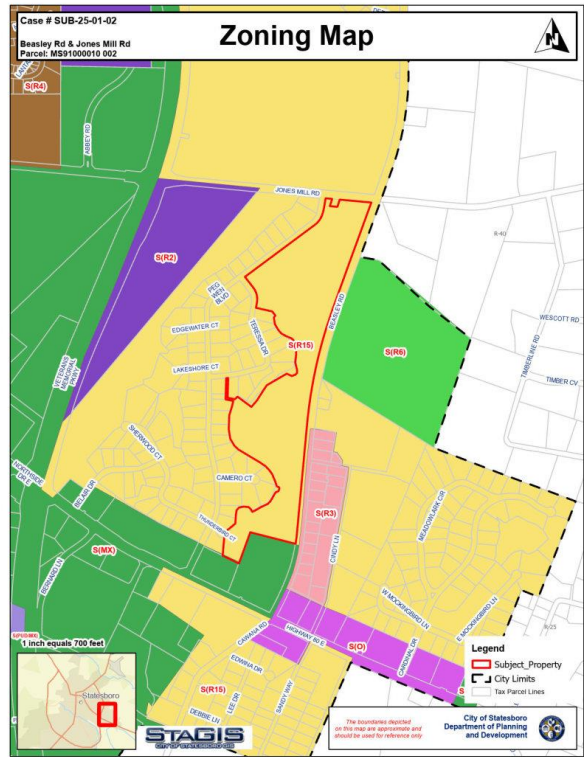
Future Land Use Map



The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (One-Household Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-15 (One-Household Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-15 (One-Household Residential)	Single-Family Dwelling
East	Location Area #4: R-15 (One-Household Residential)	Single-Family Dwelling
West	Location Area #5: R-6 (One-Household Residential)	Single-Family Dwelling
Southwest	Location Area #6: O (Office & Business)	Single-Family Dwelling
Southeast	Location Area #7: MX (Mixed Use)	Medical Office
South	Location Area #8: MX (Mixed Use)	General Store

SUBJECT SITE

The subject site consists of 43.31 acres of property located on Beasley Road. The property contains a number of wetland areas, and wooded lots surrounded by the existing Bel Air estates, and the under-development Bel Air East subdivisions. The applicant proposes 52 lots on the property. The applicant is currently zoned appropriately for the development and has conferred with staff to ensure that there are appropriate provisions in place for the development.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Parks/Conservation” character area, which allows for low density single-family development in addition to conserved space.

ENVIRONMENTAL SITE ANALYSIS

The property contains wetlands, but the existing lot makeup will ensure minimal disturbance as well as with designs that should generally incorporate the surrounding areas natural features.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and the lots have been designed to minimize the impact on the existing street network. Not all proposed traffic in the development will flow onto Beasley Road. Generally, subdivisions would be required to ensure that sidewalks are placed on Arterial Roads, but in lieu of this the applicant has agreed to dedicate 10 feet of right-of-way to the City in order to ensure that the City can complete an already proposed bicycle/sidewalk project on Beasley Road.

Subject Property



Subject Property (North)



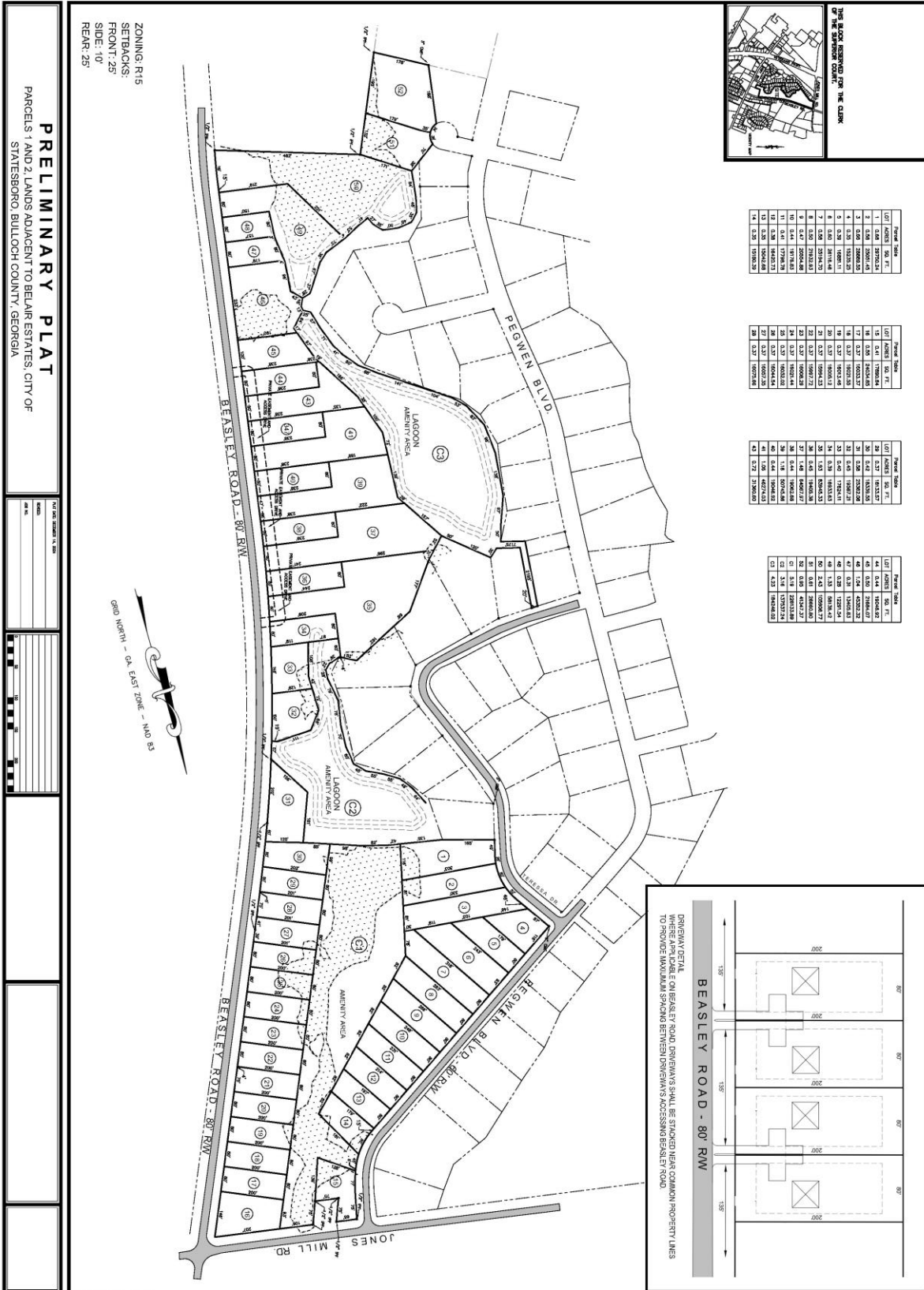
Subject Property (South)



Eastern Property



Preliminary Plat



Parcel	Area	Acres
01	0.01	0.01
02	0.01	0.01
03	0.01	0.01
04	0.01	0.01
05	0.01	0.01
06	0.01	0.01
07	0.01	0.01
08	0.01	0.01
09	0.01	0.01
10	0.01	0.01
11	0.01	0.01
12	0.01	0.01
13	0.01	0.01
14	0.01	0.01

Parcel	Area	Acres
15	0.01	0.01
16	0.01	0.01
17	0.01	0.01
18	0.01	0.01
19	0.01	0.01
20	0.01	0.01
21	0.01	0.01
22	0.01	0.01
23	0.01	0.01
24	0.01	0.01
25	0.01	0.01
26	0.01	0.01
27	0.01	0.01
28	0.01	0.01

Parcel	Area	Acres
29	0.01	0.01
30	0.01	0.01
31	0.01	0.01
32	0.01	0.01
33	0.01	0.01
34	0.01	0.01
35	0.01	0.01
36	0.01	0.01
37	0.01	0.01
38	0.01	0.01
39	0.01	0.01
40	0.01	0.01
41	0.01	0.01
42	0.01	0.01
43	0.01	0.01

Parcel	Area	Acres
44	0.01	0.01
45	0.01	0.01
46	0.01	0.01
47	0.01	0.01
48	0.01	0.01
49	0.01	0.01
50	0.01	0.01
51	0.01	0.01
52	0.01	0.01
53	0.01	0.01
54	0.01	0.01
55	0.01	0.01
56	0.01	0.01
57	0.01	0.01
58	0.01	0.01
59	0.01	0.01
60	0.01	0.01
61	0.01	0.01
62	0.01	0.01
63	0.01	0.01
64	0.01	0.01
65	0.01	0.01
66	0.01	0.01
67	0.01	0.01
68	0.01	0.01
69	0.01	0.01
70	0.01	0.01
71	0.01	0.01
72	0.01	0.01
73	0.01	0.01
74	0.01	0.01
75	0.01	0.01
76	0.01	0.01
77	0.01	0.01
78	0.01	0.01
79	0.01	0.01
80	0.01	0.01
81	0.01	0.01
82	0.01	0.01
83	0.01	0.01
84	0.01	0.01
85	0.01	0.01
86	0.01	0.01
87	0.01	0.01
88	0.01	0.01
89	0.01	0.01
90	0.01	0.01
91	0.01	0.01
92	0.01	0.01
93	0.01	0.01
94	0.01	0.01
95	0.01	0.01
96	0.01	0.01
97	0.01	0.01
98	0.01	0.01
99	0.01	0.01
100	0.01	0.01

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 25-01-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Preliminary Subdivision PLAT does not grant the right to develop on the property. All construction must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.
- (3) The Final PLAT must show the dedication of 10 feet of right-of-way to the City for the installation of bike lanes in lieu of the required sidewalks.



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

*P.O. Box 348
 Statesboro, Georgia 30458*

*(912) 764-0630
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V 25-01-03 ZONING VARIANCE REQUEST	
LOCATION:	152 Northside Drive East
EXISTING ZONING:	MX (Mixed Use)
ACRES:	6.92 acres
PARCEL TAX MAP #:	MS84 000003A
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vehicle Repair Shop
PROPOSED USE:	Vehicle Repair Shop

PETITIONER Katie Brown; Whitfield Signs
ADDRESS 31 South College Street; Statesboro GA, 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL
The applicant requests a variance from Table 2.5.3-C in order to place a 520.5 square foot building sign at 152 Northside Drive.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>V 25-01-03 – DENIAL</u>

Case # V-25-01-03

152 Northside Drive east
Parcel: MS8400003A001

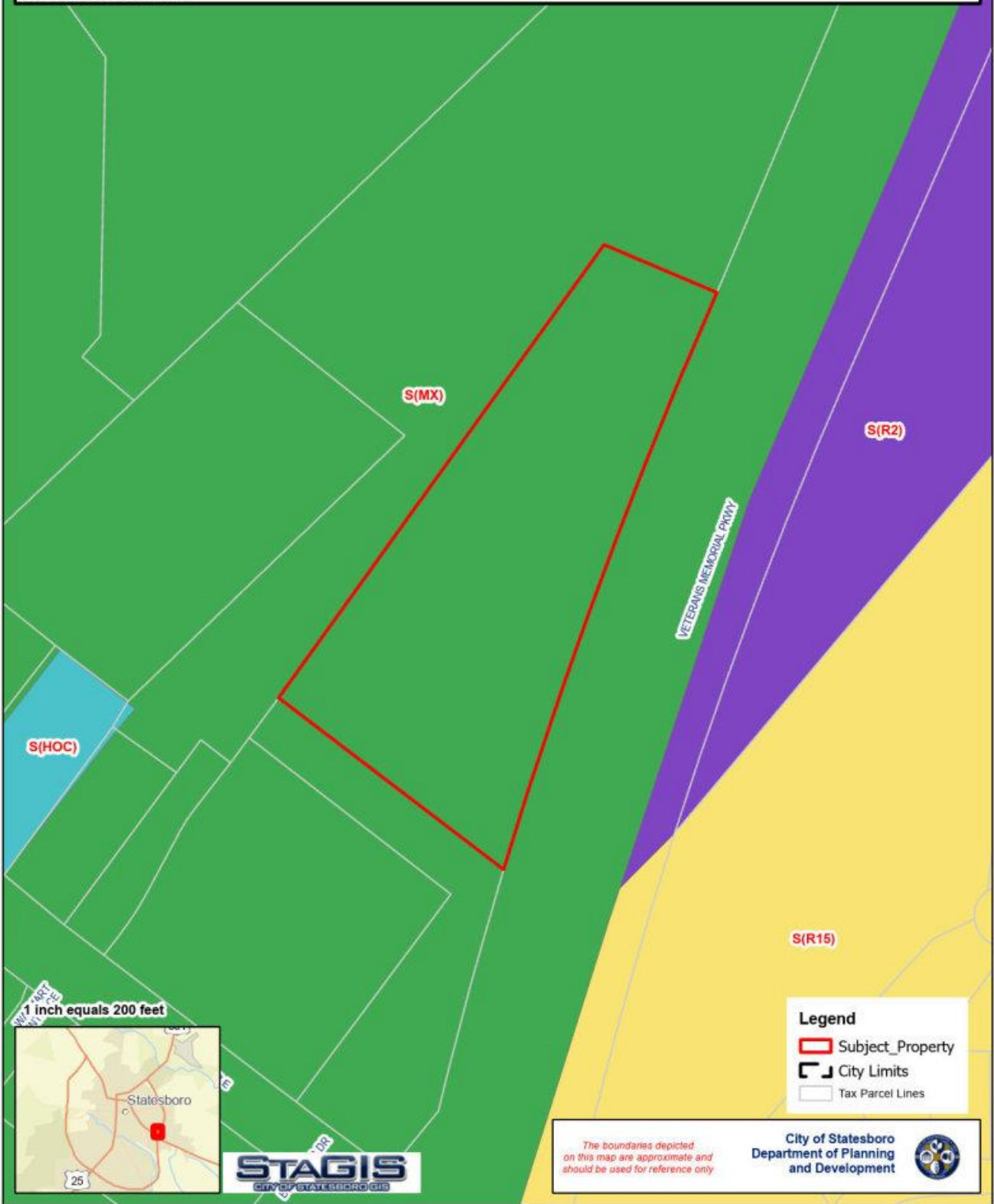
Location Map



Case # V-25-01-03

152 Northside Drive east
Parcel: MS84000003A001

Zoning Map



Case # V-25-01-03

152 Northside Drive east
Parcel: MS84000003A001

Future Land Use Map



Activity Centers /
Regional Centers

Developing
Neighborhood

VETERANS MEMORIAL PARKWAY

Parks /
Conservation

1 inch equals 200 feet



Legend	
Subject_Property	Emerging Business Area
The Future Lanes	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	Neighborhood Center
Character_Areas	Parks / Conservation
Activity Centers / Regional Centers	Redevelopment Area
Developing Neighborhood	University District
Downtown District	

The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Vacant Land
Northeast	Location Area #2: R-2 (Townhouse Residential)	Townhouse Subdivision
East	Location Area #3: R-2 (Townhouse Residential)	Townhouse Subdivision
Northwest	Location Area #4: MX (Mixed Use)	Vacant Land
Southeast	Location Area #5: MX (Mixed Use)	Vehicle Dealership
South	Location Area #6: MX (Mixed Use)	Vehicle Repair Shop
Southwest	Location Area #7: MX (Mixed Use)	Restaurant
West	Location Area #8: MX (Mixed Use)	Vacant Land

SUBJECT SITE

The subject site is a 6.92-acre lot currently being developed as an expansion of the existing dealership as the Franklin Collision Center. The applicant intends to place a sign on the property that is substantially larger than generally allowed in sign district 2.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the “Activity/Regional Center” character area, which generally calls pedestrian oriented shopping, high-density residential development, office and entertainment. It does not make distinction on signage.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands. At this time, the property would be restricted by the GDOT Highway for freestanding signage, but it is not contemplated on the site at this time.

COMMUNITY FACILITIES AND TRANSPORTATION

The developing property is being constructed with a direct access provided by an easement onto the property.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 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;**
 - The property does not contain direct access to Veterans Memorial Parkway, as the property sits in an area with restricted ingress/egress onto the bypass.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The applicant would be allowed up to 350 square feet of **total** signage on the site. Building signs specifically allow only up to 150 square feet of signage. While 350 feet as a total may be acceptable due to the building’s placement on the site, above 500 square feet is deemed excessive.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - While the location and size of the building would warrant a larger square footage than traditionally allowed, the size of the signage proposed is far larger than generally acceptable in the City. For comparison, a Billboard would generally start at 300 square feet.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- The sign would be isolated, but the immense size does contradict the general allowances in the ordinance by all metrics.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed signage has no correlation with the subject site's character area "Activity/Regional Center" as stated in the *2024 Comprehensive Master Plan* since signage is not determined outside of the Zoning Ordinance.

Subject Property



Eastern Property



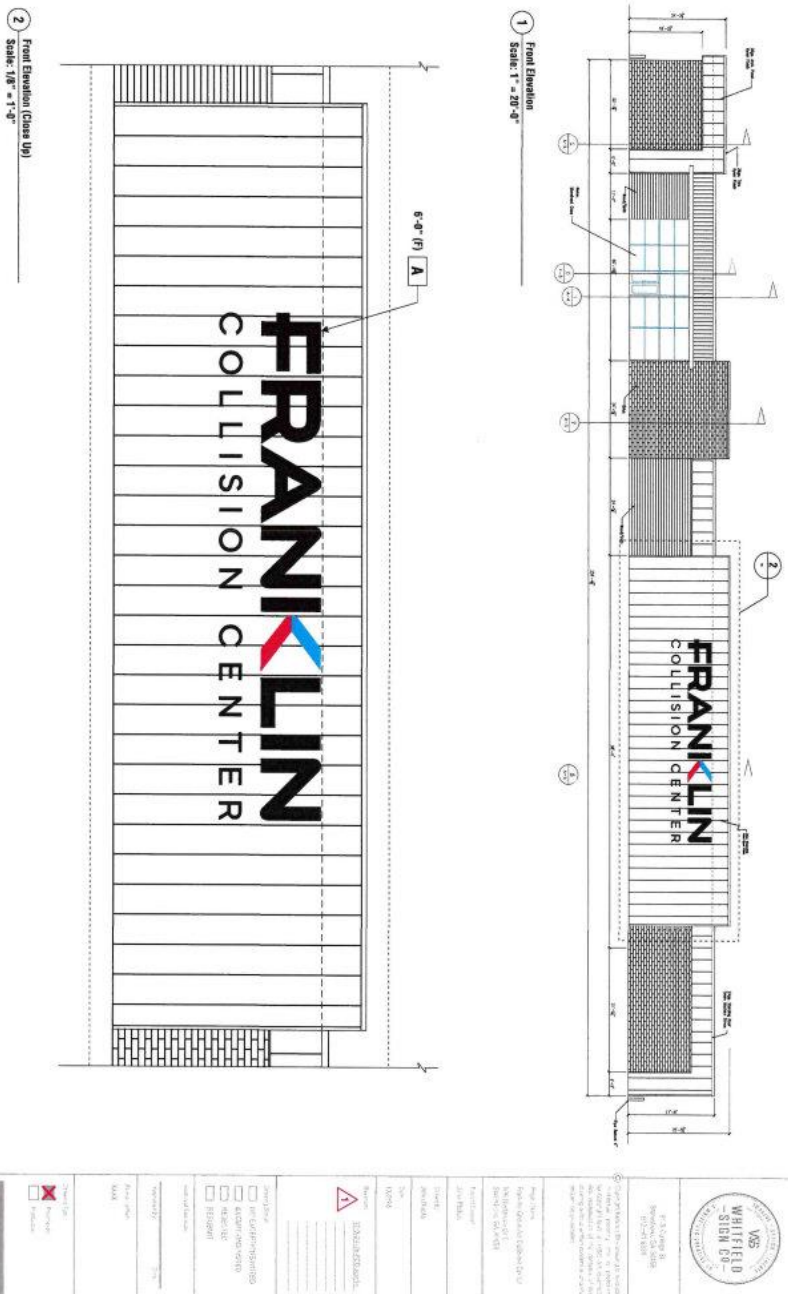
Western Property



Southern Property



Signage Example



18 23 Street Dr.
Brentwood, CA 94005
Phone 650-435-1111

1. I am the Designer/Manufacturer of this sign.

2. I am a representative of the Designer/Manufacturer of this sign.

Project Name:
18 23 Street Dr.
Brentwood, CA 94005

Manufacturer:
18 23 Street Dr.
Brentwood, CA 94005

Designer:
18 23 Street Dr.
Brentwood, CA 94005

Sign Type:
Billboard

Sign Material:
Aluminum

Sign Color:
Black, Red, Blue, White

Sign Height:
20' x 10'

Sign Width:
20' x 10'

Sign Location:
Brentwood, CA

Sign Orientation:
Vertical

Sign Content:
FRANILIN COLLISION CENTER

Sign Date:
08/10/2010

Sign Status:
Completed

Sign Notes:
See attached drawings for details.

Sign Photo:
See attached photos for examples.

Sign Map:
See attached map for location.

Sign Contact:
See attached contact information.

Sign Reference:
See attached reference materials.

Sign Footer:
© 2010 WBS Whitefield Sign Co., Inc.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of V 25-01-03 due to the excessive square footage of signage proposed**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to place signage. A completed sign application must be submitted before approval.
- (2) Additional signage may not be approved unless granted a variance, due to the square footage exceeding the allowances generally outlined in the Unified Development Code.