



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

April 6, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. March 2, 2020 Meeting Minutes.

IV. New Business

1. **APPLICATION V 21-03-01:** Lindsay Martin requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the HOC (Highway Oriented Commercial) zoning district, on 2 acres of property in order to construct a multi-tenant commercial building at 141 Williams Road (Tax Parcel# MS49 000004 001).
2. **APPLICATION V 21-03-02:** Mohamed F Alshuaibi requests a variance from Article XV, Section 1509 (Table 4) of the *Statesboro Zoning Ordinance* in order to construct a building sign exceeding the allowed square footage on a 4.03 acre property located at 1825 Northside Drive East (Tax Parcel# S38 000042 000).
3. **APPLICATION RZ 21-03-04:** Valnoc, LLC & PDC Statesboro LLC requests a zoning map amendment from R-4 (High-Density Residential) zoning district to the PUD (Planned Unit Development) zoning district on 64.93 acres of undeveloped property in order to construct 230 single-family dwellings and 30 single-family detached dwellings on Cawana Road (Tax Parcel 092 000012 001).

V. Announcements

1. Called Planning Commission Meeting

VI. Adjourn



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Statesboro Planning Commission

March 2, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., , Russell Rosengart, Michele Hickson, Michelle Babot, Benjamin McKay, and Jamey Cartee,; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (City Planner II), and Elizabeth Burns (City Planner I); **Absent:**, Sean Fox

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) February 2, 2020 Meeting Minutes.

Commissioner Cartee made a motion to approve the February 2, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 5-0.

IV. New Business

1.) **APPLICATION V 21-02-01:** Jason McGibboney requests a variance from Article V, Section 503(D) of the Statesboro Zoning Ordinance on a 1.03 acres of property located at 378 Savannah Avenue in order to construct a new addition to the existing office (Tax Parcel# S52 000021 000).

Kathleen Field introduced case 21-02-01, Commissioner McKay made a motion to open the public hearing of 21-02-01. Commissioner Cartee seconded, the motion carried 5-0. Frank D'Archangelo introduced as the representative for the application. He clarified that the extension is for additional chairs and would not go beyond the current rear setback. Commissioner Cartee asked if they grey area on the rendering was the addition and D'Archangelo confirmed. The representative pointed out that the addition would not encroach on the side property line and that the building was angled because of existing sewer lines that run diagonal o the rear of the property.

Commissioner Rosengart asked what the square footage was for the new addition. Frank D'Archangelo stated that it would be 1,700 square feet. Commissioner Hickson asked how many additional seats would be in the new addition. Frank D'Archangelo stated that it would add four more chairs. Commissioner Cartee stated that the site had plenty of parking to accommodate the increase. Frank D'Archangelo confirmed that the property had double the amount of required parking spots. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion carried 5-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Rosengart seconded and the motion passed 5-0.

2.) **APPLICATION SE 21-02-02:** Alivia Lloyd requests a special exception from Article IX, Section 901 on 0.49 acres of property located at 372 Savannah Avenue in order to operate a retail tea shop in the existing building (Tax Parcel # S52 000020 000).

Kathleen Field introduced case 21-02-02, Commissioner Cartee made a motion to open the public hearing of 21-02-02. Commissioner Hickson seconded, the motion carried 5-0. Alivia Lloyd was introduced as the representative for the application. She stated that her tea shop would be a great addition to Savannah Avenue and that the neighbors enjoy being able to walk to get tea. Commissioner Byrd asked where the current shop location was and Alivia Lloyd responded it was at 372 Savannah Avenue. She clarified that they first opened on South Main Street in October but relocated at customers' requests. Commissioner Hickson asked how many seats are in the shop currently. Alivia Lloyd stated that there are around four chairs but they are mainly used for people waiting to get their drinks. She added that they do have a room for tea parties but they have not started booking those yet. Commissioner Babot asked if they offer snacks with the tea. Alivia Lloyd said yes and that she has a food sales license. Alivia Lloyd added that the goal of the shop was to offer a range of more nutritious, vegan, and ketogenic snack options. Commissioner McKay questioned if the tea shop was selling vegan and ketogenic snacks. Alivia Lloyd responded positively and clarified that they offered plant based cookies. Commissioner McKay questioned how they were operating without a special exception already. Alivia Lloyd stated that they already had a business license at the last location. She added that when they submitted for a new license is when the Planning Department notified her about the zoning issue. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion carried 5-0. Commissioner Rosengart questioned what the parking situation was in terms of growth and what the City's views on it were. Alivia Lloyd clarified that a lot of the seating was not used because it was more of a grab and go situation. She added that the landlord told them there was space for parking in the back of the building which can later be converted to rocks. Alivia Lloyd stated that they were looking to do more with delivery and Door Dash in the future. Commissioner McKay made the motion to approve with staff recommendation with a second from Commissioner Cartee. The motion passed 5-0.

V. Announcements

Kathleen Field announced that the City has started working on the Comprehensive Housing Study. The City hired the Bleakly Advisory Group and the Coastal Regional Commission to develop a study of the rental and single-family housing supply and demand within the City. The Coastal Regional Commission will also be developing an Affordable Housing Study. Kathleen Field added that there is a survey for it and that Justin Williams would be sending out the link.

Justin Williams announced that the City has submitted names to be interviewed by the Downtown Master Plan team as well as the Housing Study team. He clarified that the interviews are in thirty minute blocks and that some people will be interviewed as a focus group. Kathleen Field added that the interviews will be conducted via phone or Zoom. She clarified that volunteers from the Commission have been divided to be a part of each interview process.

VI. Adjourn

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

Chair – James W. Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



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

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**RZ 21-03-01
 ZONING MAP AMENDMENT
 141 WILLIAMS ROAD**

LOCATION:	141 Williams Road
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	2 Acres
PARCEL TAX MAP #:	MS49 000004 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Duplex Buildings
PROPOSED USE:	Commercial



PETITIONER Lindsay Martin
ADDRESS 236 North Main Street, Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS

PROPOSAL
The applicant requests a zoning map amendment from the R-15 (Sing-Family Residential) zoning district to the HOC (Highway Oriented Commercial) zoning district, in order to construct a multi-tenant commercial building on the site.
PLANNING COMMISSION RECOMMENDATION
RZ 21-03-01 CONDITIONAL APPROVAL

Case # RZ 21-03-01

141 Williams Rd
Parcel: MS49000004 001

Location Map



Legend

- City Limits
- Subject Property
- Tax Parcel Lines

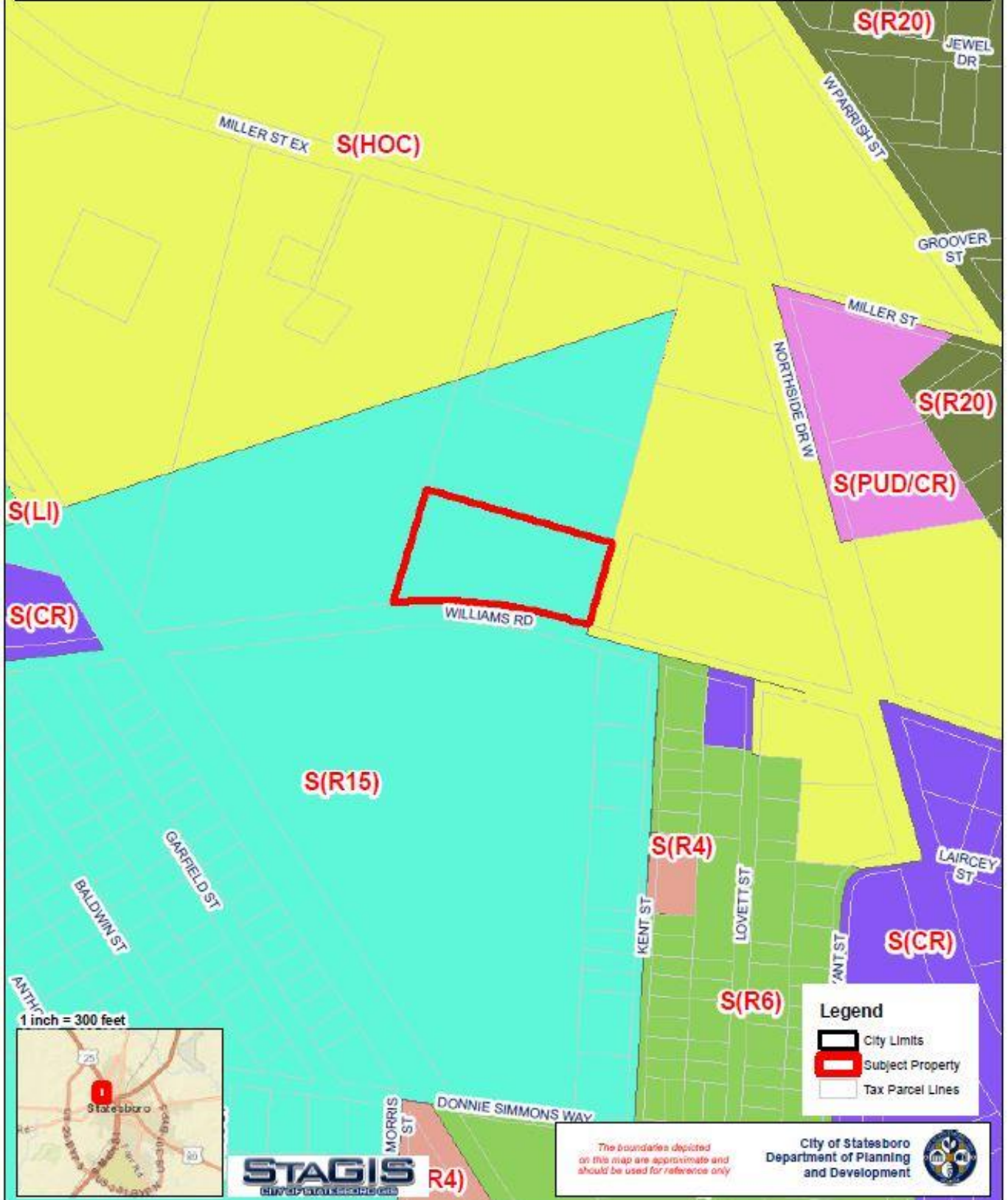
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning
and Development



Case # RZ 21-03-01
141 Williams Rd
Parcel: MS49000004 001

Zoning Map



Legend

- City Limits
- Subject Property
- Tax Parcel Lines

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

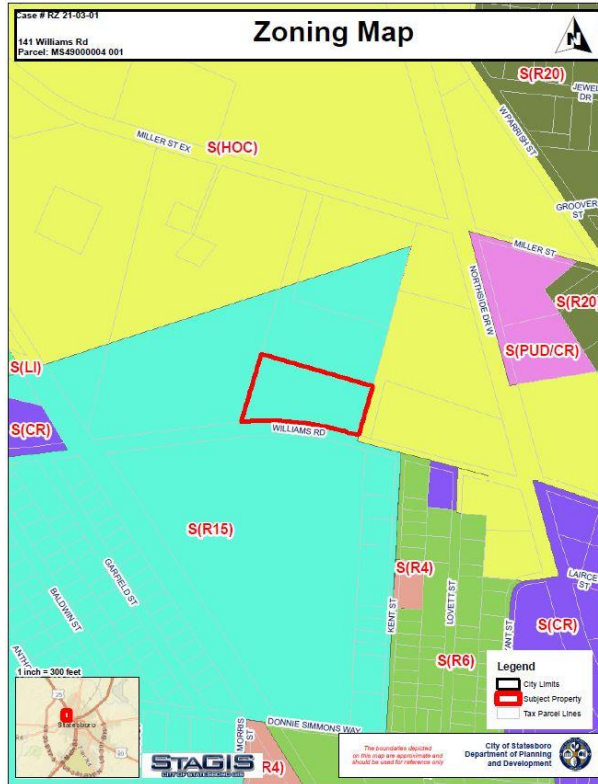
City of Statesboro
Department of Planning
and Development

Case # RZ 21-03-01

141 Williams Rd
Parcel: MS49000004 001

Future Landuse Plan Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Multi-Family Apartment
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Food World Complex
East	Location Area #3: HOC (Highway Oriented Commercial)	Food World Complex
North West	Location Area #4: R-15 (Single-Family Residential)	Wooded Lot
Southeast	Location Area #5: R-15 (Single-Family Residential)	Bulloch County Board of Education
South	Location Area #7: R-15 (Single-Family Residential)	Bulloch County Board of Education
Southwest	Location Area #8: R-15 (Single-Family Residential)	Bulloch County Board of Education
West	Location Area #9: R-15 (Single-Family Residential)	Wooded Lot

SUBJECT SITE

The subject site consists of one parcel containing 2 acres. Currently the parcel contains two dilapidated duplexes. The applicant seeks to demolish the duplexes and construct a business incubator building with sections for individual tenants. The site is currently R15, and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 15,000 square foot lots.

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

ENVIRONMENTAL SITE ANALYSIS

The property contains significant wetlands, covering the majority of the site. All this wetland must be delineated, and due to the amount projected, would need approval from the Army Corps of Engineers to allow for approval. There are no flood zones being projected on the site, but the area to the south does show a flood zone which may be negatively impacted by development on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The construction of a commercial building on the site would increase traffic on Williams Road, but the nature of the building is not projected to affect the service level of the road.

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.”

Article XX, 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 request, 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.**
 - The surrounding area is primarily single-family residential with some areas serving non-residential purposes (i.e. a church nearby). Other uses are Commercial with the Food World Complex located to the East with a variety of smaller commercial stores in the area.
- 2. The extent to which property values are diminished by the particular zoning restrictions**
 - It is Staff’s opinion that the property value would increase with the zoning change.
- 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.**

- The removal of the wetlands could have an overall negative impact on the adjacent properties as these areas are prone to hold water. Infrastructure improvements in the area already taking place should assist in reducing these impacts.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- The property owner could not reconstruct the property as built due to the lapse in use, and the development of single-family homes on the parcel would be difficult due to the layout and shape of the land.
- 5. The suitability of the subject property for the zoned purposes.**
- There are nearby commercial uses of a higher intensity, but this area generally transitions to lower intensity residential. Locations on the North side of Williams Road are generally low intensity Commercial uses (daycares and churches) while those on the South are residences.
- 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.**
- The property was vacant for over 1 year due to the property being sold. Construction began to renovate the interior of the property in June of 2020.
- 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 the adjacent areas; and**
- The proposed change would increase the density in the area, by adding habitable commercial uses. Issues of traffic congestion may be present upon completion of the project, but it is unknown at this time without completion of a formal traffic study.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The proposed use is consistent with the subject site's character area ("Established Residential") as stated in the *2019 – 2029 Comprehensive Master Plan*. In order to maintain consistency, development must not exceed the level of neighborhood-scale retail.

STAFF RECOMMENDATION

Staff recommends approval of **RZ 21-03-01** 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 additional construction must be approved by the City.
- (2) Development on the site may not disturb the wetlands in the area, unless permitting is granted by the Army Corps of Engineers.
- (3) An acceptable landscaping plan must be submitted with the building permit showing the buffering as required to adjacent residential developments



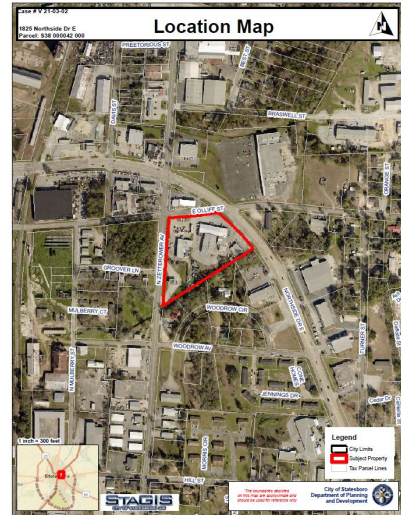
City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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V 21-03-02
ZONING VARIANCE REQUEST
1825 Northside Drive East

LOCATION:	1825 Northside Drive East
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	4.03 acres
PARCEL TAX MAP #:	S38 000042 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Retail
PROPOSED USE:	Retail



PETITIONER Mohamed F. Alshuaibi
ADDRESS 19 North Main Street, Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS

PROPOSAL

The applicant requests a variance from Article XV, Section 1509 (Table 4) of the *Statesboro Zoning Ordinance* to allow for a larger business sign located in the CR (Commercial Retail) zoning district. Building signage for shared tenant buildings are generally allowed based on the allowed frontage of the building, and should not exceed a total of 60 square feet.

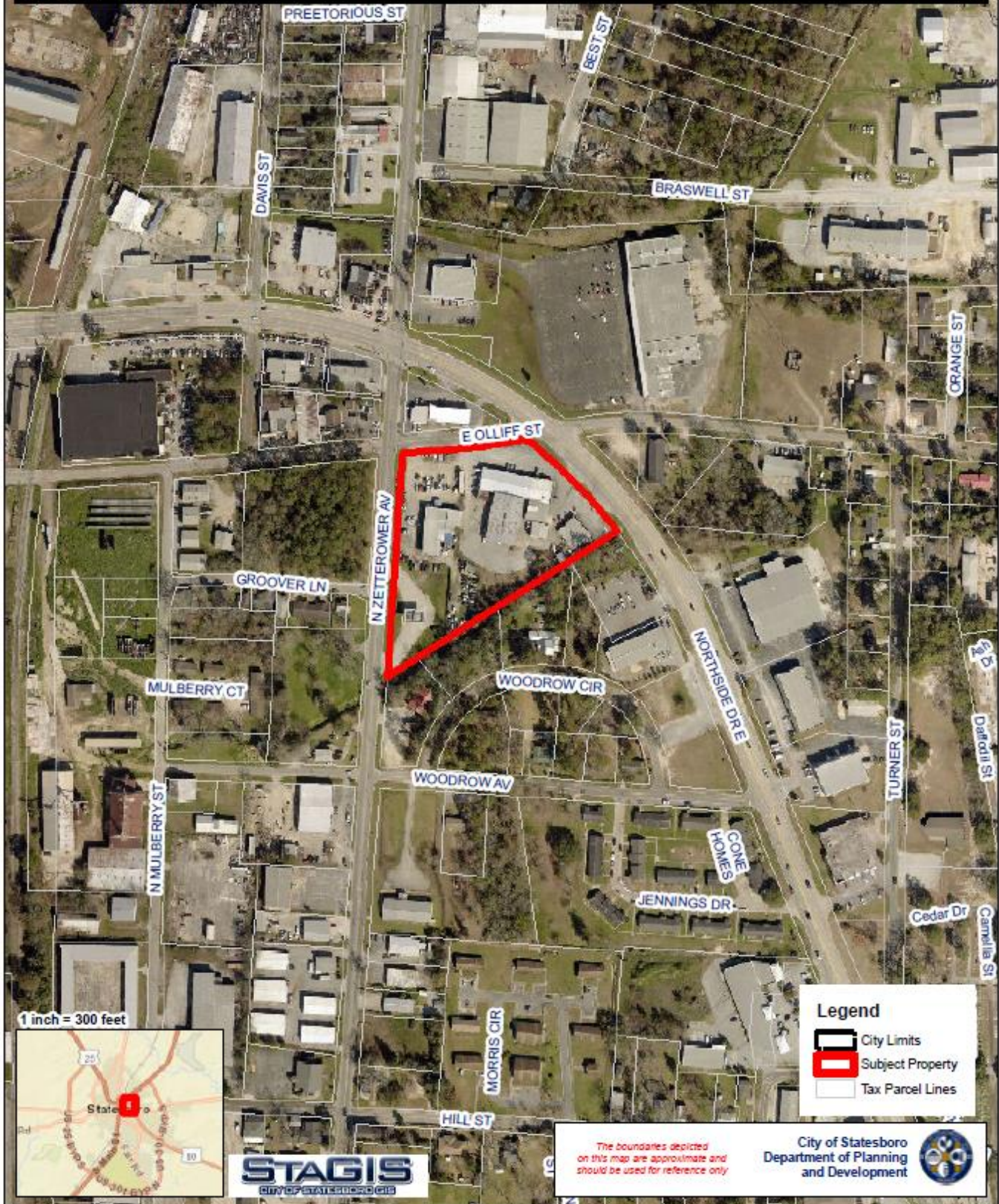
STAFF RECOMMENDATION

V 21-03-02 DENIAL

Case # V 21-03-02

1825 Northside Dr E
Parcel: S38 000042 000

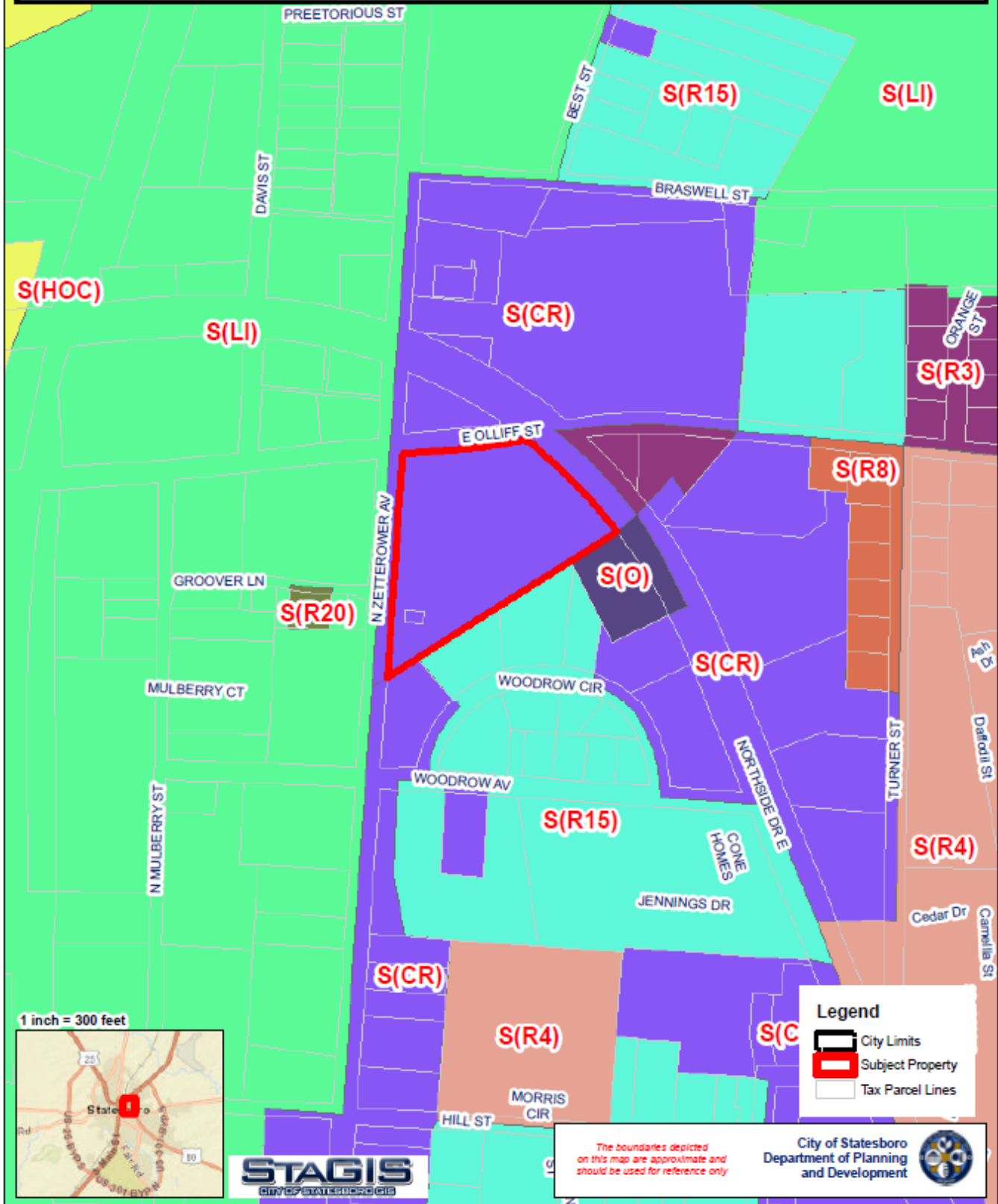
Location Map



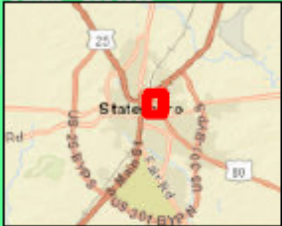
Case # V 21-03-02

1825 Northside Dr E
Parcel: S38 000042 000

Zoning Map



1 inch = 300 feet



Legend

- City Limits
- Subject Property
- Tax Parcel Lines

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

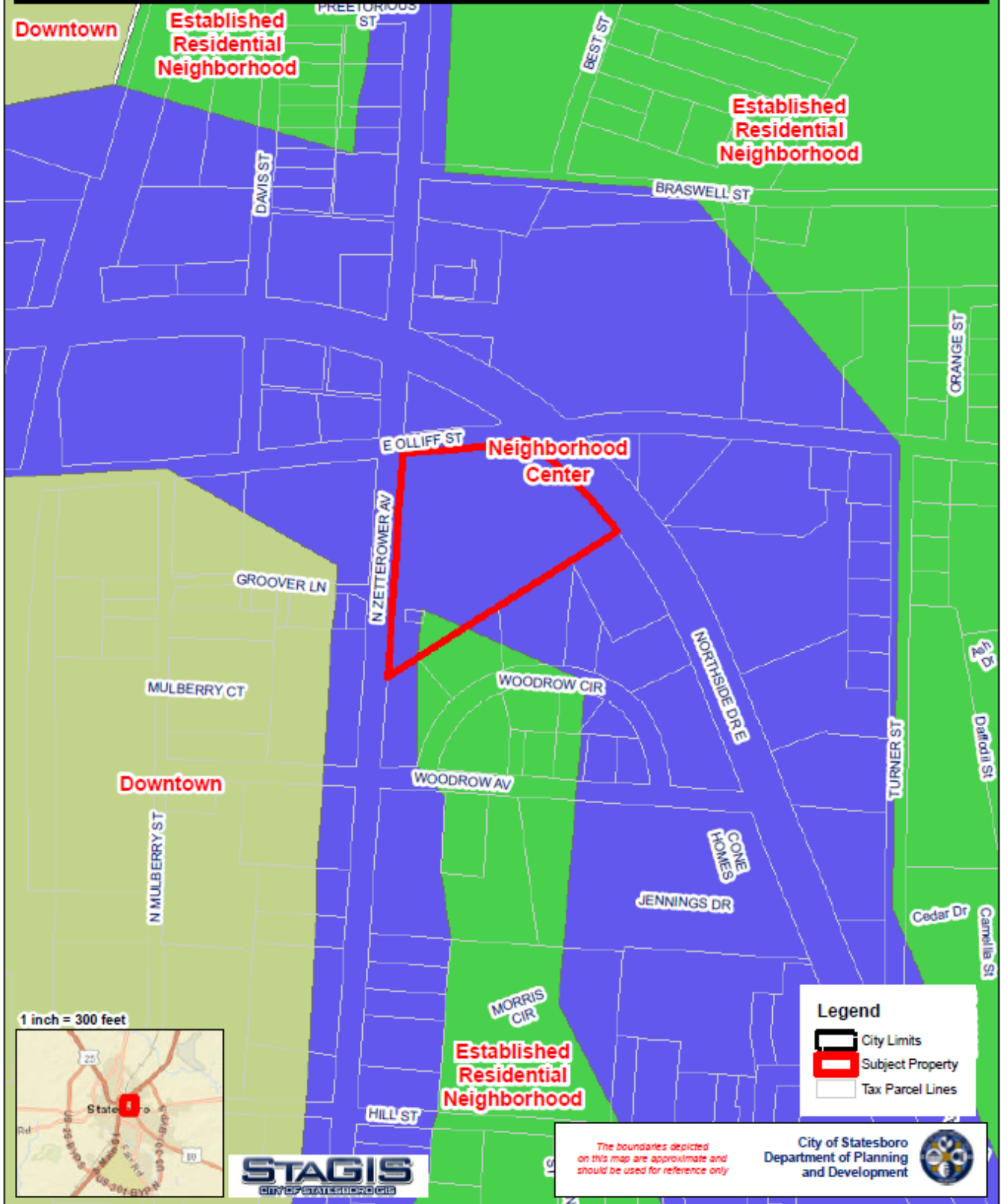


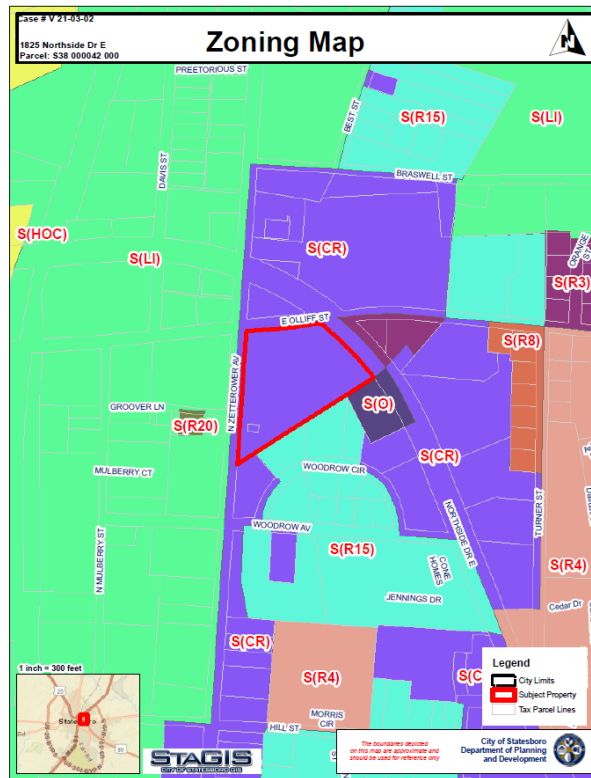
City of Statesboro
Department of Planning and Development



Case # V 21-03-02
1825 Northside Dr E
Parcel: S38 000042 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Shopping Center
Northeast	Location Area #2: CR (Commercial Retail)/R3 (Medium Density Multiple Family Residential)	Church
East	Location Area #3: CR (Commercial Retail)	Charter School
Northwest	Location Area #4: CR (Commercial Retail)	Pawn Shop
Southeast	Location Area #5: CR (Commercial Retail)	Tire Shop
South	Location Area #6: R15 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #7: O (Office)	Warehouse
West	Location Area #8: LI (Light Industrial)	Undeveloped Lot

SUBJECT SITE

The subject site is a 4.03 acre lot containing a multi-tenant commercial building. The lot has a variety of businesses including a Sherwin Williams, realtor's office, a medical equipment shop and the applicant's retail vape shop. The applicant is seeking to add a sign to the face of the building that exceeds the general recommended size of 60 square feet per tenant as of Section 1509 of the Statesboro Zoning Ordinance. The applicant is seeking to place a wall sign of 120 square feet of the front of the building.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Neighborhood Center" character area, which normally would be characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the area.

COMMUNITY FACILITIES AND TRANSPORTATION

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

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that "approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done." Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 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 requested variance will not require any structural changes to the lot.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The request exceeds the general allowance based on the ordinance.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - The structure does have sufficient room to support said signage, but due to the location of this sign, sufficient visibility from the road would be allowed without the variance.

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

- N/A

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a variance to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area "Neighborhood Center" as stated in the *2019 – 2029 Comprehensive Master Plan*. However the proposed variance request for a larger sign is not in conformance with the majority of signage utilized by the other tenants of the shopping center.

STAFF RECOMMENDATION

Staff recommends **Denial of V 21-03-02**. 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 variance does not grant the right to construct the associated sign without the review of a sign permit application.
- (2) Additional signage on the building shall not be granted, and would require separate administrative approval.
- (3) Should the applicant request additional signage that exceeds the aggregate square footage allotted to the business, the request must be approved with determination by the Zoning Board of Appeals



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ZONING SERVICES REPORT

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**RZ 21-03-04
 ZONING MAP AMENDMENT REQUEST
 CAWANA ROAD**

LOCATION:	Cawana Road
EXISTING ZONING:	R-4 (High Density Residential)
ACRES:	64.93 acres
PARCEL TAX MAP #:	092 000012 001
COUNCIL DISTRICT:	District 5
EXISTING USE:	Open Land
PROPOSED USE:	Planned Development



PETITIONER Valnoc, LLC and PDC Statesboro, LLC
ADDRESS P.O. Box #3070, Statesboro, GA 30459

REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard, Statesboro, GA 30458

PROPOSAL

The applicant requests a zoning map amendment from the R-4 (High Density Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to allow for the construction of 230 attached single family dwellings (townhomes) and 30 detached single family homes. Historically, the property has been open, undeveloped land.

STAFF RECOMMENDATION

RZ 21-03-04 APPROVAL

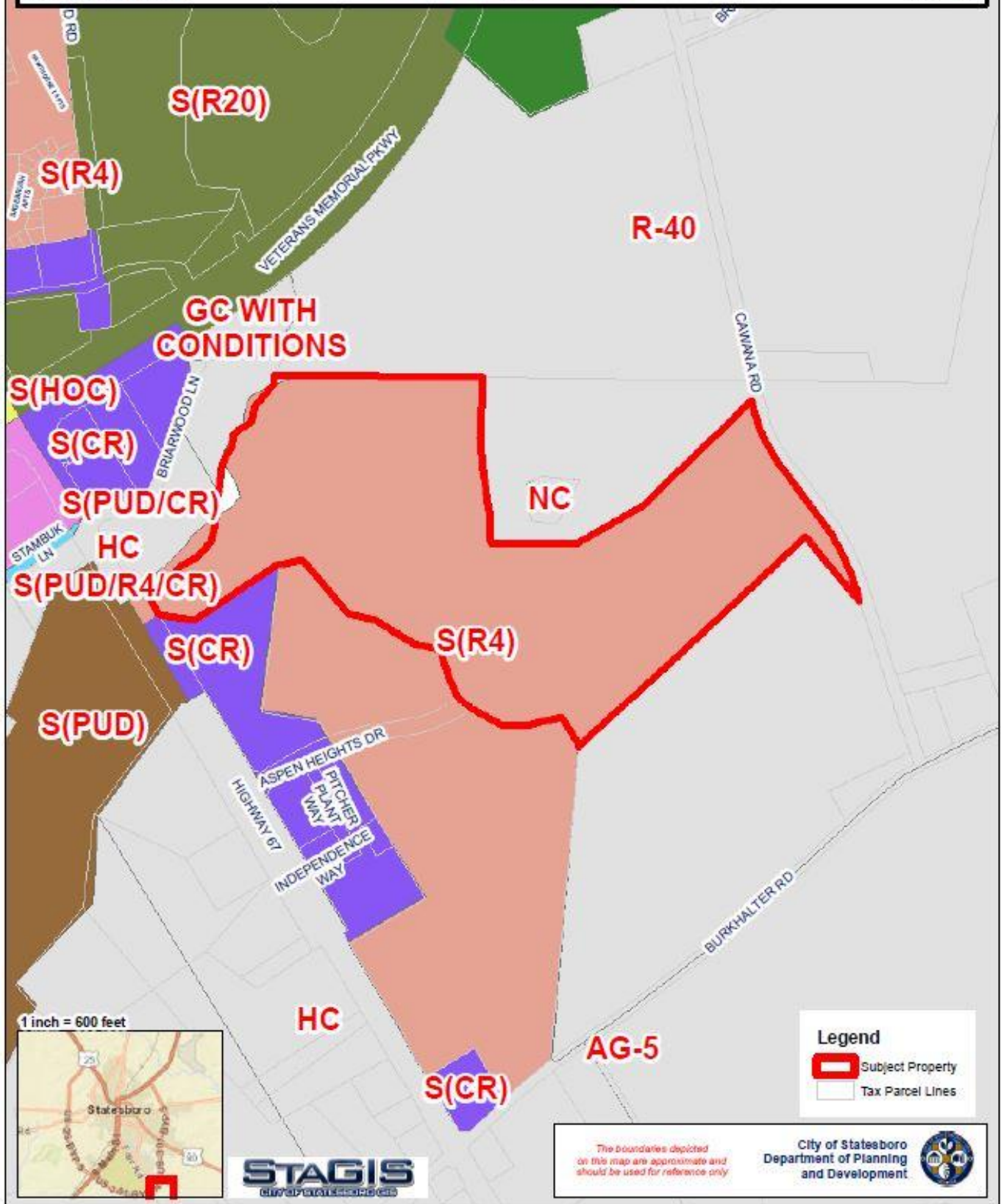
Case # RZ 21-03-04
Cawana Road
Parcel: 092 000012 001

Location Map



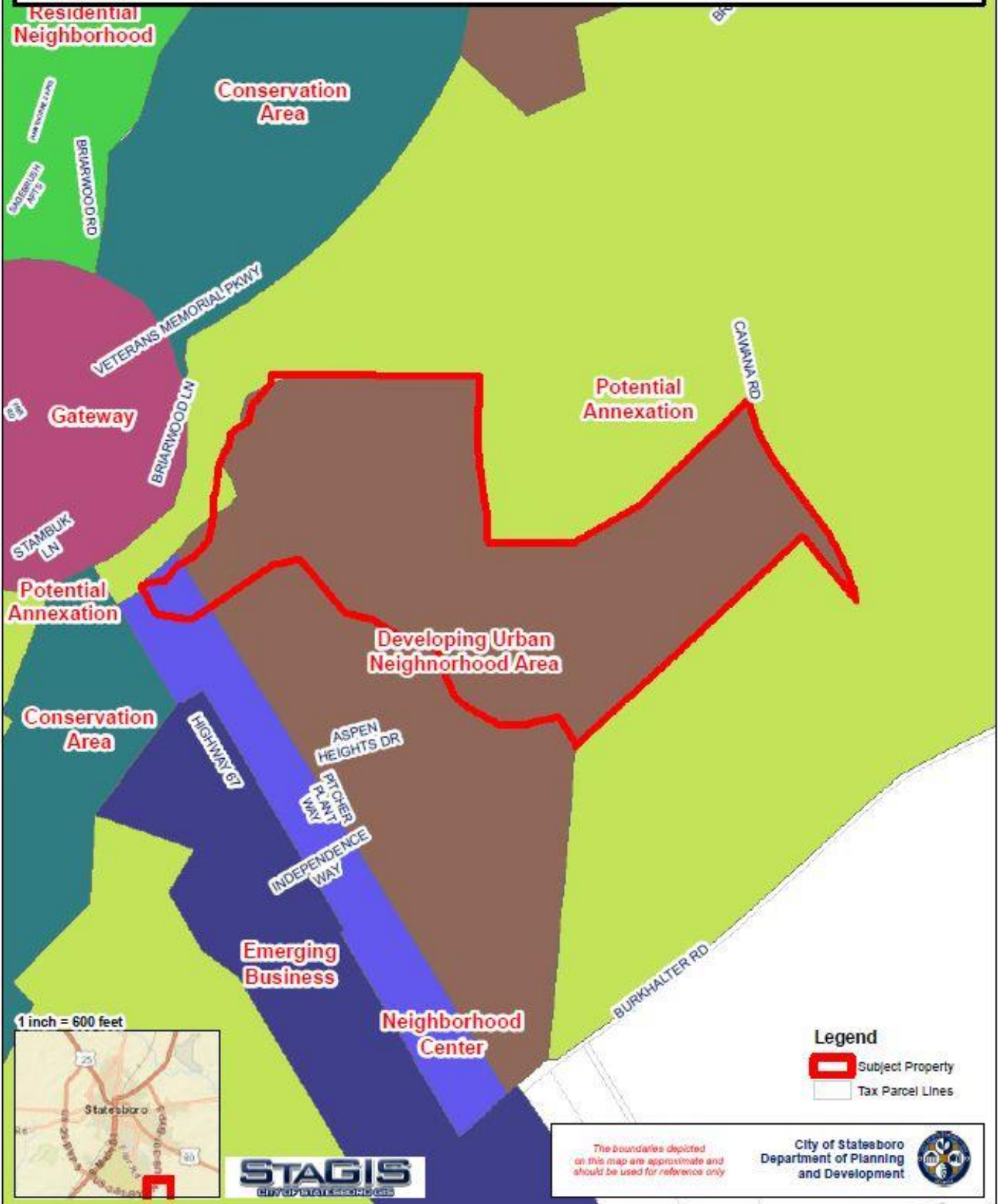
Case # RZ 21-03-04
Cawana Road
Parcel: 092 000012 001

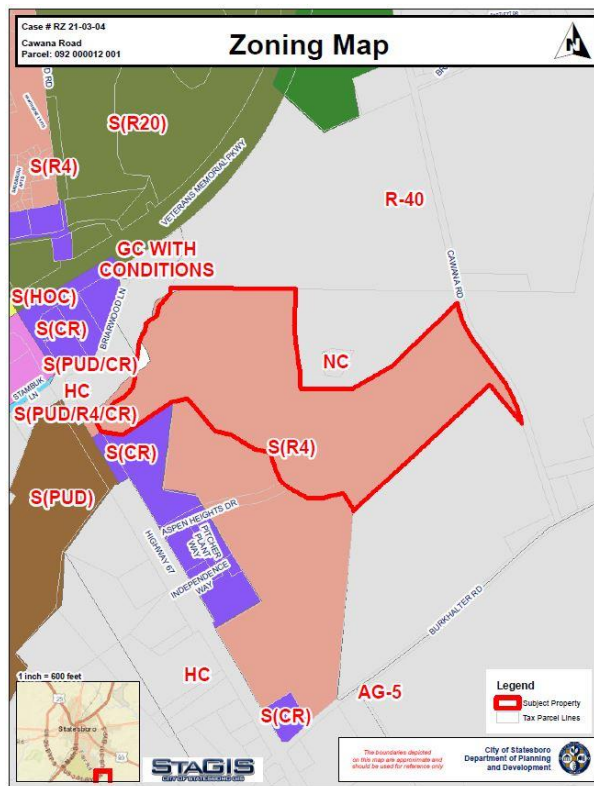
Zoning Map



Case # RZ 21-03-04
Cawana Road
Parcel: 092 000012 001

Future Landuse Plan





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
Northeast	Location Area #2: R-40 (Single-Family Residential)	Agriculture
East	Location Area #3: R-40 (Single-Family Residential)	Conservation
North West	Location Area #4: HC/R20/R-40 – Highway Commercial, Single-Family Residential, High Density Residential)	Undeveloped
Southeast	Location Area #5: R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
South	Location Area #7: CR/R-4 (Commercial Retail/High Density Residential)	High Density Residential Dwellings
Southwest	Location Area #8: CR (Commercial Retail)	Restaurant
West	Location Area #9: CP/HC (Highway Commercial)	City Water Treatment Plant

SUBJECT SITE

The subject site is open, undeveloped land totaling over 64 acres. Historically, the property has been woodlands.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood Area” character area, which is located in developing or redeveloping areas of the City. Developing Urban Neighborhoods are characterized by higher density housing options and amenities. This character area can feature a diverse mix of housing options, mixed use developments, and increased connectivity to surrounding areas.

ENVIRONMENTAL SITE ANALYSIS

Some acreage in the northwest portion of the subject property appears to be located within wetland areas and special flood area. The wetlands are expected to have little impact on the development potential of the subject property. Any potential issues will be addressed during standard permitting process and reviews.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. Other services such as sanitation and public safety will be extended upon approval of this request.

The subject property’s sole road frontage is Cawana Road. Cawana Road is considered an urban collector street which collects traffic from local streets and channels it into an arterial system according to the Georgia Department of Transportation. In 2011, actual traffic counts suggest a traffic volume on the adjacent Burkhalter Road just south of the subject property at an average of 4,370 vehicle trips per day both ways. A traffic count for Cawana Road was not recorded.

A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies on Cawana Road. The *LRTP* also does not recommend any priority roadway improvements for Cawana Road with the exception of possible turning lanes on the adjacent Burkhalter Road at the Cawana Road intersection.

Based on calculations provided by Volume II of the Trip Generation Manual, the total amount of traffic from the potential development were estimated. Weekly trips from the 230 proposed townhomes would amount to 8,978. The amount of trips from the proposed 30 single-family homes would be an additional 2,324 trips. The total amount of trips from the development would be an estimated 11,302 per week.

The City of Statesboro Engineer recommends the completion of a traffic study to ensure adequate levels of service on both Cawana and Aspen Heights Drive. Specific concerns were voiced regarding the increase in traffic to Aspen Heights Drive as it connects to Highway 67. Additional concerns were voiced regarding the ingress and egress on Cawana Road and the intersection with Burkhalter Road.

The applicant will develop a portion of the subject property to improve the unimproved portion of the road started by Aspen Heights to connect Highway 67 with Cawana Road. The proposed road will be dedicated to the City of Statesboro as a public road and will offer traffic calming solutions to the adjacent Burkhalter Road. This connection is referenced by the initial annexation of the site, highlighted by AN 12-09-01.

AN 12-09-01 gives conditions for the development of the site, and established the following items when considering the erection of any residential properties on the site. The conditions as outlined by the annexation are as follows:

- I. Developer to install a purple pipe/reuse water irrigation system for connection to city reuse system (when available) to the specifications of the City of Statesboro Water/Wastewater Department.
- II. The dedication of an unimproved 80' wide strip of land running from the adjacent property line to the south (the property now or formerly being owned by Breckenridge Group – Aspen Heights) to Cawana Road as a right of way, to the City of Statesboro, for the express purpose of future right of way construction and improvements. All plats must show the dedicated right of way on the property. The routing and placement of said lane at the intersection of Cawana Road shall be subject to the approval of the City Engineer or his/her designee.
- III. Developer shall improve the 80' right of way upon development of each parcel or portion of each parcel to the point of service of each parcel. The right of way must be completed the entire depth of the property to City of Statesboro standards once 50% (as calculated by the City of Statesboro) or more of the property has been developed. Said improvements shall include, but not be limited to, road, curb, gutter, bike lanes, and sidewalks (generally 5' wide), and shall be constructed by the developer to City of Statesboro standards.

The Georgia Department of Transportation uses a mechanism to determine how well a transportation facility operates from a traveler's perspective. This mechanism is typically defined using an "A through F" scale representing the "level of service" for a road. An additional traffic study was conducted as it relates to the development of this site to address concerns related to traffic generation. Specific items related to the proposed development show that the estimated road trip generation per day is 1,900. The level of service (LOS) to the westbound approach on Aspen Heights Drive will degrade from an LOS C to and LOS D with an 8 second per vehicle increase in delay. Additionally, the newly created intersection of Aspen Heights Drive and Cawana Road is projected to operate at LOS A. In order to determine any needed road improvements related to the site, the Georgia Department of Transportation has taken the traffic study for review, and will be forwarding any recommendations to mitigate any traffic issues that could be caused by the development.

ZONING 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."

Article XX, 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 request, 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:

(A) Existing uses and zoning or [of] property nearby.

- The surrounding property consists of agricultural, high density residential, single family residential, commercial retail, and undeveloped land.

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

- The staff has not consulted a professional appraiser regarding the impact on the value of the surrounding properties.

(C) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- The proposed zoning change could potentially result in lower densities than the highest residential zoning district (R4) and increase the amount of available housing options for residents.

(D) The relative gain to the public, as compared to the hardship imposed upon the property owner.

- The existing zoning does not prohibit the health, safety, morals or general welfare of the public. A hardship on the owner is related to the current zoning. The existing zoning has a minimum frontage requirement of 75 feet, which prevents the development of townhomes that require a 22 foot lot frontage with zero lot line setbacks.

(E) The suitability of the subject property for the zoned purposes.

- There is no indication that the subject property is not suitable for the requested zoning.

(F) 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.

- The property has most likely been vacant since its original R-4 zoning designation.

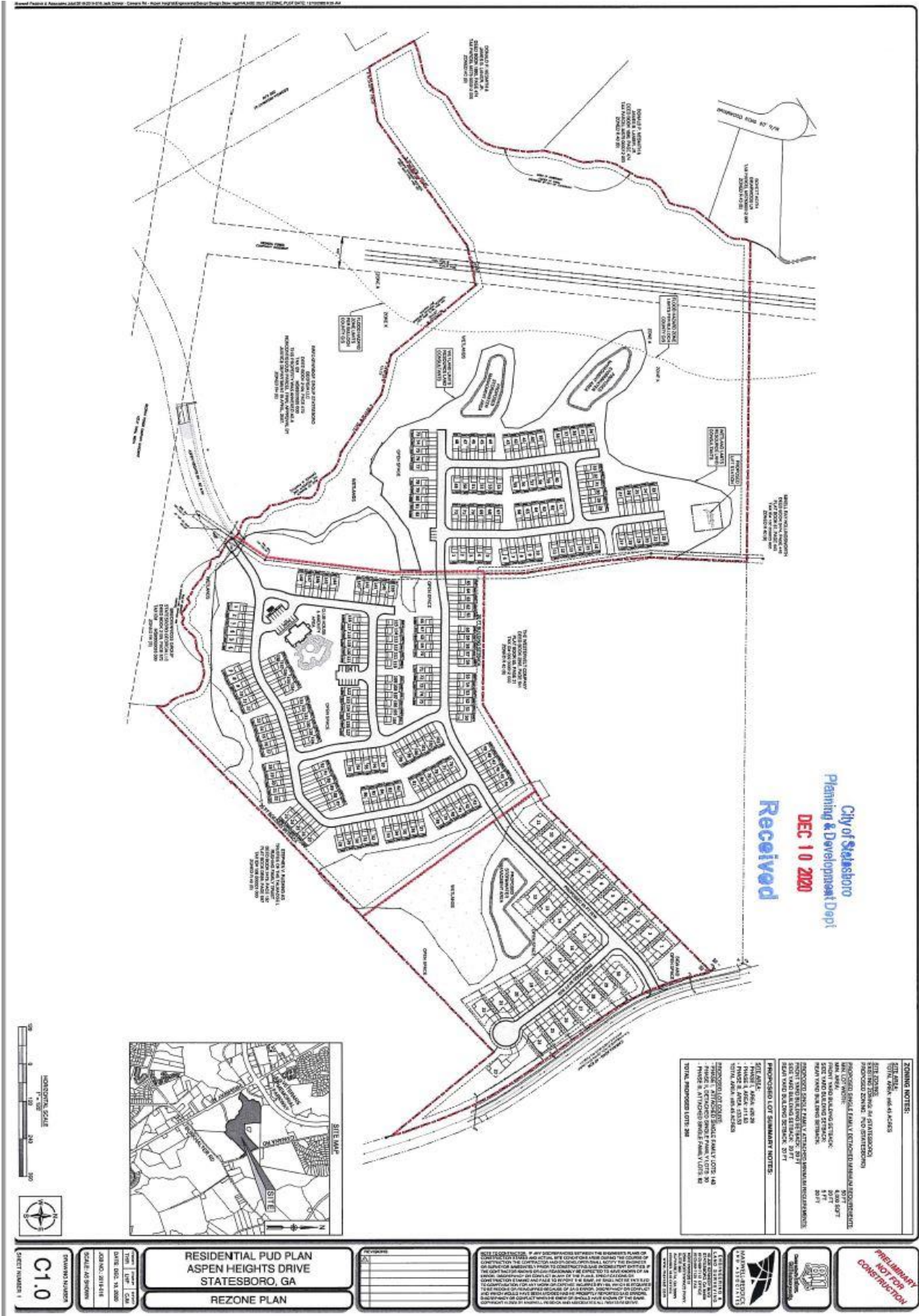
(G) The extent the proposed change would impact the following: (a) Population density in the area. (b) Community facilities. (c) Living conditions in the area. (d) Traffic patterns and congestion. (e) Environmental aspects. (f) Existing and future land use patterns. (g) Property values in adjacent areas.

- a) Proposed land use change will cause an increase in population density.
- b) Community facilities
- c) Living conditions in the area
- d) The impact on traffic patterns and congestion will be shown in the requested traffic study.
- e) Wetlands are present on the site.

- f) The development does fit with the future land use as the proposed use is compatible with the surrounding area as well as consistent with the *2019–2029 Future Development Map* and the *Statesboro Comprehensive Plan*.
- g) Property values of adjacent areas are likely to increase due to the development.

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

- The proposed use is anticipated to occupy the vacant subject site. Per Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every bedroom + one (1) per 10 dwelling units for the multifamily units. Single family residences require two (2) spaces per dwelling unit.



STAFF RECOMMENDATION

Staff recommends **Approval** of the Zoning Map Amendment requested by RZ 21-03-04 requested by application with the following staff condition(s):

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 begin construction on this site. All development must be approved by the City.
- (2) All prior conditions established as per AN 12-09-01 must be adhered to, unless in direct conflict with any approvals granted during the permitting process related to this project.
- (3) Per review of the Applicants Traffic Study by the Georgia Department of Transportation, recommendations must be implemented to ensure adequate Level of Service as mutually agreed on by all parties for the intersections highlighted within the report.

April Planning Commission Meeting
Tue, Apr 6, 2021 5:00 PM - 6:00 PM (EDT)

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