



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 6, 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.) January 2, 2018 Meeting Minutes

IV. New Business

1. **APPLICATION # RZ 18-02-01**: Lindsay Martin requests a zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units (Tax Parcel MS80 000013 000).

V. Announcements

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

January 2, 2018

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Motion to Approve Order of the Meeting Agenda

IV. Approval of Minutes

- 1.) December 5, 2017 Meeting Minutes

V. New Business

1. **APPLICATION # CUV 18-01-01**: Niki H. Grant requests a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children in the R15 (Single-Family Residential) zoning district (Tax Parcel S44 000008 000).

Frank Neal presented the case to the commissioners and took any questions. Sharon Elizabeth Hill spoke on behalf of the applicant, Niki H. Grant. No one spoke against the request. After some discussion, Commissioner Foreman abstained from the vote and Commissioner McKay made a motion to approve the conditional use variance, seconded by Commissioner Brown and the motion passed 6-0.

2. **APPLICATION # RZ 18-01-09**: L&S Acquisitions and CFN Partners, LLC request a zoning map amendment of a proposed subdivision of 6.8 acres of a 60.92 acre parcel located at Josh Hagin Road from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction (Tax Parcel 107 000009 000).

Frank Neal presented the case to the commissioners and took any questions. David Hendrix, of Maxwell-Reddick & Associates, Inc., spoke on behalf of the project. No one present spoke against the request. Commissioner Cartee made a motion to approve the zoning map amendment, seconded by Commissioner McKay and the motion carried 7-0.

3. **APPLICATION # RZ 18-01-10**: Mary J. Smith requests a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family

Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office (Tax Parcel S30 000077 000).

Frank Neal presented the case to the commissioners and took questions. No one was present to speak on behalf of the request and no one spoke against it. Commissioner McKay made a motion to deny the request, seconded by Commissioner Brown and the motion passed 7-0.

4. **APPLICATION # V 18-01-02:** Pete Williams requests a variance from Article VII Section 703(B)(3) to reduce the required front yard setback to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).
5. **APPLICATION # V 18-01-03:** Pete Williams requests a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units allowed to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).

Frank Neal presented the cases in line items 4 and 5. He then took questions from the Commissioners. Pete Williams, the applicant, and Stephen T. Rushing, of Taulbee, Rushing, Snipes, Marsh and Hodgin, LLC, spoke on behalf of the request. There was no one present to speak against the request. After some discussion, Commissioner Foreman made a motion to approve the variances requested by applications V 18-01-02 and V 18-01-03, seconded by Commissioner McKay and the motion carried 7-0.

6. **APPLICATION # RZ 18-01-08:** Josh Whitfield requests a zoning map amendment for a proposed combination of parcels addressed 91 South College Street and South College Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to permit the construction of a mixed-use development (Tax Parcels S19 000002 000 and S19 000001 000).
7. **APPLICATION # V 18-01-06:** Josh Whitfield requests a variance from Article XII Section 1214 to reduce the minimum required building setback and parking lot setback when a LI (Light Industrial) parcel abuts a residential district (Tax Parcels S19 000002 000 and S19 000001 000).
8. **APPLICATION # V 18-01-07:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).
9. **APPLICATION # V 18-01-04:** Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).

Frank Neal presented line items 6 through 9 and took any questions. Josh Whitfield, the applicant, spoke on behalf of the request. No one present spoke against the request. Commissioner McLendon made a motion to approve the zoning map amendment

requested by application RZ 18-01-08 and the variances requested by applications V 18-01-06, V 18-01-07 and V 18-01-04, and the motion carried 7-0.

10. **APPLICATION # V 18-01-13:** Alan Gross requests a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,130 square feet to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
11. **APPLICATION # V 18-01-11:** Alan Gross requests a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
12. **APPLICATION # V 18-01-15:** Alan Gross requests a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
13. **APPLICATION # V 18-01-12:** Alan Gross requests a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).
14. **APPLICATION # V 18-01-14:** Alan Gross requests a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) two-family duplexes (Tax Parcel S19 000109 000).

Frank Neal presented line items 10 through 14 and took any questions. Alan Gross, the applicant, spoke on behalf of the request. No one present spoke against the request. Commissioner McLendon made a motion to approve the variances requested by applications V 18-01-11, V 18-01-12, V 18-01-13, V 18-01-14 and V 18-01-15, and the motion carried 6-0, with Commissioner Cartee abstaining from the vote due to a potential conflict of interest.

VI. Announcements

VII. Adjourn

Chair – James W. Byrd, Sr.

**Secretary – Frank Neal, AICP
Director of Planning and Development**



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

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 18-02-01
ZONING MAP AMENDMENT REQUEST
HIGHWAY 301 NORTH

LOCATION: Highway 301 North

REQUEST: Zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units

APPLICANT: Lindsay Martin

OWNER(S): Lindsay Martin

ACRES: 58.97 acres

PARCEL TAX MAP #: MS80 000013 000

COUNCIL DISTRICT: District 1 (Boyum)



PROPOSAL:

The applicant seeks a zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units.

At the time of application for the zoning map amendment, the applicant's proposed sketch plan, dated January 1, 2018, required modification and is not the final site plan for the development. The exact acreage and site layout is subject to changes. (See **Exhibit A**—Location Map, **Exhibit B**—January 5, 2018 Sketch Plan).

BACKGROUND:

The property was approved for municipal annexation by the 100 percent method on January 3, 2007. At the time, the zoning was changed from LI (Light Industrial) to HOC (Highway Oriented Commercial) and R10 (Single-family Residential), per case number AN 06-12-05. On August 21, 2007, a preliminary plat—dated December 12, 2007—subdividing 87.3 acres of the property was approved by Council, per case number SUB 07-08-07. In 2011, Jennings Construction requested a zoning map amendment of roughly 11.36 acres to R4 (High Density Residential District) and roughly 58.48 acres to R3 (Medium Density Multiple Family Residential) to construct apartments and duplexes. The applicant requested withdrawal of the application.

SURROUNDING LAND USES/ZONING:

| | ZONING: | LAND USE: |
|---------------|--|--|
| NORTH: | R10 (Single-Family Residential) and LI (Light Industrial—Bulloch County) | Undeveloped |
| SOUTH: | R25 (Single-Family Residential—Bulloch County) | Single-family dwelling units (Pinemount Subdivision) |
| EAST: | AG5 (Agricultural—Bulloch County) | Undeveloped |
| WEST | R10 (Single-Family Residential) | Single-family dwelling units (Phase I Northbridge) |

The subject parcel is surrounded by property zoned for residential uses. Phase I of the Northbridge development lies west of the subject site and the Pinemount subdivision lies south. The parcel is also surrounded by undeveloped properties located in both Bulloch County and the City of Statesboro (See **EXHIBIT C**—Photos of the Subject Site and Surrounding Properties).

COMPREHENSIVE PLAN: The subject site lies within the “Established Residential Neighborhood” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT D**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan*.

Vision:

The traditional residential neighborhoods in the established area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.

Appropriate Land Uses

- Neighborhood-scale retail and
- Neighborhood services commercial
- Small-lot single family residential
- Small-scale office
- Garage apartments

Suggested Development & Implementation Strategies

- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 17.

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property is currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property contains wetlands. The proposed construction will be reviewed by staff and any issues addressed during the permitting phase.

ANALYSIS:

I. Application RZ 18-02-01: Whether or not to grant a zoning map amendment from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district

The request to rezone the subject parcel from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district 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* and the potential for the property to develop and be utilized in conformance with the requirements of the proposed R4 (High Density Residential District) zoning district as set forth in the *Statesboro Zoning Ordinance*.

Following is a brief comparison of the current zoning and the proposed zoning:

Current Zoning Compared to Requested Zoning

R10 – The R10 zoning district is a single-family residential district and is restricted to single-family detached dwellings, educational and religious facilities, public utilities and non-recreational uses, to name a few.

R4 – The R4 zoning district allows the highest dwelling unit density of all of the residential zoning districts listed in the Statesboro Zoning Ordinance.

The sketch plan dated January 5, 2018 depicts a developable area of 33.69 acres. The applicant proposes the construction of forty-two (42) four-unit buildings, one (1) three-unit building, two (2) two-unit buildings and fourteen (14) single-family structures for a total 193 units.

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. Property to the north is currently zoned R10 (Single-Family Residential) and LI (Light Industrial—Bulloch County) and is undeveloped. Property to the south is zoned R25 (Single-Family Residential—Bulloch County) and primarily consists of single-family dwelling units in the Pinemount Subdivision. Property to the east is zoned AG5 (Agricultural—Bulloch County) and is undeveloped while property to the west is zoned R10 (Single-Family Residential) and contains Phase I of the Northbridge Subdivision.

(2) The extent to which property values are diminished by the particular zoning restrictions.

- a. The subject site is currently zoned R10 (Single-family Residential). Per Article VII-C Section 703(C), single-family lots must contain no less than 10,000 square feet. As such, under the current zoning, the applicant would be able to construct roughly 146 single-family residences. The applicant is requesting the construction of a total 193 units containing multi-family dwellings. In order to do this, the property must be zoned R4 (High Density Residential District).

Note: *Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on the property value. Therefore, any discussion pertaining to specific property values should be considered speculative.*

(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.

(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. The property has remained undeveloped since its annexation into municipal limits in 2007. Staff is unaware of previous uses. While the R10 (Single-family Residential) zoning district was appropriate when the property was annexed, this request is the second to rezone the property to R4 (High Density Residential District) and the property will likely remain vacant for the foreseeable future without a zoning map amendment.

(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

(8) Consistency with other governmental land use, transportation, and development plans for the community.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment requested by application RZ 18-02-01 with the following condition:

Condition

1. Lots 1 through 14 must remain single-family residential lots. The applicant may only construct dwellings designed for and occupied exclusively as a dwelling for one (1) family.

(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



STAGIS
CITY OF STATESBORO GIS

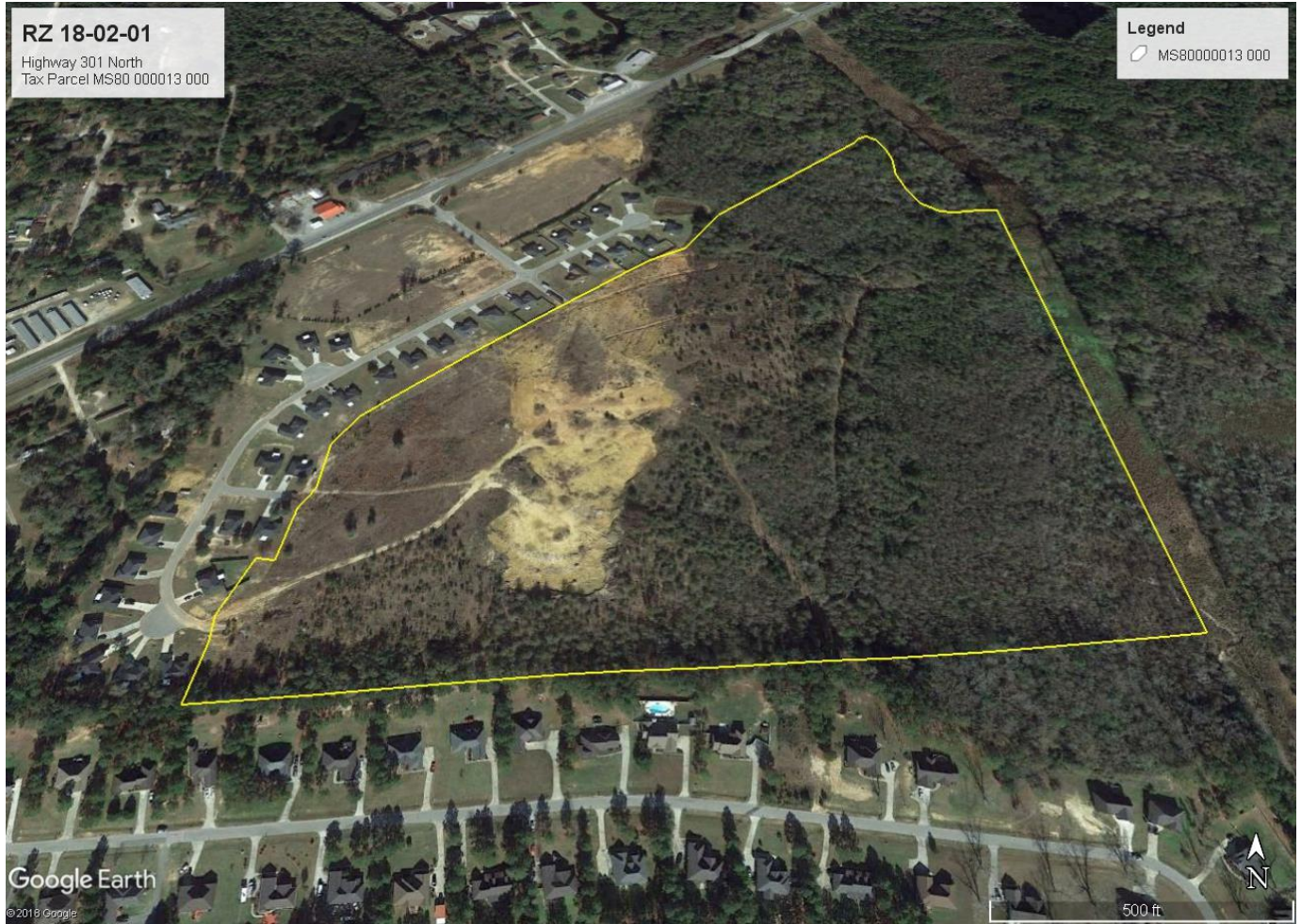
City of Statesboro Department of Planning and Development

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



EXHIBIT D: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View



Picture 2: Subject Site at the End of Northbridge Drive Facing North East



EXHIBIT D: PHOTOS OF SUBJECT SITE (CONT.)

Picture 3: Subject Site at the End of Northbridge Drive Facing South West Depicting Adjacent Property



Picture 4: Adjacent Properties on North Bridgeport Drive Facing North East



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

