



*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**

**August 7, 2018**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. July 10, 2018 Meeting Minutes

**IV. New Business**

1. **APPLICATION RZ 18-07-01:** Haken Holdings requests a zoning map amendment of 2.24 acres of property located at 814 South Main Street from the CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to develop a multi-family cottage community (Tax Parcel MS52 000027 000).
2. **APPLICATION RZ 18-07-02:** David Pearce of Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision. (Tax Parcel # 107 000009 000).
3. **APPLICATION CBD 18-07-03:** Northland Communications Corporation requests approval of the proposed site and architectural plans submitted for 1.17 acres of property located at 32 E. Vine St, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District. (Tax Parcel S29 000019 000).

**V. Announcements**

**VI. Adjourn**



*City of Statesboro*  
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**Statesboro Planning Commission**

**July 10, 2018**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: James W. Byrd, Sr., Carlos C. Brown, Jr., David McLendon, Jamey Cartee, Benjamin McKay, and Mary Foreman **Absent:** Russel Rosengart; **City of Statesboro Staff:** Director of Planning and Development Frank Neal, City Planner Sharon Anton, City Planner Justin Williams

**I. Call to Order**

Commissioner Byrd called the meeting to order at 5:01 PM.

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. June 5, 2018 Meeting Minutes

Commissioner McLendon made a motion to approve the June 5, 2018 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

**IV. Old Business**

1. **APPLICATION V 18-05-02:** Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).

Frank Neal re-introduced the case and explained that while it had gone before City Council following the previous meeting's decision to table the request, Council had also voted to table the application pending a recommendation from Planning Commission. Josh Whitfield spoke on behalf of the applicant, and took questions. Among the details discussed include the sign type, which would be ½ inch acrylic raised letters with dimensional copy, and the fact that this sign would be in addition to the existing monument sign. The sign plan was revised since the initial submission so that no illumination will be included.

Commissioner McKay made a motion to recommend approval of application V 18-05-02, seconded by Commissioner Brown. The motion carried 5-0.

*Commissioner Cartee arrived at the meeting at 5:10 PM, following this vote.*

**V. New Business**

1. **APPLICATION V 18-06-01**: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).
2. **APPLICATION V 18-06-02**: West District Development, LLC requests a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000).
3. **APPLICATION RZ 18-06-03**: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Applications V 18-06-01, V 18-06-02, RZ 18-06-03 apply to the same project and property, and were thus heard together. Frank Neal introduced the cases and Josh Whitfield spoke on behalf of West District Development. Regarding the first application, Mr. Whitfield explained that the intent was to integrate the development with the surrounding area. While it is possible to install buffers to the stated requirements, he argued that for design reasons, West District would prefer to have landscaping that does not separate the development from the existing surrounding uses, and aims to be inviting. Regarding the second variance application, Commissioner Brown asked if there would be sidewalks within this development. It was clarified that yes, there will be sidewalks within & around the property on the other streets, just not on Martin Luther King Jr Dr due to space and grading issues, as well as a utility pole. The third application was then introduced as a zoning revision to the accepted CBD site plan, splitting one large building into two.

Commissioner Byrd then asked Mr. Neal whether they were to vote on all three applications together or separately, and Mr. Neal asked that they Commission record separate decisions. Commissioner McLendon made a motion to recommend approval of application V 18-06-01, seconded by Commissioner Cartee. The motion carried 6-0. Commissioner McLendon then made a motion to recommend approval of application V 18-06-02, seconded by Commissioner McKay, and the motion carried 6-0. Finally, Commissioner McLendon made a motion to recommend approval of application RZ 18-06-03, seconded by Commissioner Brown. The motion carried 6-0.

4. **APPLICATION V 18-06-04**: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000).
5. **APPLICATION V 18-06-05**: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm Street (S18 000109 000).

6. **APPLICATION V 18-06-06:** Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (S18 000109 000).

Applications V 18-06-04, V 18-06-05, RZ 18-06-06 apply to the same project and property, and were heard together. Frank Neal introduced the cases, explaining that while this property is occupied by a single family residence, it is zoned commercial retail and thus has larger requirements than typical residential parcels. Rudolph Payton spoke on his own behalf, as the property owner, expressing frustration with the zoning classification on the property and lack of available explanation (\*note: the property was classified CR in the original 1977 Statesboro Zoning Ordinance\*). After some discussion, including clarification that these applications refer to variances requests, not zoning map amendments of any kind, Mr. Neal confirmed that these applications would be voted on individually.

Commissioner Foreman made a motion to recommend approval of application V 18-06-04, seconded by Commissioner McLendon. The motion carried 6-0. Commissioner McKay then made a motion to recommend approval of application V 18-06-05, seconded by Commissioner McLendon, and the motion carried 6-0. Commissioner McKay then made a motion to recommend approval of application V 18-06-06, seconded again by Commissioner McLendon, and that motion carried 6-0 as well.

7. **APPLICATION RZ 18-06-07:** Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000).

Frank Neal introduced the case, and Penny NeSmith spoke as a representative of Eagle Automotive. Robert Parker also spoke, as the property owner. After some discussion on the history of the business and how it came to be at this location, as well as discussion of past citations, Commissioner Foreman made a motion to recommend approval of RZ-18-06-07. Commissioner Brown seconded, and the motion carried 6-0.

**VI. Announcements**

**VII. Adjourn**

The meeting adjourned at 6:04 PM.

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**Chair – James W. Byrd, Sr.**

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**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

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<b>RZ 18-07-01</b> <b>ZONING MAP AMENDMENT REQUEST</b> <b>814 South Main Street</b>	
<b>LOCATION:</b>	814 South Main Street
<b>REQUEST:</b>	Zoning map amendment from CR (Commercial Retail) to R4 (High Density Residential District).
<b>APPLICANT:</b>	Haken Holdings – Justin Helms
<b>OWNER(S):</b>	FFF Properties, LLC & S&F Enterprises
<b>ACRES:</b>	2.24 Acres
<b>PARCEL TAX MAP #:</b>	MS52 000027 000
<b>COUNCIL DISTRICT:</b>	District 3 (Yawn)

**PROPOSAL:**

The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the R4 (High Density Residential) zoning district in order to demolish the existing vacant metal building and develop a multi-family cottage community, which is not an allowed use in the existing zoning designation.

**BACKGROUND:**

This property contains a vacant commercial building. The City previously received a building permit and LDAP application for True Value Hardware in June 2017, but the application was withdrawn.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	CR (Commercial Retail), EXPT (Exempt)	Automotive Services Facility, Vacant Land
<b>SOUTH:</b>	R4 (High Density Residential District)	Apartment House/Group of Apartment Houses
<b>EAST:</b>	EXPT (Exempt)	Educational Facility
<b>WEST:</b>	HOC (Highway Oriented Commercial)	Automotive Services Facility

The subject property is located within the CR (Commercial Retail) district. Surrounding parcels include two businesses in the automotive repair industry, as well as vacant land and Georgia Southern University Property (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** Exhibit A (Location Map), Exhibit B (Future Development Map), Exhibit C (Photos of Subject Site), Exhibit D (Proposed Architectural Renderings), Exhibit E (Proposed Site Plan)

**COMPREHENSIVE PLAN:**

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<b><u>“Activity Centers/ Regional Centers”</u></b>	
<b><i>Vision:</i></b>	Currently dominated by auto-oriented design and large surface parking lots, the <b>Activity Centers</b> 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.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Encourage infill, new, and redevelopment to build close to the street.</li> <li>• Evaluate parking ordinances for appropriate standards, including maximum standards and shared parking provisions.</li> <li>• New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.</li> <li>• <b>Diverse mix of higher density housing types</b>, such as multi-family, town houses, apartments, lofts, and condos.</li> </ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 25-26.</i></p>

The subject area also lays between “Commercial Redevelopment Area #2” and the “University District” character areas.

<b><u>“Commercial Redevelopment Area”</u></b>	<b><u>“Residential Redevelopment Area”</u></b>
<p><i>Vision:</i> These areas are characterized by a high degree of access by vehicular traffic; onsite parking; and a low degree of open space. It is the desire of the community to identify and target these areas for redevelopment and investment, thus returning these areas to their intended state of a thriving commercial and/or mixed use district</p>	<p><i>Vision:</i> Development within this area, whether on campus or nearby, should focus heavily on pedestrian and bike accessibility, as well as transit. Transitioning the area along the northern side of campus into more active uses, such as residences, educational buildings, activity centers, etc. could significantly bridge the physical gap between downtown and university.</p>

Per Article VII Section 700, the Appendix A of the Code of Ordinances of Statesboro, Georgia:

High density residential purposes shall be “in accordance with the objectives, policies, and proposals of the future land use plan; to permit a variety of housing; to assure the suitable design of apartments in order to protect the surrounding environment of adjacent and nearby neighborhoods; and to insure that the proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.”

**ANALYSIS**

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though existing commercial building is not currently in use. No significant impact is expected on community facilities or services as a result of this request.

**ENVIRONMENTAL:**

An additional study may be required to determine the presence of wetlands on the subject property.

**ZONING CONSIDERATIONS:**

**Whether or not to grant a zoning map amendment from the CR (Commercial Retail) zoning district to the R4 (High Density Residential) zoning district.**

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*
- the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed R4 (High Density Residential) district as set forth in the *Statesboro Zoning Ordinance*.

<p><b>Current Zoning</b></p> <p>The commercial retail (CR) district can accommodate a variety of business types and some residential uses. However, "High Density Residential," are not listed as permissible uses allowable by right in the CR district. Those uses are explicitly permitted in the R4 district.</p>	<p><b>Requested Zoning</b></p> <p>The R4 (High Density Residential) district allows for apartment houses, which is the applicant's intended land use for the subject property.</p>
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**STANDARDS: ZONING MAP AMENDMENT**

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, in "**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**" Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby
  - a. Existing uses and zoning of property nearby varies. **The surrounding lots are zoned CR (Commercial Retail), R4 (High Density Residential), and EXPT (Exempt),** and are occupied by automotive repair businesses, vacant land, and Georgia Southern University.
- (2) The extent to which property values are diminished by the particular zoning restrictions.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.
  - a. The subject site is currently zoned CR (Commercial Retail). Per Articles VII and X, sections 801 and 1001, respectively, this parcel can currently house a variety of business and professional offices, similar to some of the surrounding lots. However, high density residential developments are specifically restricted to R4 zoned properties. Under the proposed zoning, the applicant would be able to develop a high density residential project.

- (5) The suitability of the subject property for the zoned purposes.**
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
  - a. Staff is unable to locate records of previous businesses at this location.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
  - a. Proposed land use change would cause an increase in population density.
  - b. Impacts on local traffic should be considered.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

**RECOMMENDATION:**

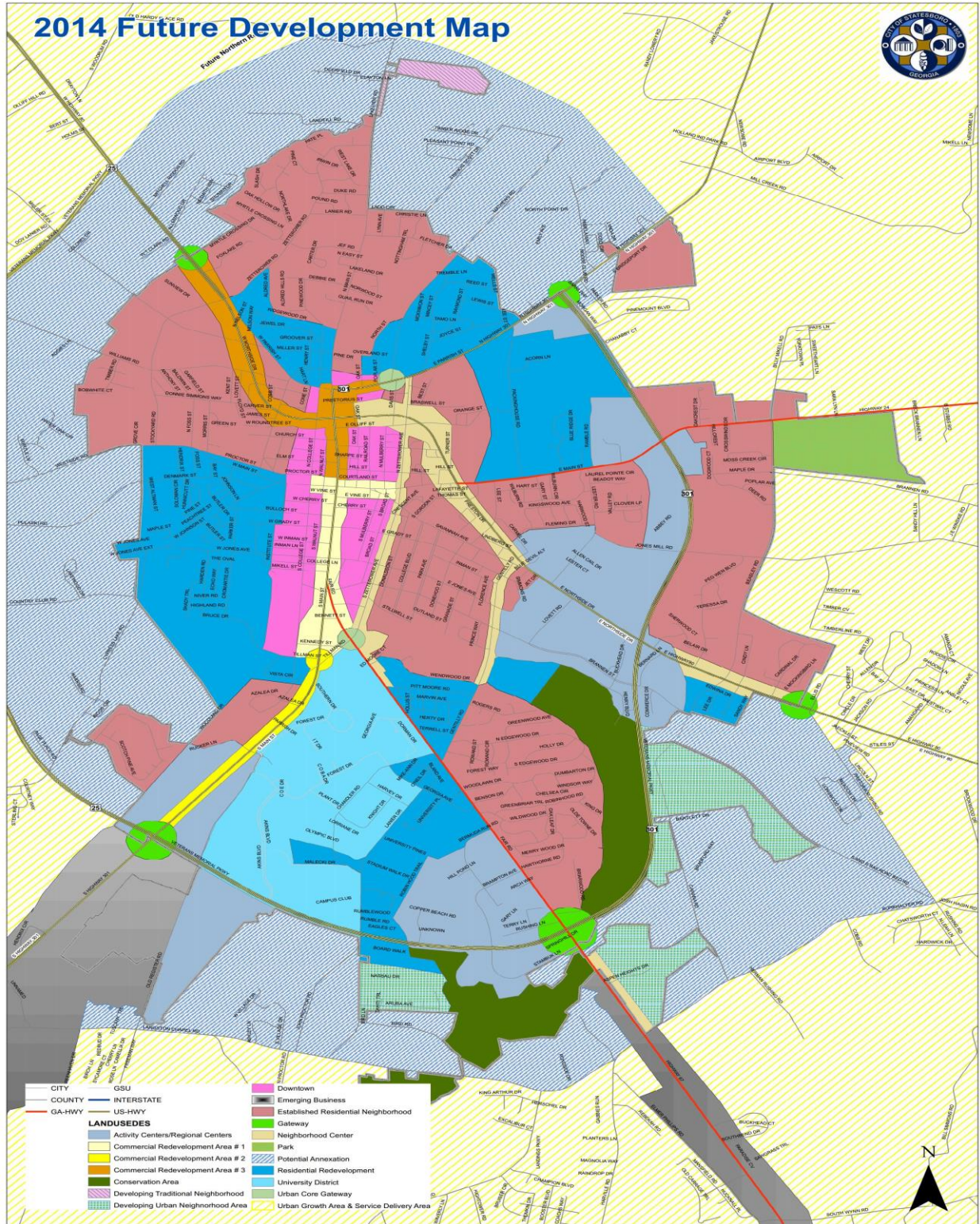
Staff recommends approval of this zoning map amendment based on the site plan and architectural renderings submitted as a part of application RZ 18-07-01.



EXHIBIT A: LOCATION MAP



**EXHIBIT B: FUTURE DEVELOPMENT MAP**



**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Rear view of subject site, looking west from Register Road



**Picture 2:** Looking north, a portion of the subject site's rear view & adjacent property to the north, currently an automotive repair business



**Picture 3:** Front view of subject site, looking west from South Main Street



**Picture 4:** Front view of subject site, looking north along South Main Street



**Picture 5:** Looking West from the subject site, currently an automotive repair business (D&R Car Care II)



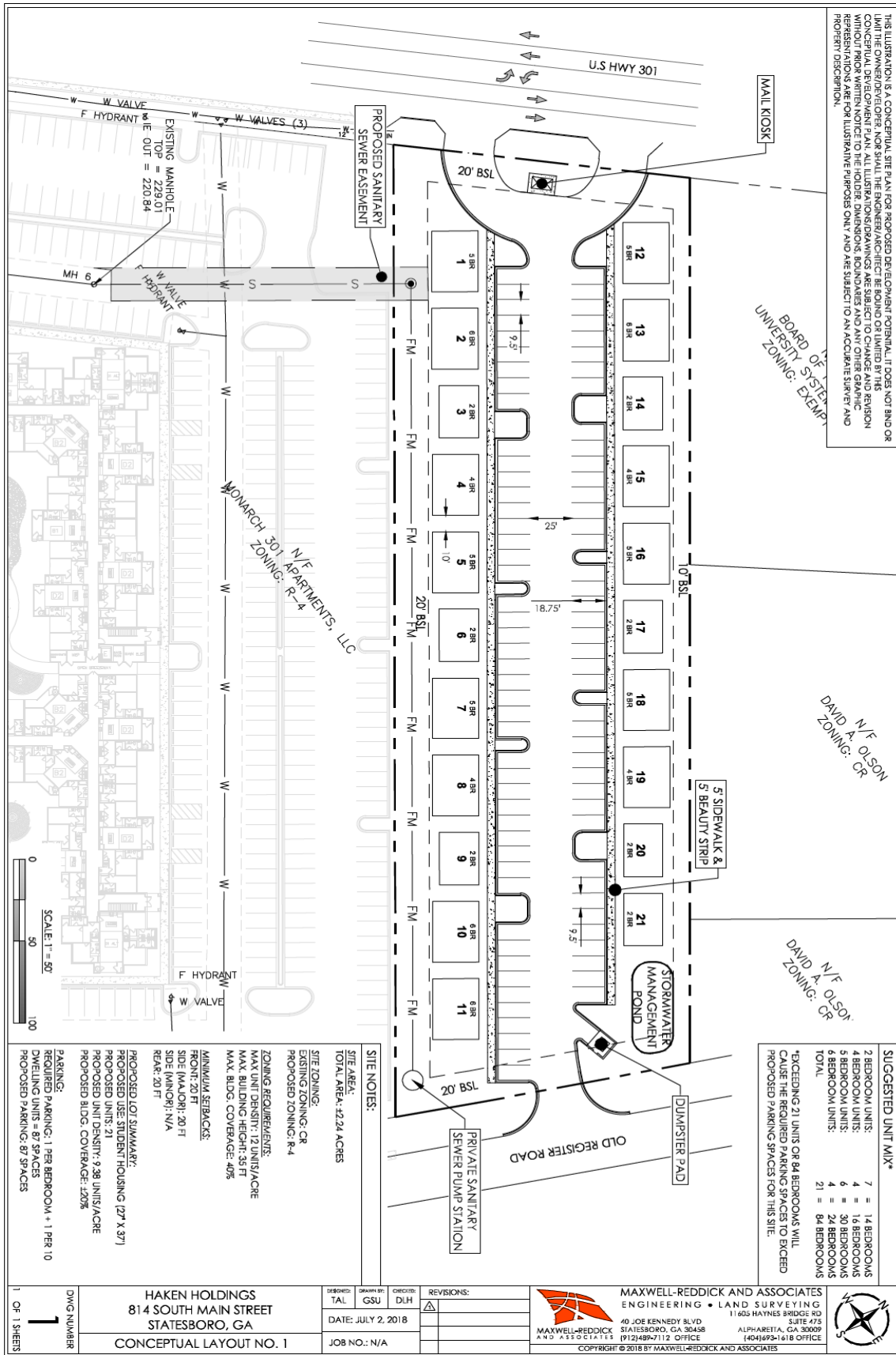
**Picture 6:** Looking East from the subject site, currently Georgia Southern University property



**EXHIBIT D: Proposed Architectural Renderings**



**Exhibit E: Proposed Site Plan**



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT. IT DOES NOT REPRESENT THE OWNER'S DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND FURTHER DESCRIPTION.

BOARD OF SUPERVISORS  
UNIVERSITY SYSTEM  
ZONING: EXEMPT

DAVID A. OLSON  
N/E APARTMENTS, LLC  
ZONING: CR

DAVID A. OLSON  
N/E APARTMENTS, LLC  
ZONING: CR

**SUGGESTED UNIT MIX\***

2 BEDROOM UNITS:	7 = 14 BEDROOMS
4 BEDROOM UNITS:	4 = 16 BEDROOMS
5 BEDROOM UNITS:	4 = 20 BEDROOMS
6 BEDROOM UNITS:	4 = 24 BEDROOMS
<b>TOTAL:</b>	<b>21 = 84 BEDROOMS</b>

\*EXCEEDING 21 UNITS OR 84 BEDROOMS WILL CAUSE THE REQUIRED PARKING SPACES TO EXCEED PROPOSED PARKING SPACES FOR THIS SITE.

**SITE NOTES:**

**SITE AREA:**  
TOTAL AREA: 42.24 ACRES

**SITE ZONING:**  
EXISTING ZONING: CR  
PROPOSED ZONING: R-4

**ZONING REQUIREMENTS:**  
MAX. BLDG. HEIGHT: 35 FT  
MAX. BLDG. COVERAGE: 40%

**MINIMUM SETBACKS:**  
FRONT: 20 FT  
SIDE (MAJOR): 20 FT  
SIDE (MINOR): N/A  
REAR: 20 FT

**PROPOSED LOT SUMMARY:**  
PROPOSED USE: STUDENT HOUSING (27' X 37')  
PROPOSED UNITS: 21  
PROPOSED UNIT DENSITY: 9.28 UNITS/ACRE  
PROPOSED BLDG. COVERAGE: 25%

**PARKING:**  
REQUIRED PARKING: 1 PER BEDROOM + 1 PER 10 DWELLING UNITS = 87 SPACES  
PROPOSED PARKING: 87 SPACES

DWG NUMBER  
1 OF 1 SHEETS

HAKEN HOLDINGS  
814 SOUTH MAIN STREET  
STATESBORO, GA  
CONCEPTUAL LAYOUT NO. 1

DESIGNED BY: G/SU	CHECKED BY: DLH	REVISIONS:
DATE: JULY 2, 2018		
JOB NO.: N/A		

**MAXWELL-REDDICK AND ASSOCIATES**  
ENGINEERING • LAND SURVEYING

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STATESBORO, GA 30458  
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*City of Statesboro-Department of Planning and Development*  
**DEVELOPMENT SERVICES REPORT**

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 Statesboro, Georgia 30458

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<b>RZ-18-07-02</b> <b>ZONING MAP AMENDMENT REQUEST</b> <b>S&amp;S RAILROAD BED ROAD</b>	
<b>LOCATION:</b>	S&S Railroad Bed Road (Parcel 12)
<b>REQUEST:</b>	Zoning Map Amendment of 19.2 acres of a 54.12 parcel from R10/R8 to PUD to build a multifamily residential development
<b>APPLICANT:</b>	David Pearce (Windward South)
<b>OWNER(S):</b>	CFN Partners/L&S Acquisitions LLC
<b>ACRES:</b>	19.2
<b>PARCEL TAX MAP #:</b>	107 000009 000
<b>COUNCIL DISTRICT:</b>	District 5 (Duke)

**PROPOSAL:**

The applicant requests a zoning map amendment of 19.2 acres to be subdivided from a 54.12 property located on S&S Railroad Bed Road from the R-10/R-8 (Single Family Residential) zoning district to the PUD (Planned Unit Development) zoning district, in order to construct a multifamily residential subdivision consisting of 119 units and 261 beds (See **Exhibit B**—Proposed PUD Site Plan). At this time, the property is serving as farmland, and has no current additional use. (See **Exhibit F** – Location Map).

**BACKGROUND:**

Currently, the site is being used as farmland with multiple zoning classifications. The previous owner of the parcel was Walter Beasley. The property was annexed by the city on July 1, 2013. During the annexation process, the 60.92 parcel was rezoned from R40 (Single Family Residential, Bulloch County) to R8 (Single Family Residential) and R10 (Single Family Residential). On May 1, 2018, 6.8 acres was subdivided from the northern portion of the 60.91 acre parcel and was rezoned to CR (Commercial Retail).

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	PUD (Planned Unit Development)	Multifamily Residential
<b>SOUTH:</b>	R40 (Single Family Residential)	Single Family Detached Dwellings
<b>EAST:</b>	R25 (Single Family Residential (County))	Single Family Detached Dwellings
<b>WEST:</b>	R40 (Single Family Residential (County))	Single Family Detached Dwellings

The subject property is located within the R8/R10) district. Surrounding parcels include several county properties currently used for agriculture (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Proposed Site Plan), **Exhibit C** (Landscape Plan), **Exhibit D** (Wetland Plan), **Exhibit E** (Property Photos), **Exhibit F** (Future Development Map)



**COMPREHENSIVE PLAN:**

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<b><u>“Established/Existing Traditional Neighborhood”</u></b>	
<b><i>Vision:</i></b>	The residential areas in the Developing Urban Neighborhood Areas are located in newly developing or redeveloping areas of the City. The developments in this area will primarily be characterized by urban style housing, likely with clustered densities, green space, and a higher level of resident amenities. Nodal commercial development should also be included to serve the needs of residents. New developments should strive to connectivity within developments to existing streets, and to adjacent undeveloped properties. Pedestrian access should remain a priority.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"><li>• Large new developments should be Master Planned to include mixed uses whenever appropriate</li><li>• New developments that contains a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.</li><li>• Residential development with a healthy mix of uses (corner groceries, barber shops, drug stores) with easy walking distances.</li></ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 19.</i></p>

The subject area also lies between county properties which are currently undeveloped properties.

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Large areas of green space will be conserved for active and passive recreation, as well as protection of environmental sensitive areas, such as wetlands and floodplains.

*Statesboro Comprehensive Master Plan, Community Agenda page 31.*

**ANALYSIS**

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though the property currently only receives water for agricultural use. Expected impact will require connection to city sewer

**ENVIRONMENTAL:**

The subject property contains 3.3 acres of wetlands along the southern portion of the property line, but the proposed site plan does not encroach onto the wetland area.

**ZONING CONSIDERATIONS:**

**Whether or not to grant a zoning map amendment from the current R8/R10 (Single Family Residential) zoning district to the PUD (Planned Unit Development) zoning district.**

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*;
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*, the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*;
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed PUD (Planned Unit Development) district as set forth in the *Statesboro Zoning Ordinance*.

**ANALYSIS (CONT'D)**

**Current Zoning**

The R10/R8 (Single Family Residential) district purpose statement declares that standards and uses are designed “in order to maintain and protect the desirable benefits which single-family detached residential uses have throughout the community.

**Requested Zoning**

The PUD (Planned Unit Development) district has the declared purpose of “is to permit flexibility in situations where modifications of specific provisions of this ordinance will not be contrary to its intent and purpose.”

In the case of the subject parcel, current zoning does not allow for the construction of proposed subdivision as outlined in conceptual plan (**Exhibit B**). The proposed development would consist of duplexes and triplexes.

**STANDARDS: ZONING MAP AMENDMENT**

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, in “**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**” Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby**
  - a. Surrounding lots are zoned east and west are **R25/R40**. Currently both properties are outside of the city limits.
- (2) The extent to which property values are diminished by the particular zoning restrictions.**
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - a. The subject site was zoned R10/R8 (Single Family Residential) as part of a PUD that was never developed. This atypical mixed zoning created during annexation restricts the property to a design that did not come to fruition, so almost any other proposed development would require a zoning map amendment in order to move forward.
- (5) The suitability of the subject property for the zoned purposes.**
- (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: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and**
  - a. The new development would increase the population density and traffic in the area, but such an increase is consistent with the planned residential development areas for Statesboro as shown in the Future Development Map.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

**RECOMMENDATION:**

Staff recommends approval of this zoning map amendment based on the PUD site plan submitted on July 6, 2018.

EXHIBIT A: LOCATION MAP



Case # V18-07-02 Parcel # 107 000009 000  
 Location Map:

S&S Railroad Bed Rd

**STAGIS**  
 CITY OF STATESBORO, OHIO

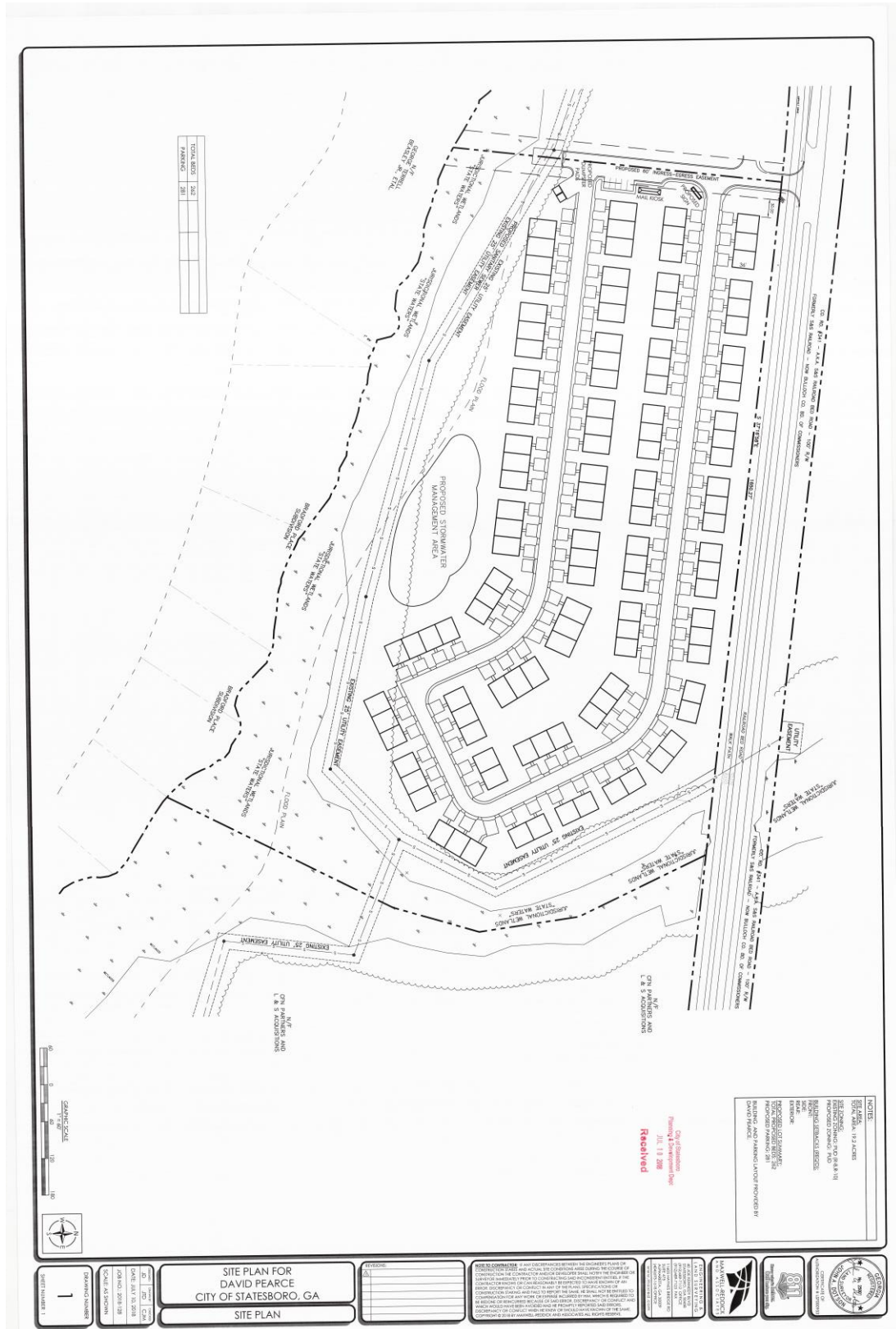


City of Statesboro Department of  
 Planning and Development  
 Note: The Boundaries Depicted  
 on this map are approximate and  
 should be used for reference only

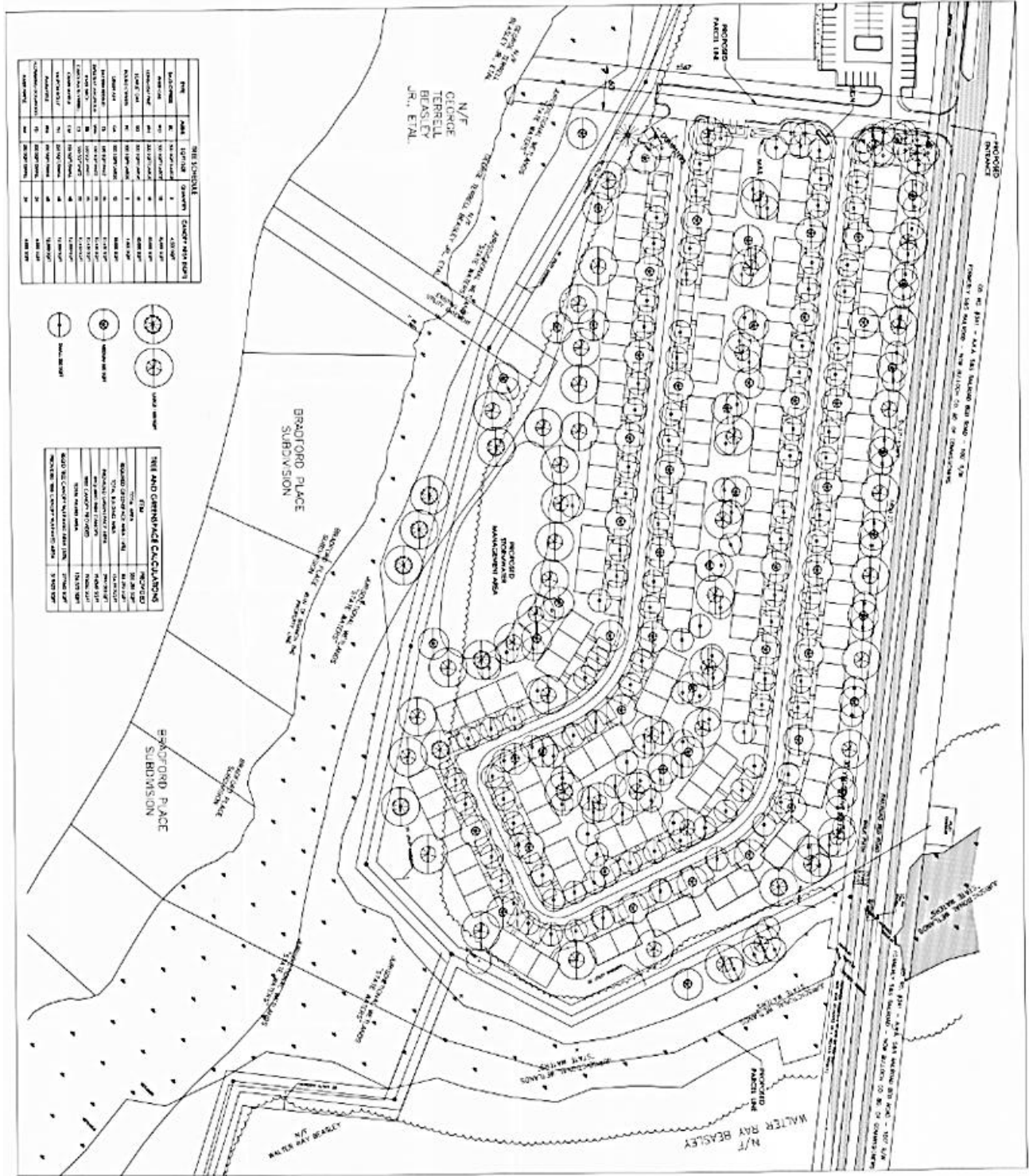


**EXHIBIT B: PROPOSED SITE PLAN**

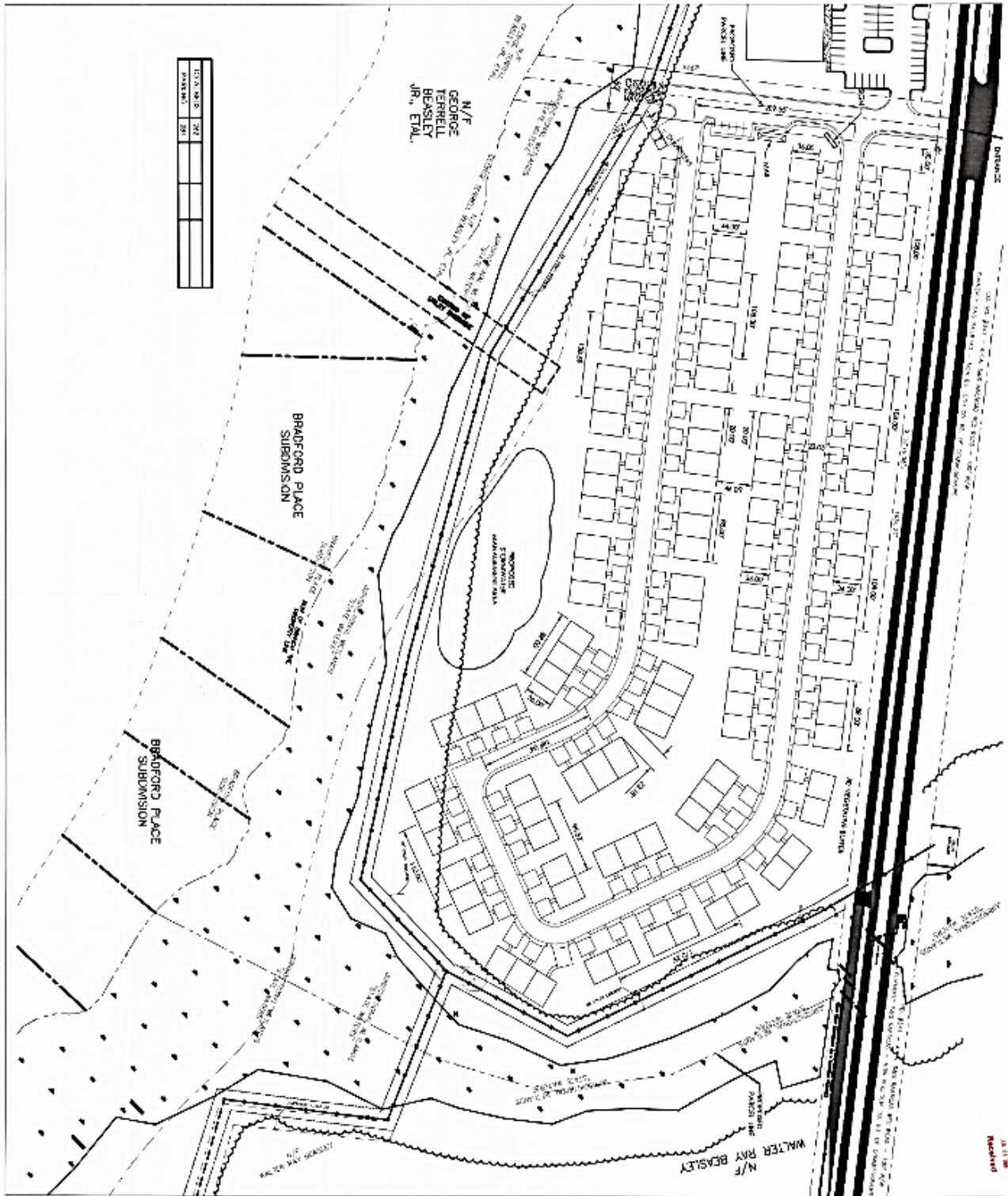
**(Please Note:** Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (**Exhibit B**) submitted on behalf of the applicant of this request to be illustrative only. Approval of this application does not constitute approval of any final building or site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



**EXHIBIT C: LANDSCAPE PLAN**



**EXHIBIT D: SITE PLAN W/ WETLANDS**



**EXHIBIT E: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Subject Site Depicted from parcel end closest to Cawana Road



**Picture 2:** Subject Frontage from S&S Railroad Bed Road



**Picture 3:** Subject frontage towards Pretoria Rushing Road



**Picture 4:** Subject center point floodplain

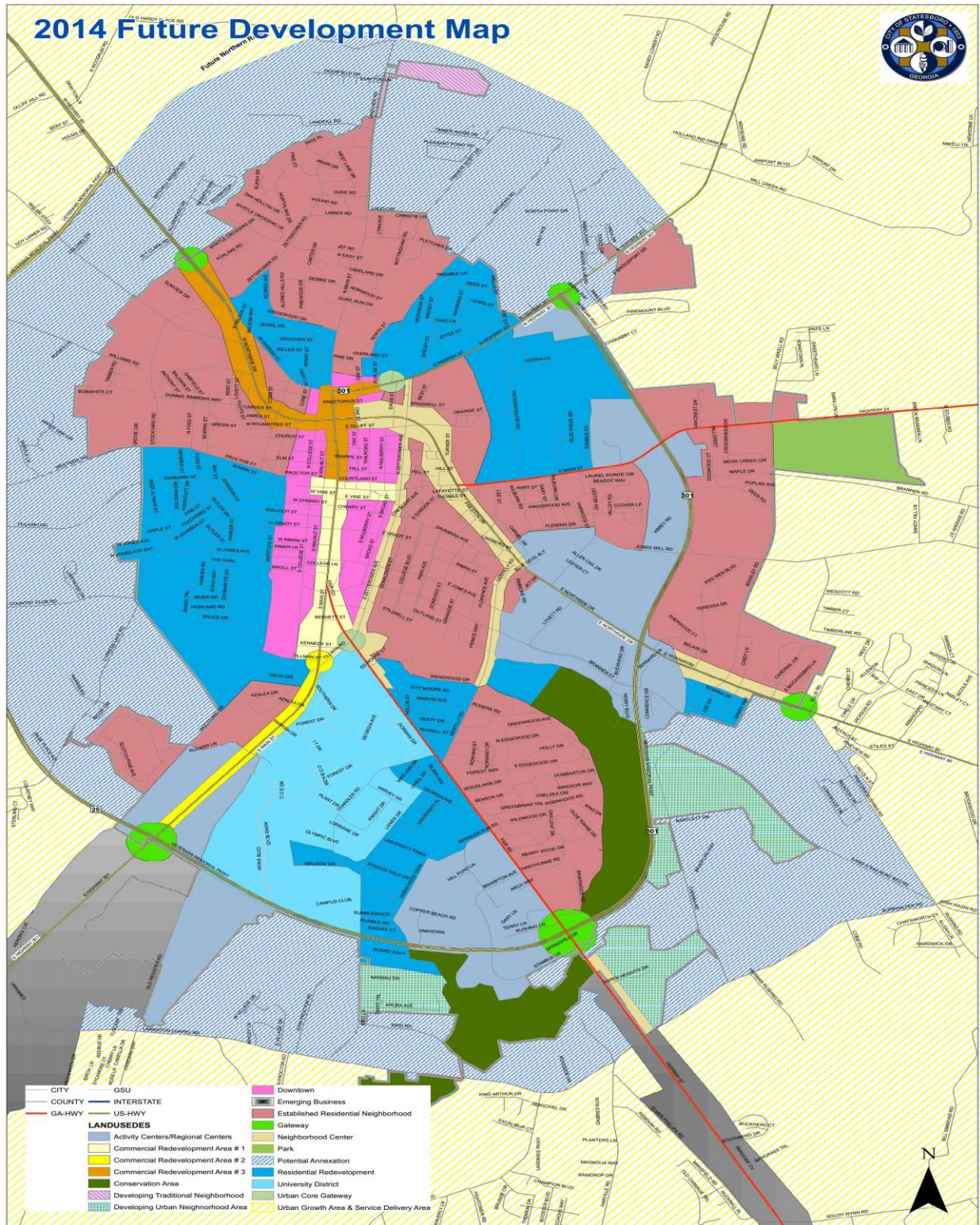




**Picture 5:** Google Earth Image of Parcel and Surrounding Properties



EXHIBIT F: FUTURE DEVELOPMENT 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)*

<b>CBD 18-07-03            CBD PLAN REVIEW            32 EAST VINE STREET</b>	
<b>LOCATION:</b>	32 East Vine Street
<b>REQUEST:</b>	Approval of the site and architectural plans for development on a CBD (Central Business District) property.
<b>APPLICANT:</b>	Northland Communications Corporation
<b>OWNER(S):</b>	Northland Communications Corporation
<b>ACRES:</b>	1.17 Acres
<b>PARCEL TAX MAP #:</b>	S29 000019 000
<b>COUNCIL DISTRICT:</b>	District 2 (Jones)

**PROPOSAL:**

The applicant requests approval of the proposed site and architectural plans submitted for 1.17 acres of property located at 32 E. Vine St, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District

**BACKGROUND:**

This property is the former site of the Northland Communications office building. That structure was demolished following the City Council decision on May 1, 2018 regarding application DSDA 18-04-01. Structures located in the boundaries of the Downtown District and meeting one of the criteria contained in Article XXX, Section 3003(D) require a finding of necessity for proposed demolitions.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	CBD (Central Business District)	Food service facilities, retail or wholesale establishments, business or professional offices and office buildings
<b>SOUTH:</b>	LI (Light Industrial)	Retail or wholesale establishments
<b>EAST:</b>	CBD (Central Business District)	Personal services facilities
<b>WEST:</b>	CBD (Central Business District)	Personal services facilities

**ATTACHMENTS:** Exhibit A (Location Map), Exhibit B (Photos of Subject Site), Exhibit C (Proposed Site Plan), Exhibit D (Proposed Architectural Elevations/Renderings)

**COMPREHENSIVE PLAN:**

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u><b>“Downtown”</b></u>	
<b>Vision:</b>	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.
<b>Suggested Development &amp; Implementation Strategies:</b>	<ul style="list-style-type: none"><li>• New development should respect historic context of building mass, height and setbacks.</li><li>• Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program.</li><li>• Develop architectural guidelines to guide new development and renovations of historic buildings.</li></ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 14-16.</i></p>
<b>ANALYSIS</b>	

**Whether or not to approve the proposed site and architectural plans for property in the CBD (Central Business District)**

The request should be considered in light of:

- the standards for and intent of the CBD as defined in Article VIII, section 800 of the of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*

<b>STANDARDS: CENTRAL BUSINESS DISTRICT</b>
Section 803 of the <i>Statesboro Zoning Ordinance</i> states the following with regarding to requirements for development in the CBD zoning district:  “A site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.”
<b>RECOMMENDATION:</b>
Staff recommends approval of application CBD 18-07-03 based on the submitted site plans dated June 19, 2018 and elevations dated July 2, 2018.

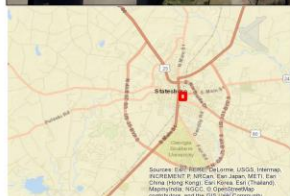
**EXHIBIT A: LOCATION MAP**

Case # **CBD 18-07-03** Parcel # **S29 000019 000**



Location Map:

32 East Vine Street



City of Statesboro Department of Planning and Development



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

**EXHIBIT B: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Front view of subject site, looking southeast from E Vine St



**Picture 2:** Front view of subject site, looking south from E Vine St



**Picture 3:** Looking east from the McTell Trail at the subject site

**Picture 4:** Front view of subject site, looking north along South Main Street



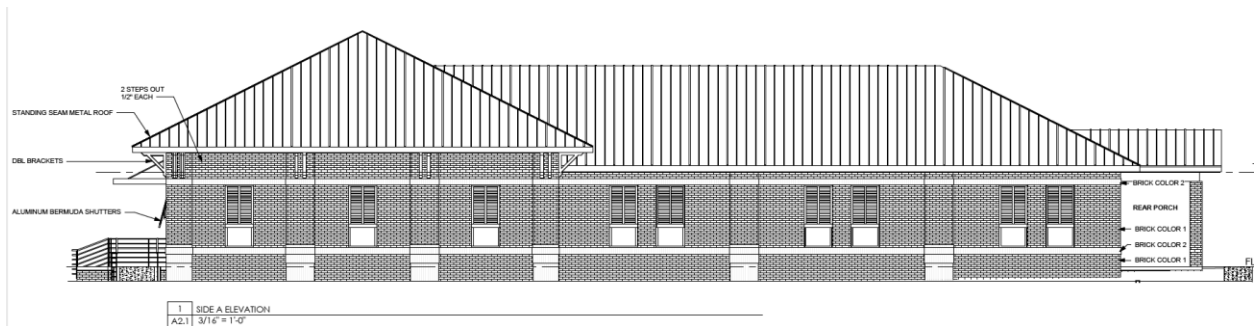


# EXHIBIT D : PROPOSED ARCHITERUAL ELEVATIONS

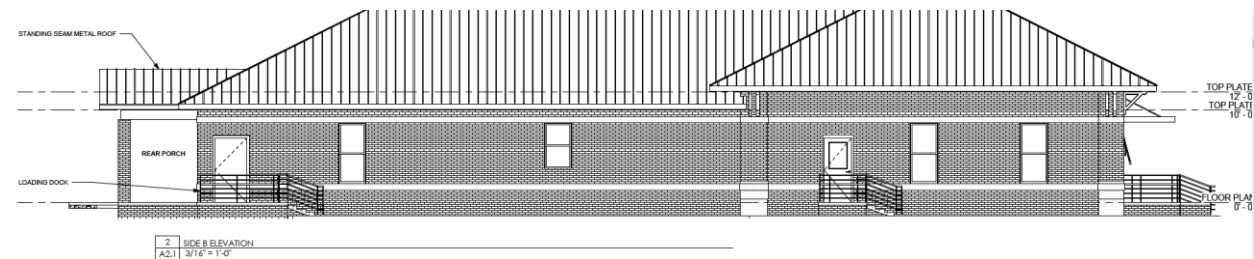
## Rendering



## Side A Elevation



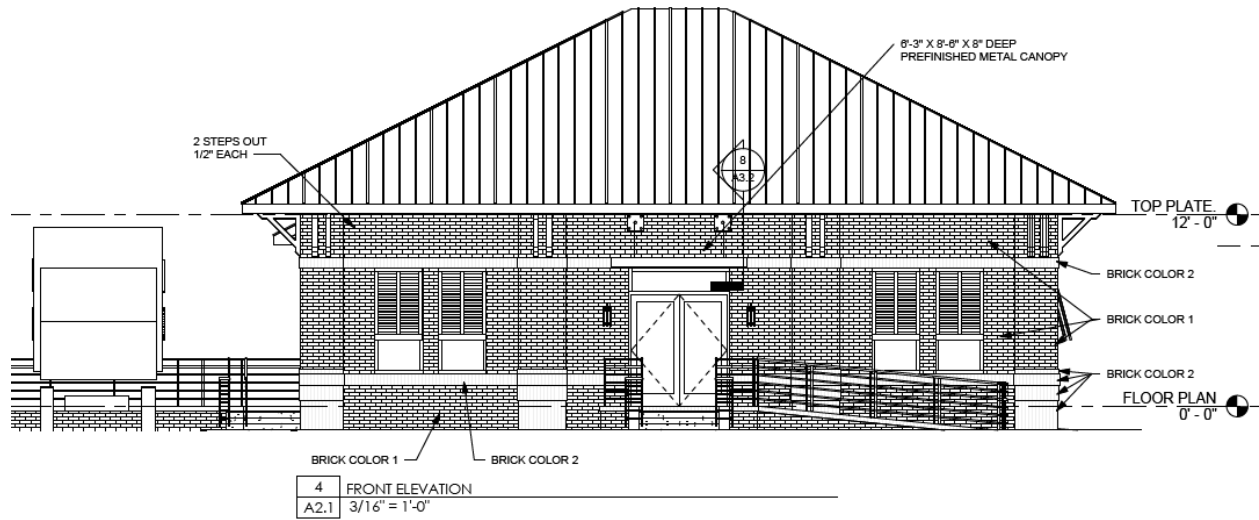
## Side B Elevation





# EXHIBIT D : PROPOSED ARCHITECTURAL ELEVATIONS

## Front Elevation



## Rear Elevation

