



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

December 5, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. November 7, 2023

IV. New Business

1. **APPLICATION RZ 23-11-01:** Danny Jones request a Zoning Map Amendment from the PUD/MX (Planned Unit Development/Mixed-Use) zoning district to the R-2 (Townhouse Residential) zoning district on approximately 2.63 acres of property located on Gentilly Road (Tax Parcel# S53 000064 000).
2. **APPLICATION SUB 23-11-02:** Karen Lovett request a Preliminary Subdivision of approximately 16.47 acres of property located on Brannen Street (Tax Parcel # MS840001000 000).
3. **APPLICATION SUB 23-10-03:** SLA Communities LLC, request a Preliminary Subdivision of approximately 36.55 acres of property in order to construct a 124-unit Single-Family detached subdivision on Beasley Road (Tax Parcel # MS91 000013 000).
4. **4. APPLICATION RZ 23-11-04:** West District Development requests an amendment to an existing PUD (Planned Unit Development) in order to complete the phase 2 development of the West District located at 40 East Cherry Street (Tax Parcel# S18000170 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

November 7, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. October 3, 2023 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of October 3, 2023 with a second from Commissioner Beck. The motion was passed to approve the minutes of October 3, 2023 on a 4-0 vote.

IV. New Business

- 1. APPLICATION RZ 23-09-07:** Five Guys Development requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district of approximately 113.4 acres of property in order to construct a 335 unit mixed single-family detached and townhouse subdivision at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).

Kathy Field introduced the case. Commissioner Dixon motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 5-0. Haydon Rollins with Hussey Gay Bell spoke in favor of this application and provided feedback regarding the project. Kaitlyn Brady & Sheryl Smitley both spoke against the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Dixon. The motion passed 5-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Dixon. The motion passed 5-0.

2. **APPLICATION RZ 23-10-02**: Hadden Capital LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district on 13.43 acres of property in order to construct a townhome subdivision on Langston Chapel Road (Tax Parcel # MS76000010 000).

Kathy Field introduced the case. Commissioner Dixon motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 5-0. Clark O'Barr from Maxwell Reddick & Associates spoke in favor of the request. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 5-0.

After discussion, Commissioner Fatica motioned to approve the request, but there was no second and the motion failed. No other motion was passed regarding this project.

3. **APPLICATION SUB 23-10-03**: Burbank Point LLC request a Preliminary Subdivision PLAT on 1.21 acres of property located on Hill Street (Tax Parcel# S39 000043 000).

Kathy Field introduced the case. Commissioner Dixon motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 5-0. Haydon Rollins with Hussey Gay Bell spoke in favor of this project. He mentioned that the improvements on Anderson Street are appropriate and would also help with the improvements for Stormwater. He also mentioned that many of the larger trees are to be saved if possible. Commissioner Dixon motioned to close the hearing with a second from Commissioner Beck. The motion passed 5-0.

After discussion, Commissioner Dixon motioned to approve the request with a second from Commissioner Fatica. The motion passed 5-0.

V. Announcements

There were no announcements

VI. Adjourn

Commissioner Dixon made a motion to adjourn the meeting. Commissioner Beck seconded, and the motion carried 5-0.

Chair – James Thibodeau

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development

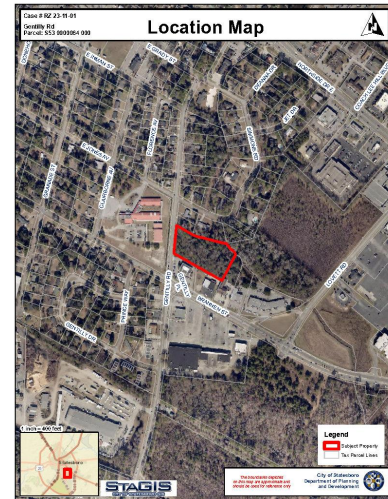
ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-11-01 ZONING MAP AMENDMENT GENTILLY ROAD

LOCATION:	Gentilly Road
EXISTING ZONING:	MX/PUD (Mixed-Use/Planned Unit Development)
ACRES:	2.96 Acres
PARCEL TAX MAP #:	S53 0000064 000
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant Wooded Lot
PROPOSED USE:	Townhouse Subdivision



PETITIONER Danny Jones
ADDRESS 119 Savannah Avenue; Statesboro GA, 30458

REPRESENTATIVE Cody Rodgers
ADDRESS 1211 Merchant Way, Suite 201; Statesboro GA, 30458

PROPOSAL

The applicant requests a zoning map amendment from the MX/PUD (Mixed-Use/Planned Unit Development) zoning districts to the R-2 (Townhouse Residential) zoning district in order to develop a 20 unit townhouse development.

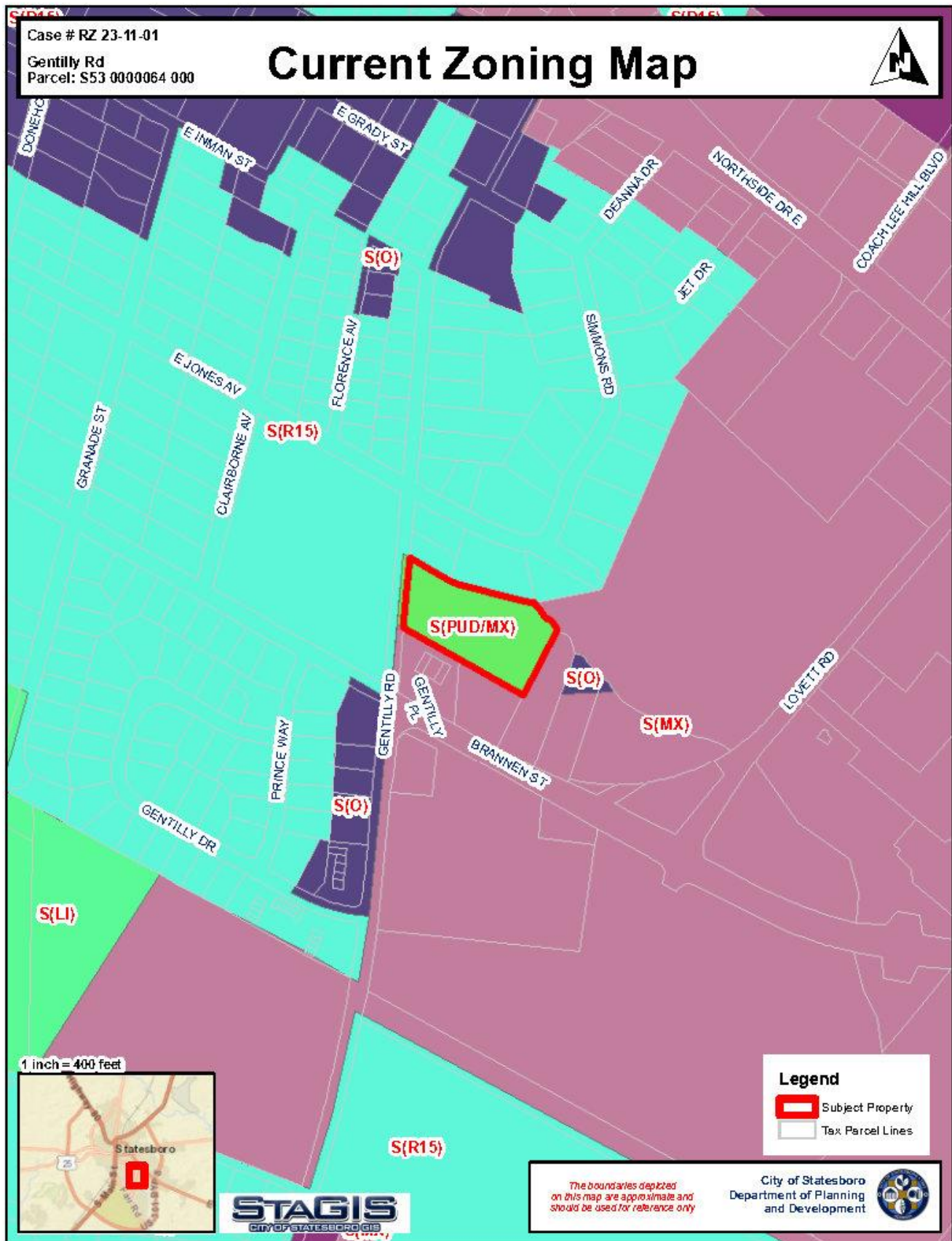
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 23-11-01 – CONDITIONAL APPROVAL

Case # RZ 23-11-01
Gentilly Rd
Parcel: S53 0000064 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-15 (Single-Family Residential)	Single Family Dwelling
Northeast	Location Area #2: MX (Mixed-Use)	Vacant Lot
East	Location Area #3: MX (Mixed-Use)	Vacant Lot
North West	Location Area #4: R-15 (Single-Family Residential)	The Y
Southeast	Location Area #5: MX (Mixed-Use)	Shopping Complex
South	Location Area #6 MX (Mixed-Use)	Shopping Complex
Southwest	Location Area #7: MX (Mixed-Use)	The Y
West	Location Area #8: R-15 (Single-Family Residential)	The Y

SUBJECT SITE

The subject site consists of approximately 2.96 acres, and currently is a wooded area with some noted wetlands in the east, and adjacent commercial uses to the South.

The intent of the applicant is to develop a 20 unit townhome subdivision. Although not required due to the proposed density, the applicant intends to provide additional buffering around the area.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which is generally intended for pedestrian-oriented shopping, office, and entertainment areas that accommodate High-Density Residential Development.

ENVIRONMENTAL SITE ANALYSIS

The property does appear to contain wetlands to the south, which is not being impacted for development. The property does not contain floodplains, but will need to ensure significant care is taken to develop due to the amount of trees necessary for removal.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and is currently facing a public street for both proposed entrances.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The surrounding area is made up of a mix of residential houses and highly trafficked commercial buildings. This property has remained unsold for a number of years, and would provide some buffering on the street from the more traditional neighborhood.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The development would change the general makeup of the area, and there is potential for increased accidents on the roadway due to the increase in entering and exiting traffic on the street. In the design of the property, it is recommended that the property owner reverse the orientation to ensure minimal disturbance of the existing single-family neighborhood.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**

- The property originally granted a PUD in order to develop an office area adjacent to the existing commercial area, but this did not take place. As it is a PUD, unless the developer were to construct to the original plan, this property could not be developed without either an amendment to the PUD or a reclassification of zoning.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- The number of units would increase general traffic in the area, but this would not be significant enough to warrant a traffic study. Observation of general engineering practices would be sufficient. Utilities are already in the area, and this would not represent a significant burden to the system. .
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
- The proposed change does not conflict with the existing development of the area, as the roads are highly trafficked due to the adjacent mall, Movie Theater, and numerous restaurants on Northside Drive.
- 6. Consistency Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Activity/Regional Center") as stated in the *2019 – 2029 Comprehensive Master Plan*, but considerable care must be taken to ensure that the development transitions adequately to the adjacent neighborhood.

Subject Property



Northern Property



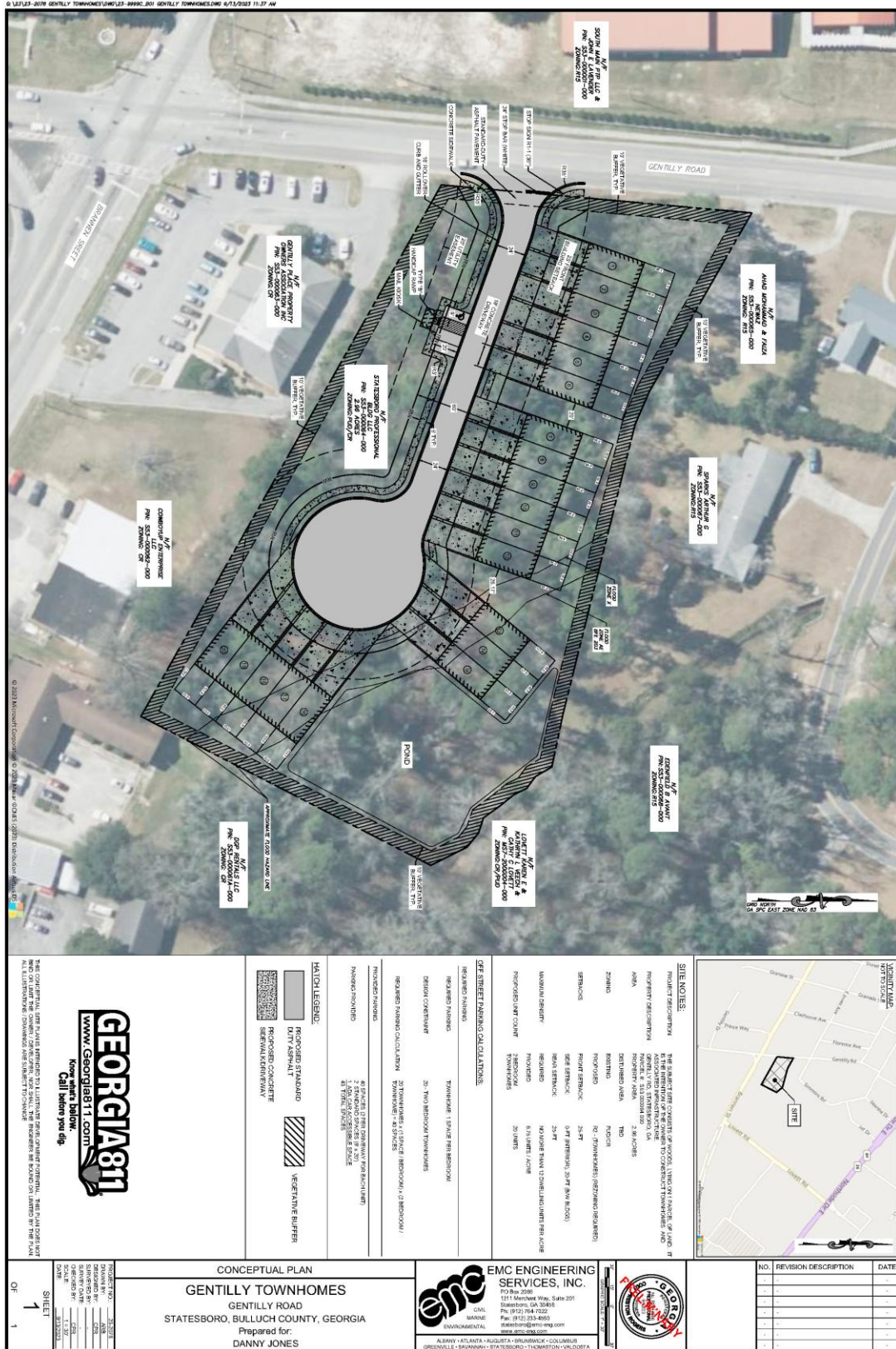
Southern Property



Eastern Property



Concept Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-11-01..** 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 Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The applicant must observe general Georgia Department of Transportation Metrics.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
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SUB 23-11-02 PRELIMINARY SUBDIVISION REQUEST BRANNEN STREET	
LOCATION:	Brannen Street
EXISTING ZONING:	MX (Mixed-Use)
ACRES:	16.47 Acres
PARCEL TAX MAP #:	MS84 000100 000
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Wooded Lot
PROPOSED USE:	General Commercial Center

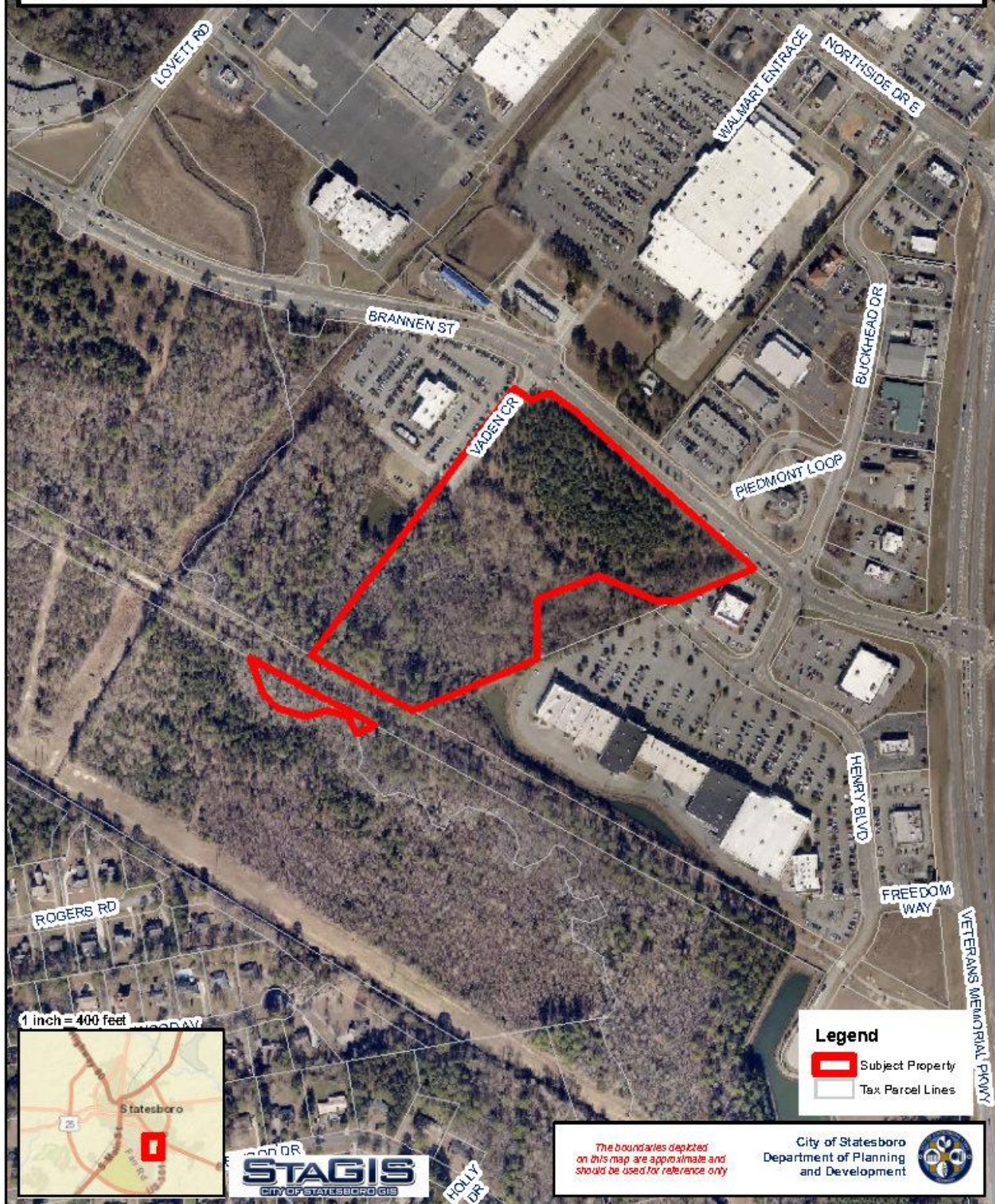
PETITIONER Kathryn S. Lovett Family & Karen E Lovett
ADDRESS 2100 Beacon Court; Albany GA, 31721

REPRESENTATIVE John A Dotson; Maxwell-Reddick & Associates
ADDRESS 40 Joe Kennedy Boulevard; Statesboro GA, 30458

PROPOSAL
The applicant requests a preliminary subdivision of approximately 16.47 acres in order to develop a multi-unit commercial complex and large wetland retention area.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>SUB 23-11-02 – CONDITIONAL APPROVAL</u>

Case # SUB 23-11-02
Brannen St
Parcel: MS84000100 000

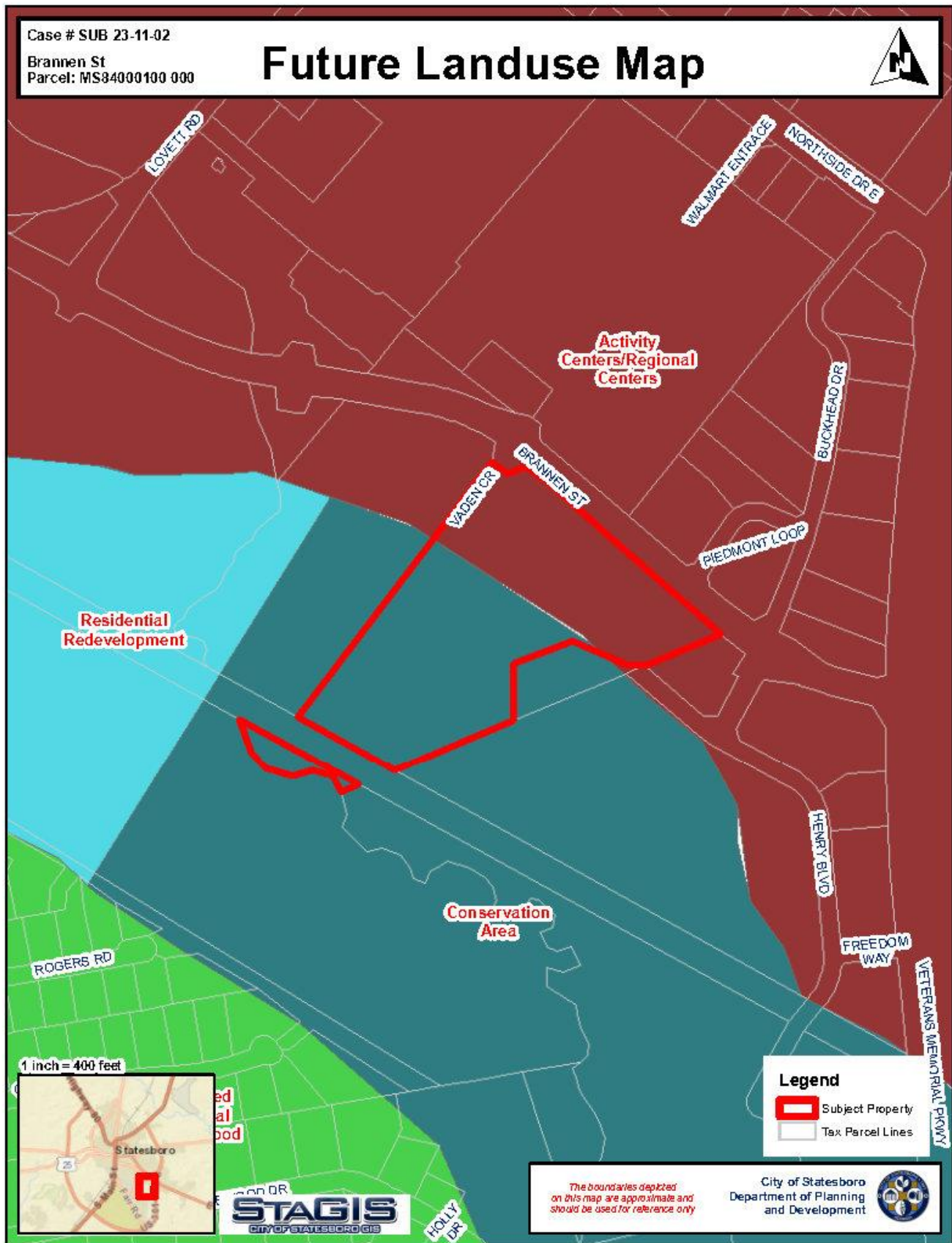
Location Map



Case # SUB 23-11-02
Brannen St
Parcel: MS84000100 000

Current Zoning Map







SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 MX (Mixed-Use)	Walmart
Northeast	Location Area #2: MX (Mixed-Use)	Commercial Complex
East	Location Area #3: MX (Mixed-Use)	Commercial Complex
North West	Location Area #4: MX (Mixed-Use)	Carwash
Southeast	Location Area #5: R-15 (Single-Family Residential)	Vacant Land
South	Location Area #7: R-15 (Single-Density Residential)	Vacant Land
Southwest	Location Area #8: R-15 (Single-Family Residential)	Vacant Land
West	Location Area #9: MX (Mixed-Use)	Nissan Dealership

SUBJECT SITE

The subject site consists of a wooded lot located between the private Vaden Drive and Henry Boulevard. At this time there is no proposed development for the lot, but the applicant intends to subdivide the property in order to create marketable individual lots. In the original development agreement for the Vaden Nissan, the private drive was created as a part of this parcel, but the applicant has shown intent to dedicate the existing drive to the City upon development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Conservation” character area, which is designated for minimal construction to preserve existing wetlands. It is also located in the “Activity/Regional Center” character area, which is generally used for High-density commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property does contain significant wetlands to the South. The proposed subdivision would create specific commercial lots for development as well as a large wetland area in the rear to be maintained by all owners of the property upon sale of the area.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The existing access on Vaden Drive was originally proposed as a City Street and would be dedicated to the City upon completion of the Subdivision. The applicant has been informed that ensuring shared access across the property, connecting Vaden Drive and Henry Boulevard would be the most beneficial way to ensure traffic connectivity, as the entrance on Brannen Street would only provide an entry & exit by right turn.

Subject Property (Henry Blvd)



Subject Property (Brannen Street)



Eastern Property



Western Property



[illegible]

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-11-02**. 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 does not grant the right to develop on the site without approval from the City. All construction must be reviewed and approved by the City.
- (2) Development of the property must take into consideration all created lots, and stormwater must be mitigated with the total square footage of the overall development before approval of a land disturbance permit.
- (3) During development, shared access must be shown to ensure the overall connectivity of Henry Boulevard and Vaden Drive.



ZONING SERVICES REPORT

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SUB 23-11-03 PRELIMINARY SUBDIVISION REQUEST BEASLEY ROAD

LOCATION:	Beasley Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	36.55 Acres
PARCEL TAX MAP #:	MS91 000013 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Wooded Lot
PROPOSED USE:	Single-Family Detached Subdivision



PETITIONER

SLA Communities LLC

ADDRESS

152 Thunderbird Drive, Suite 207; Richmond Hill, GA 31324

REPRESENTATIVE

Thomas C. O'Barr; Maxwell-Reddick & Associates

ADDRESS

140 Joe Kennedy Blvd; Statesboro GA, 30458

PROPOSAL

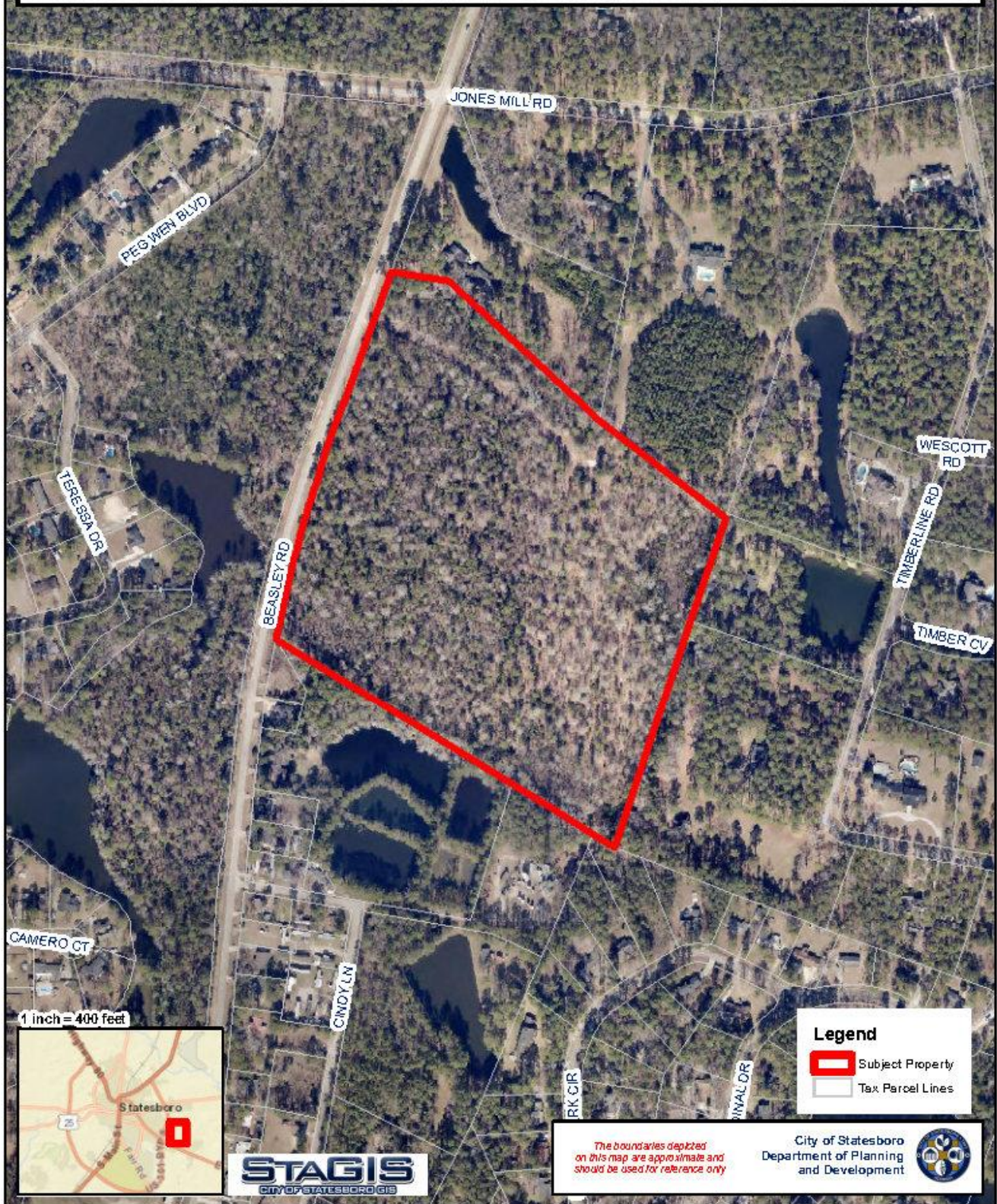
The applicant requests a preliminary subdivision of approximately 36.55 acres in order to develop a single-family detached subdivision of approximately 124 units on Beasley Road.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-11-03 – CONDITIONAL APPROVAL

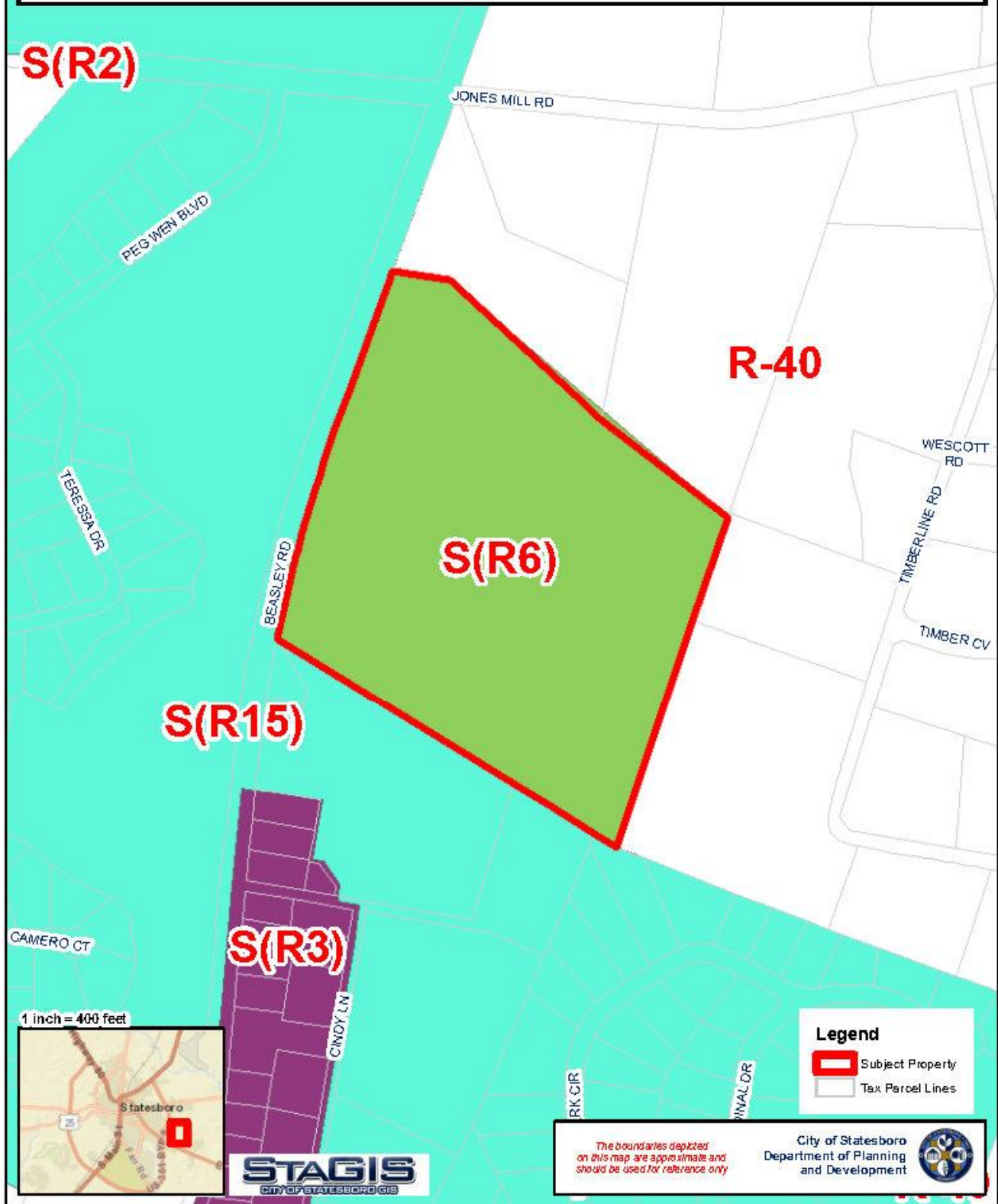
Case # SUB 23-11-03
Beasley Rd
Parcel: MS91000013 000

Location Map



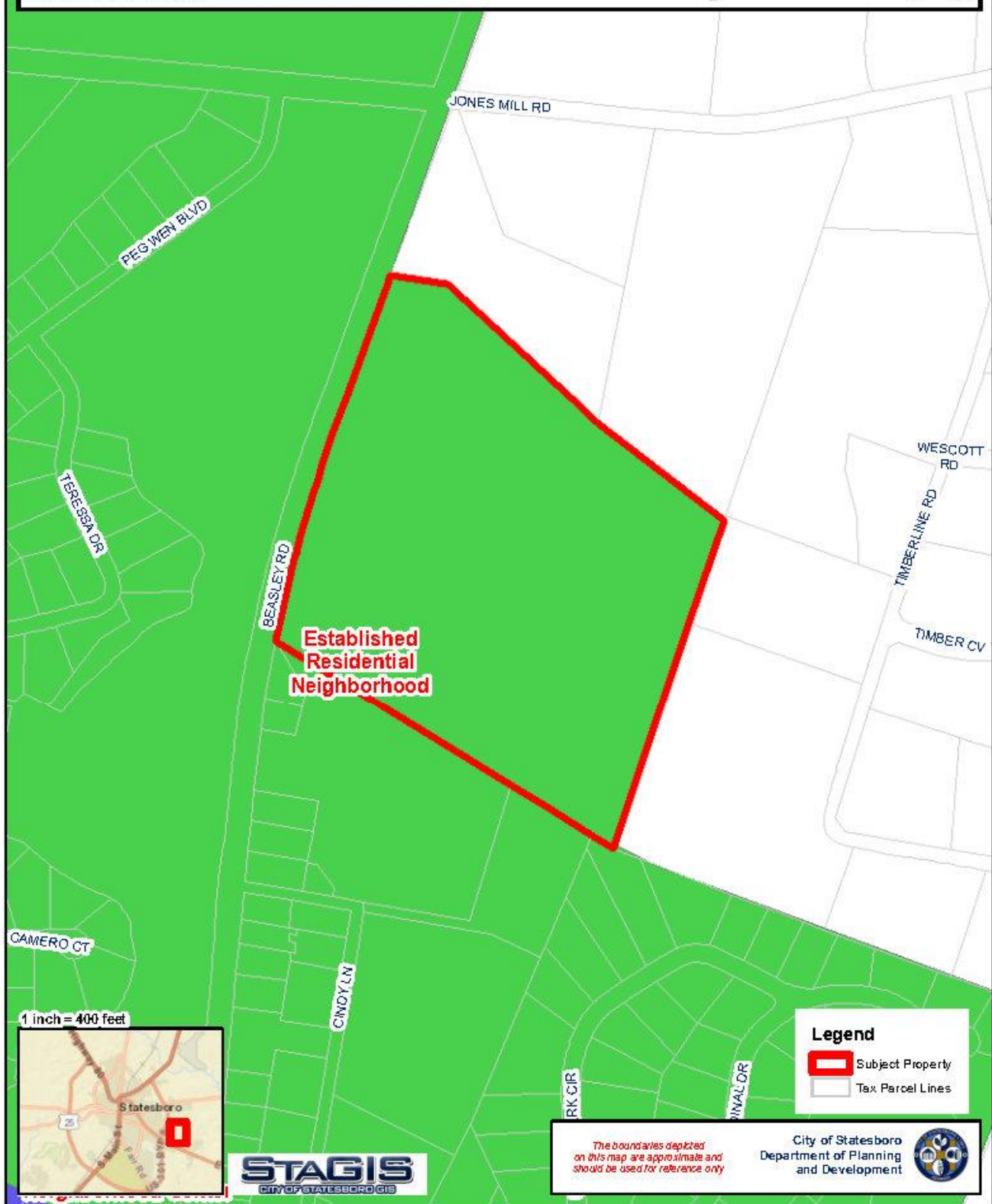
Case # SUB 23-11-03
Beasley Rd
Parcel: MS91000013 000

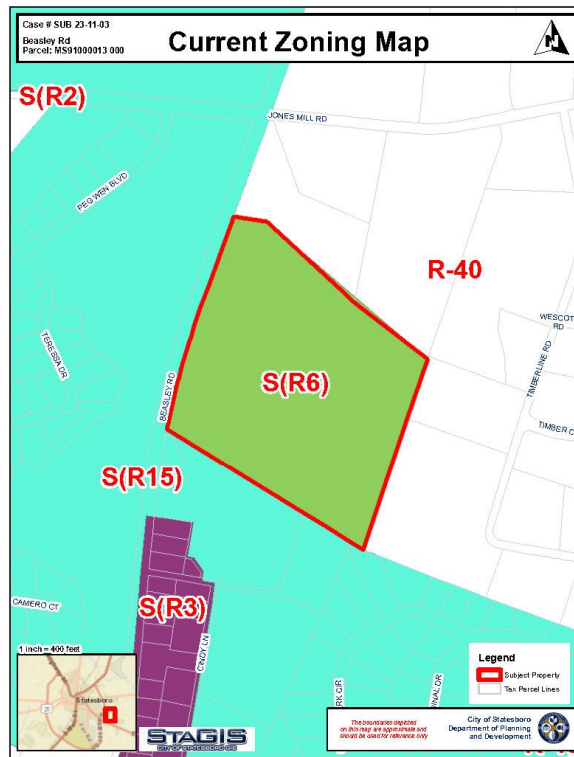
Current Zoning Map



Case # SUB 23-11-03
Beasley Rd
Parcel: MS91000013 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: R-20 (Single-Family Residential))	Single-Family Residential Dwelling
East	Location Area #4: R-40 (Single-Family Residential	Single-Family Residential Dwelling
West	Location Area #5: R-20 (Single-Family Residential))	Rural/Open Land
Southwest	Location Area #6: R-20 (Single-Family Residential))	Rural/Open Land
Southeast	Location Area #7: R-20 (Single-Family Residential))	Rural/Open Land
South	Location Area #8: R-20 (Single-Family Residential))	Single-Family Residential Dwelling

SUBJECT SITE

The subject site consists of a recently annexed property of approximately 36.55 acres of property which is currently zoned R-6 (Single-Family Residential). The applicant has determined that the best means of development is a three phased project which will allow for the construction of some homes on the property as less accessible road work is completed.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property does contain wetlands, but the developer has structured the development to not only prevent significant disturbance but to also incorporate the wetlands into additional buffer for the surrounding community. In addition, the applicant has drafted the plan to incorporate 25 foot vegetative buffers from the subdivision and surrounding homes as per the conditions of the associated annexation and zoning map amendment.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The traffic study provided for the project has shown sufficient traffic calming, such as a right turn lane and on Beasley Road. In the event of a City CIP project to install additional sidewalks, the applicant has recommended paying the City based on estimates to ensure the sidewalk is installed at a later date if necessary.

Subject Property



Northern Property



Western Property



Southern Property



[illegible]

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-11-03** 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 Preliminary Subdivision does not grant the right to develop on the site without approval from the City.



ZONING SERVICES REPORT

P.O. Box 348
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RZ 23-11-04 ZONING MAP AMENDMENT 40 EAST CHERRY STREET	
LOCATION:	40 East Cherry Street
EXISTING ZONING:	PUD (Planned Unit Development)
ACRES:	5.362 acres
PARCEL TAX MAP #:	S18 000170 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	West District Development
PROPOSED USE:	West District Development Phase 2

PETITIONER Josh Whitfield

ADDRESS 91 South College Street; Statesboro GA, 30458

REPRESENTATIVE Same As Above

ADDRESS Same As Above

PROPOSAL
The applicant requests a zoning map amendment to amend an existing PUD in the West District located on 40 East Cherry Street.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 23-11-04 - CONDITIONAL APPROVAL</u>

Case # RZ 23-11-04

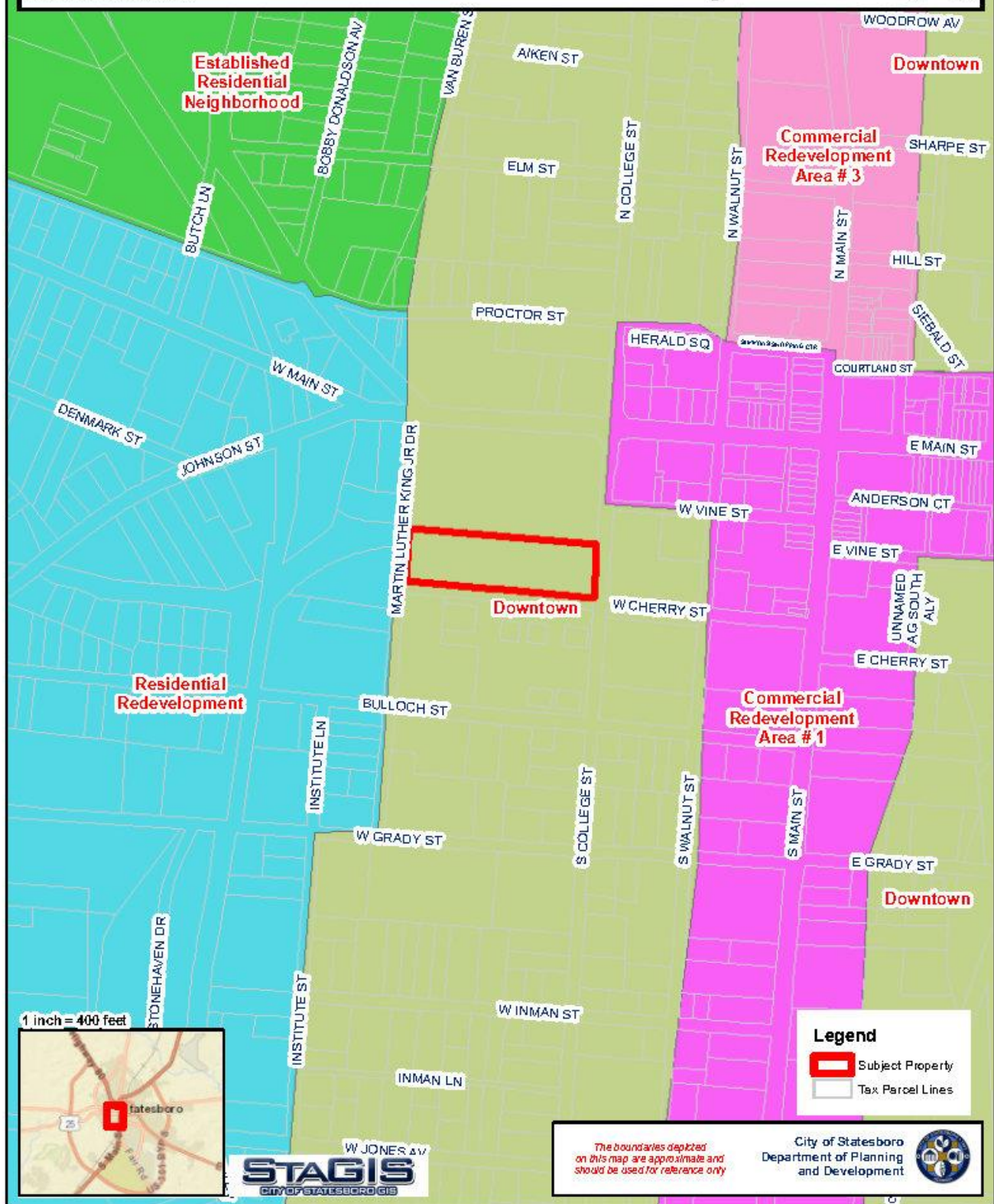
40 Cherry St

Parcel: S13 000170 000

Location Map







SUBJECT SITE

The subject site consists of approximately 5.362 acres in both phases 1 and two. The applicant intends to amend the phase 2 of the project in order to reorient buildings on the site and add slightly more square footage to the overall development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Downtown” character area, which promotes mixed use developments.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain wetlands, but there has been significant grading in the area that needs to be completed prior to completion of the entire area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site is currently served by city services including water, sewer, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The development is not a substantial change of use from what was originally approved in the PUD, and generally promotes the development type.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - Although an appraisal has not been conducted, it is staff’s belief that property values would be increased by this development.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**
 - The property was granted a PUD and still has significant value as such, but this amendment would not be a change to the overall development patterns in the area, but would add additional commercial square footage to the development.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

- It is highly unlikely that this development would cause substantial burden to the surrounding streets, utilities and schools, as the general increase in children in the area would be minimal.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

- The proposed change does not conflict with the existing development of the area, as the roads are highly trafficked due to the existing West District Development and gateway to Downtown.

6. Consistency Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?

- The proposed use is consistent with the subject site's character area ("Downtown") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Southern Property (Phase 1)



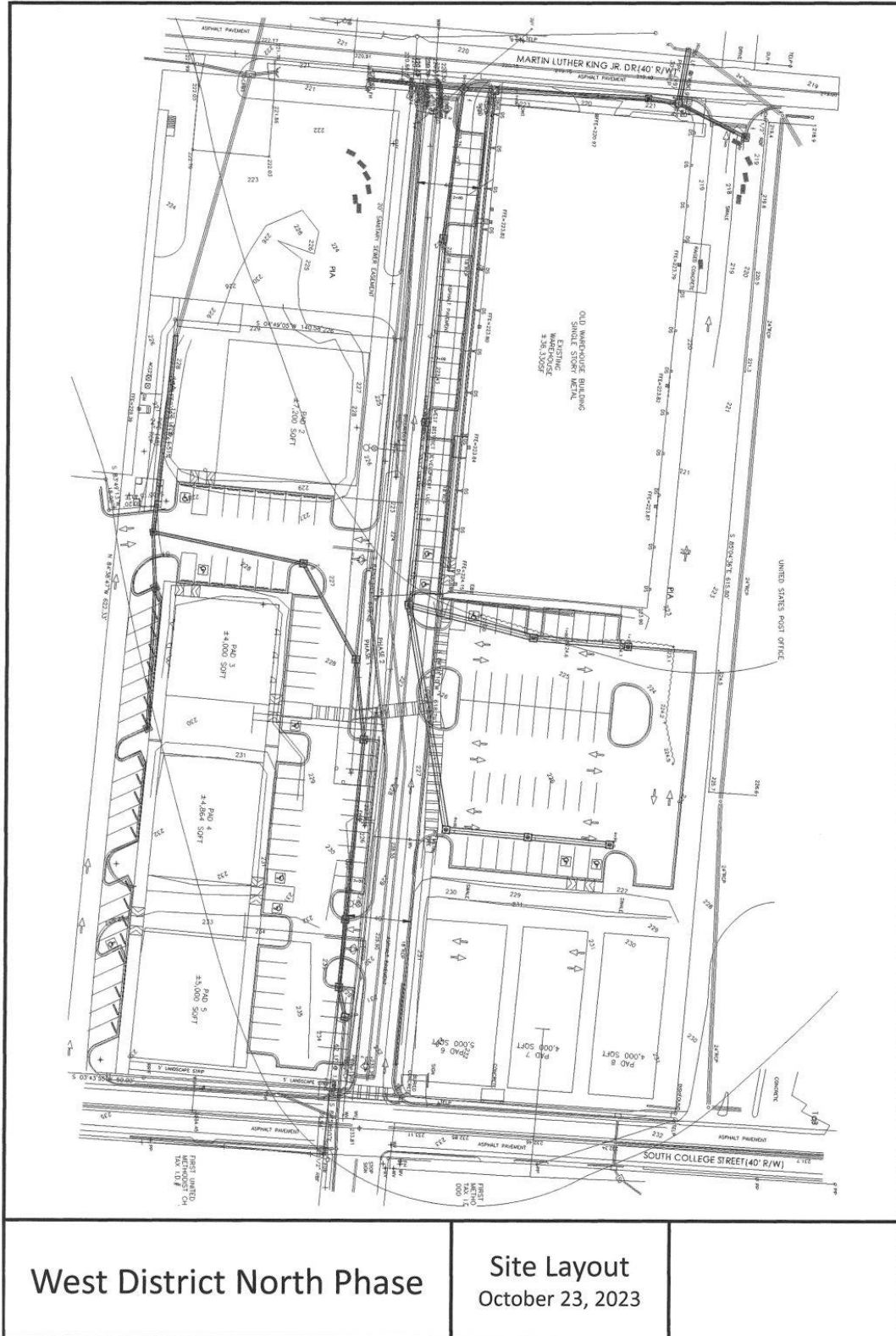
Northern Property



Eastern Property



Plan Revision



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-11-04**. 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 Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The originally approved road structure from the dedicated East Cherry Street, College Street Sidewalk improvements, and MLK Street grading must be complete before issuance of a CO on Phase 2.