



*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**

**March 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. February 18, 2025

**IV. New Business**

1. **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).
2. **APPLICATION V 25-02-01:** 12 Broad LLC requests a variance from Unified Development Code Section 2.214(5i) d, in order to allow for vinyl siding at 12 Broad Street (Tax Parcel #S29 000097 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**February 4, 2025**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Commission Members Present:** Cathy Dixon, Savannah Beck, 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 (City Planner) David Moyer (Assistant City Engineer) **Absent:** Matthew Lovett

**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. January 7, 2025 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of January 7, 2025 with a second from Commissioner Fatica. The motion was passed to approve the minutes of with 6-0 vote.

**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).

Kathy Field introduced the case. Commissioner Thibodeau made a motion to open the public hearing with a second from Commissioner Fatica. The Motion passed on a 6-0 vote. No one spoke on this case. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request and staff conditions with a second from Commissioner Thibodeau. The motion passed 6-0.

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).

Kathy Field introduced the case. This project did not require a public hearing.

After discussion, Commissioner Fatica motioned to approve the request and staff conditions with a second from Commissioner Thibodeau. The motion passed 6-0.

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).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Beck. The motion passed 6-0. There was no representative for this case. Commissioner Beck motioned to close the public hearing, with a second from Commissioner Folsom. The motion passed 6-0.

Commissioner Fatica disclosed a potential conflict of interest on this case, and abstained from further voting on the matter. After discussion, Commissioner Thibodeau motioned to deny the request with a second from Commissioner Simmons. The motion passed with a 5-0 vote.

#### **V. Announcements**

Kathy Field announced her absence from the upcoming March meeting due to international travel.

#### **VI. Adjourn**

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Thibodeau seconded, and the motion carried 6-0.

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**Chair – Cathy Dixon**

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**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  
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<b>V 25-01-03            ZONING VARIANCE REQUEST</b>	
<b>LOCATION:</b>	152 Northside Drive East
<b>EXISTING ZONING:</b>	MX (Mixed Use)
<b>ACRES:</b>	6.92 acres
<b>PARCEL TAX MAP #:</b>	MS84 000003A001
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vehicle Repair Shop
<b>PROPOSED USE:</b>	Vehicle Repair Shop

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

**REPRESENTATIVE**   SAME AS ABOVE  
**ADDRESS**             SAME AS ABOVE

<b>PROPOSAL</b>
The applicant requests a variance from Table 2.5.3-C in order to place a 316 square foot building sign at 152 Northside Drive.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>V 25-01-03 – CONDITIONAL APPROVAL</u></b>



Case # V-25-01-03

152 Northside Drive east  
Parcel: MS8400003A001

# Location Map



1 inch equals 200 feet  
Aerial: 2023 Eagleview




**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**

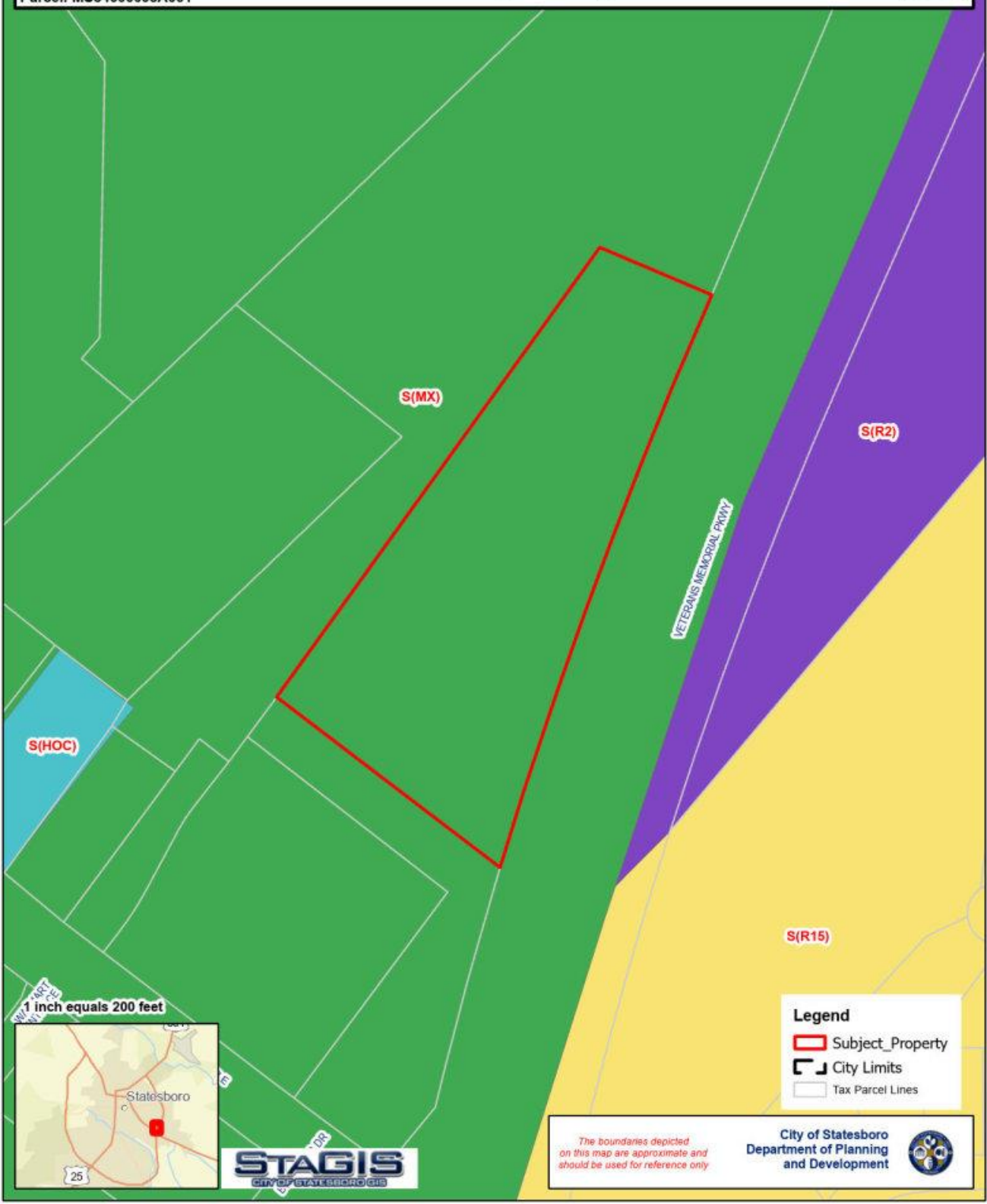




Case # V-25-01-03

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**

<b>Location</b>	<b>Parcel Location &amp; Zoning Information</b>	<b>Land Use</b>
North	<b>Location Area #1:</b> MX (Mixed Use)	Vacant Land
Northeast	<b>Location Area #2:</b> R-2 (Townhouse Residential)	Townhouse Subdivision
East	<b>Location Area #3:</b> R-2 (Townhouse Residential)	Townhouse Subdivision
Northwest	<b>Location Area #4:</b> MX (Mixed Use)	Vacant Land
Southeast	<b>Location Area #5:</b> MX (Mixed Use)	Vehicle Dealership
South	<b>Location Area #6:</b> MX (Mixed Use)	Vehicle Repair Shop
Southwest	<b>Location Area #7:</b> MX (Mixed Use)	Restaurant
West	<b>Location Area #8:</b> 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. Since the initial application, the applicant has reduced the request to 316 feet.
- 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 originally proposed is far larger than generally acceptable in the City. Revisions to the request are more in line with acceptable request.

**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, and the general placement would allow for visibility on Veterans Memorial Parkway.

**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

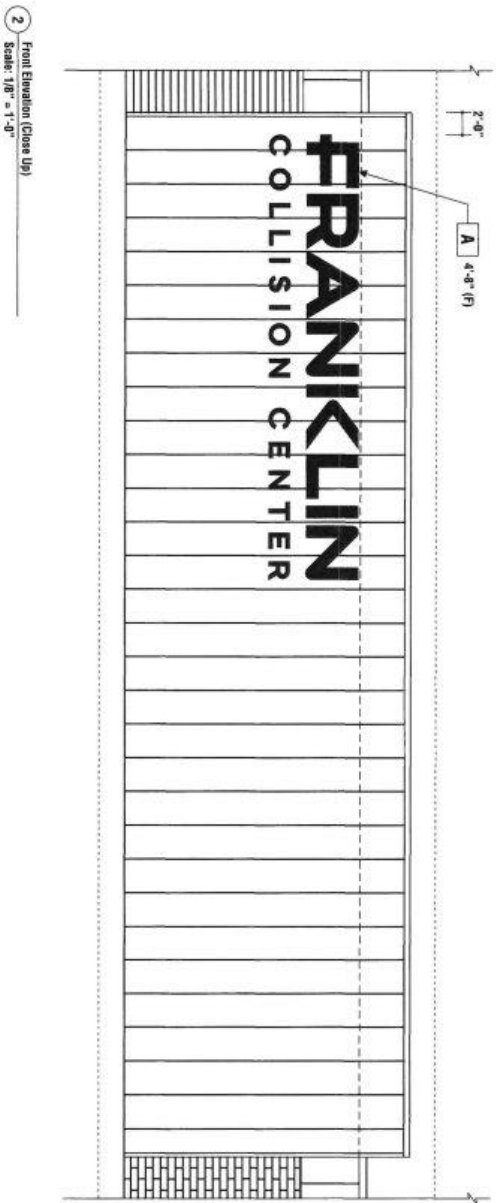
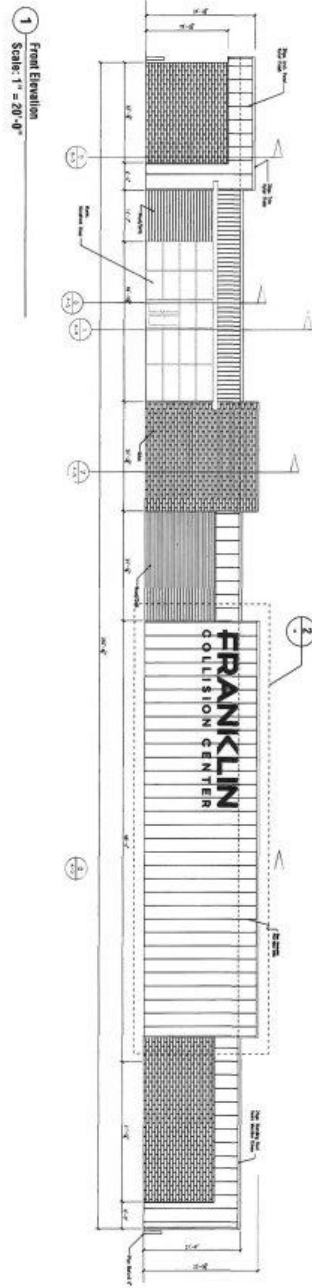


## Southern Property





# Signage Example



1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
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 18" = 1'-0"  
 24" = 1'-0"  
 36" = 1'-0"  
 48" = 1'-0"  
 72" = 1'-0"  
 96" = 1'-0"  
 144" = 1'-0"  
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### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of V 25-01-03**. 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.

At the regularly scheduled meeting of the Planning Commission on February 4, 2025, the Commission recommended denial of the request and staff conditions with a 6-0 vote.

At the regularly scheduled meeting of the City Council on February 18, 2025, the City Council deferred the request for revision to the Planning Commission.



*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)*

<b>V 25-02-01 ZONING VARIANCE REQUEST</b>	
<b>LOCATION:</b>	12 Broad Street
<b>EXISTING ZONING:</b>	CBD (Central Business)
<b>ACRES:</b>	0.21 acres
<b>PARCEL TAX MAP #:</b>	S29 000097 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Single-Family Home
<b>PROPOSED USE:</b>	Single-Family Home

**PETITIONER**            12 Broad Street LLC  
**ADDRESS**             12 Broad Street; Statesboro GA, 30458

**REPRESENTATIVE**   Brenda Brown  
**ADDRESS**                SAME AS ABOVE

<b>PROPOSAL</b>
<p>The applicant requests a variance from Section 2.2.14 (5)d of the Unified Development Code in order to maintain vinyl siding on the renovation of a home.</p>
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<p><b><u>V 25-02-01 – DENIAL</u></b></p>



Case # V 25-02-01  
12 Broad Street  
Parcel: S29 000097 000

# Location Map

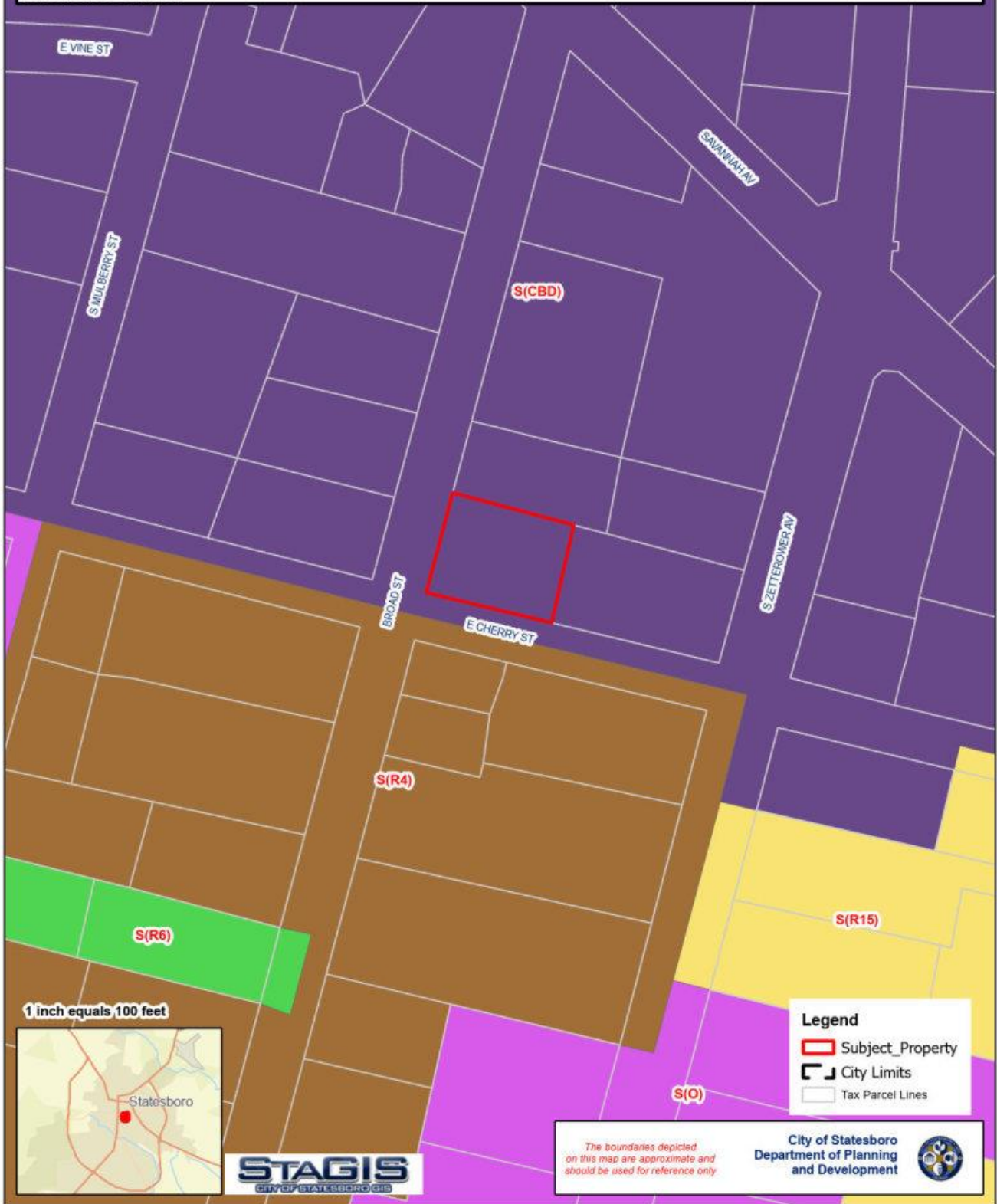




Case # V 25-02-01

12 Broad Street  
Parcel: S29 000097 000

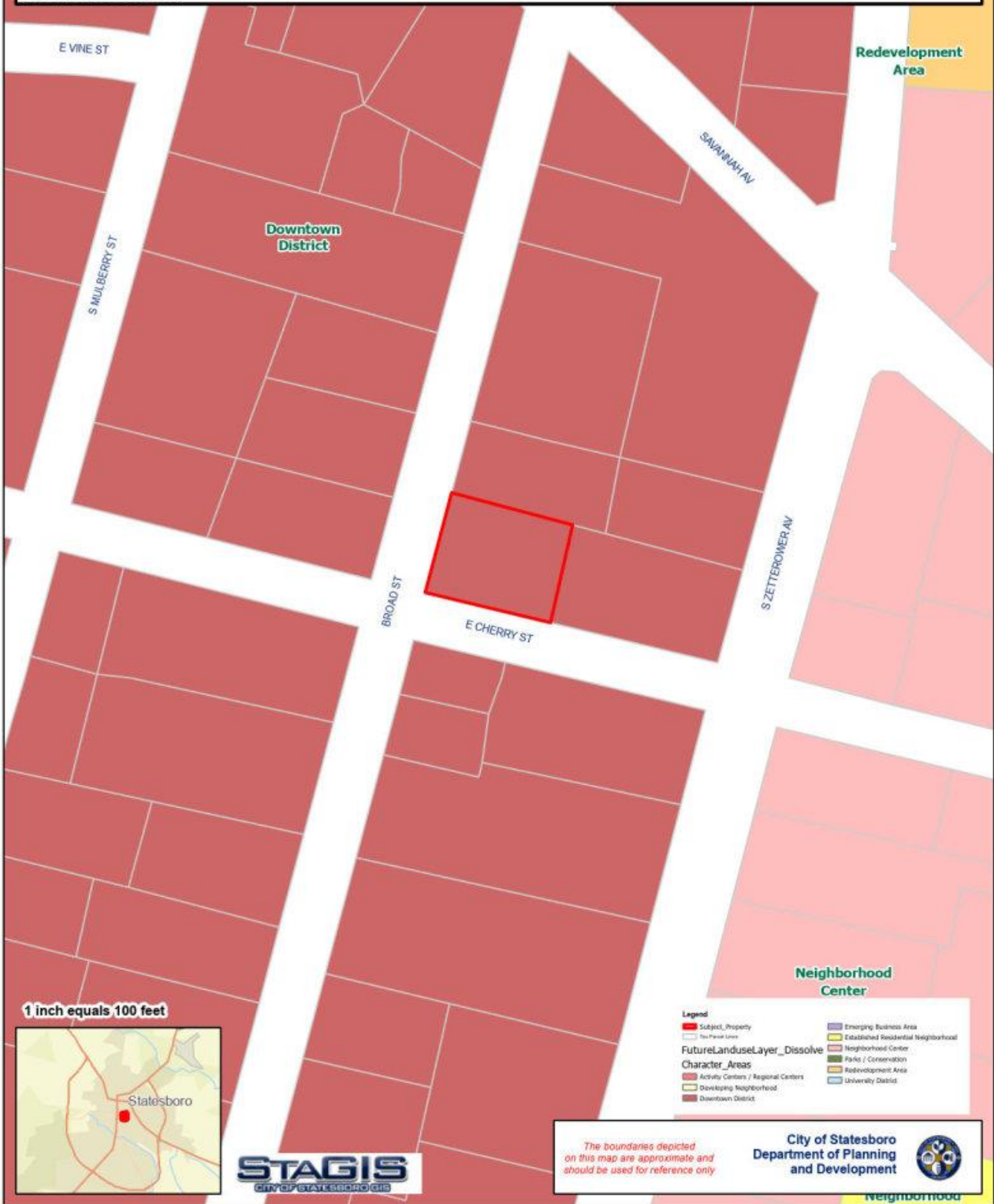
# Zoning Map



Case # V 25-02-01

12 Broad Street  
Parcel: S29 000097 000

# Future Land Use Map



1 inch equals 100 feet



**Legend**

Subject_Property	Emerging Business Area
The Parcel Lines	Established Residential Neighborhood
<b>FutureLanduseLayer_Dissolve</b>	Neighborhood Center
<b>Character_Areas</b>	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**

<b>Location</b>	<b>Parcel Location &amp; Zoning Information</b>	<b>Land Use</b>
North	<b>Location Area #1:</b> CBD (Central Business District)	Single-Family Dwelling
Northeast	<b>Location Area #2:</b> CBD (Central Business District)	Single-Family Dwelling
East	<b>Location Area #3:</b> CBD (Central Business District)	Apartment Building
Northwest	<b>Location Area #4:</b> CBD (Central Business District)	Vacant Land
Southeast	<b>Location Area #5:</b> R-3 (Medium Density Multi-Household Residential)	Apartment Building
South	<b>Location Area #6:</b> R-3 (Medium Density Multi-Household Residential)	Single-Family Dwelling
Southwest	<b>Location Area #7:</b> R-3 (Medium Density Multi-Household Residential)	Apartment Building
West	<b>Location Area #8:</b> CBD (Central Business District)	Single-Family Dwelling

## **SUBJECT SITE**

The subject site is a 0.21-acre lot currently utilized as a single-family home. The applicant has completed cosmetic work on the structure without City Approval in the Downtown Development Authority overlay, which has created a violation by using vinyl materials as siding. The applicant's contractor did not complete a building permit for this project, which resulted in visits from code enforcement. The measure as implemented would be the removal of all vinyl siding on the structure and replacement with compatible materials, which resulted in the request from the owner.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the "Downtown District" character area, which generally infill housing, and a number of commercial uses.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

There are no specific changes necessary for this property, as the development is primarily aesthetic in nature.

## **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 is adjacent to a number of buildings that use materials that are in compliance with the standards as associated with the district.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The applicant commissioned Southern Industries LLC, which is located in Savannah GA. The applicant admits to violation of the Unified Development Code. The provisions as outlined in the UDC for these architectural standards are not new, and can be found in Article XXX of the former zoning ordinance. That language, listed under Section 3008 of the prior Zoning Ordinance, shows the following: "Exposed rough or re-sawn siding and exposed, untreated concrete shall not be permitted as a finished exterior. Metal siding and vinyl siding (except as accent materials) are prohibited."
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
  - While the building did contain some metal siding prior to the redevelopment, this issue would have been noted during the building



permit process. The removal of the vinyl would result in a financial hardship, due to the applicant having to replace it.

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

- The property has one adjacent home with vinyl siding which has been on site for an undetermined amount of time. The remaining homes in the area are all built with masonry or wooden materials on the facade.

**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 as a historic home is consistent with the "Downtown District" as stated in the *2024 Comprehensive Master Plan*.

**Subject Property**



**Northern Property**





**Southern Property**



**Western Property**



**STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Denial of V 25-02-01 due to incompatibility with the surrounding area in accordance with Section 2.2.14 of the UDC**. 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 additional construction without the submission of a building permit.