



*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**

**April 5, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Approval of Minutes**

1. March 1, 2022 Meeting Minutes.

**IV. New Business**

1. **APPLICATION RZ 22-03-01:** Hermann Enterprises, LLC requests a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) Zoning District in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**March 1, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

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

**I. Call to Order**

Commissioner Fox called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Fox led in the invocation & pledge.

**III. Approval of Minutes**

1.) February 1, 2022 Meeting Minutes.

Commissioner Fox made a motion to approve the February 1, 2021 meeting minutes, seconded by Commissioner Rosengart. The motion carried 4-0.

**IV. New Business**

- 1.) **APPLICATION SE 22-02-01:** Mary Roberta Benique requests a Special Exception from Article XXVII, Section 2704 of the *Statesboro Zoning Ordinance* to allow for the placement of a Daycare Center at 1015 East Inman Street (Tax Parcel # S52 000096 000).

Kathleen Field introduced case V 22-02-01, Commissioner Fox made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 4-0. Roberta Benique spoke in favor of the application. Danny Jones and Teresa Lowell spoke against the request. Commissioner Cartee asked if traffic could pull in and out of property. Roberta Benique confirmed. Kathleen Field stated that the facility is planning to build a ramp. Commissioner Rosengart asked what the property was used for before. Commissioner Fox stated that it was a driving

school. Commissioner Cartee asked how many people would be working at the facility. Roberta Benique stated there would be five. Commissioner Cartee asked how owned the parking lot. Justin Williams stated that it was shared ownership. Commissioner Hickson asked how many parking spots are designated for the property. Roberta Benique estimated between 10 and 20 spots. Commissioner Cartee asked if the Special Exception would follow the use. Justin Williams stated that a stipulation would be added but it usually is attached to the property. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion passed 4-0. Commissioner Cartee made a motion to re-open the public hearing, Commissioner Hickson seconded. The motion passed 4-0. Teresa Lowell spoke against the daycare and questioned the parking space availability. Commissioner Cartee made a motion to re-close the public hearing. Commissioner Hickson seconded and the motion passed 4-0. Commissioner Cartee expressed his concern for the parking. Commissioner Cartee made a motion to deny 22-02-01 with staff recommendations. Commissioner Fox seconded and the motion passed 4-0.

2.) **APPLICATION V 22-02-03:** HRK Properties requests a Variance from Article VII, Section 1213 of the *Statesboro Zoning Ordinance* to reduce the setback requirement and construct a building addition at 450 Mathews Road (Tax Parcel #MS59000035001).

Kathleen Field introduced cases V 22-02-03, Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Brian Kent was introduced as the representative for the application. Commissioner Cartee asked which direction the addition was going to be made. Brian Kent confirmed that the office addition would be to the left. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion passed 4-0. Commissioner Cartee made a motion to approve 22-02-03 with staff recommendations. Commissioner Fox seconded and the motion passed 4-0.

3.) **APPLICATION RZ 22-02-04:** CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and build an additional 5 residential duplexes (10 units) on a property located at Grove Circle/Stockyard Road (Tax Parcel #MS30000025001).

Kathleen Field introduced case RZ 22-02-04, Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded and the motion passed 4-0. Joey Maxwell was introduced as the representative for the application. Commissioner Fox made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 4-0. Commissioner Fox made a motion to approve 22-02-04 with staff recommendations and Commissioner Rosengart seconded. The motion passed 4-0.

4.) **APPLICATION RZ 22-02-05:** Action Signs requests a variance from Article XV, Section 1509 (Table 5), of the *Statesboro Zoning Ordinance* in order to construct a wall sign exceeding the allowed square footage at 1550 Chandler Road (Tax Parcel # MS61000050A000)

Application RZ 22-02-05 was removed from the agenda by a moratorium on all sign variances passed by City Council on March 1, 2022.

**V. Announcements**

**VI. Adjourn**

Commissioner Fox made a motion to adjourn the meeting. Commissioner Rosengart seconded, and the motion carried 4-0.

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**Acting Chair – Sean Fox**

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**Secretary – Kathleen Field**  
**Director of Planning & Development**



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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<b>RZ 22-03-01</b>	
<b>ZONING MAP AMENDMENT REQUEST</b>	
<b>108 SOUTH ZETTEROWER AVENUE</b>	
<b>LOCATION:</b>	108 South Zetterower Avenue
<b>EXISTING ZONING:</b>	R15 (Single Family Residential)
<b>ACRES:</b>	0.52 acres
<b>PARCEL TAX MAP #:</b>	S40 000006 000
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)
<b>EXISTING USE:</b>	Doctor's Office
<b>PROPOSED USE:</b>	Doctor's Office

**PETITIONER** Hermann Enterprises, LLC  
**ADDRESS** 110 S Zetterower Ave, Statesboro, GA 30458

**REPRESENTATIVE** Jessica Hermann  
**ADDRESS** Same As Above

<b>PROPOSAL</b>
The applicant is requesting a Zoning Map Amendment from the R-15 (Single-Family Residential) to the O (Office) zoning district on a residential conversion home at 108 South Zetterower Avenue.
<b>PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 22-03-01 - CONDITIONAL APPROVAL</u></b>



Case # RZ 22-03-01

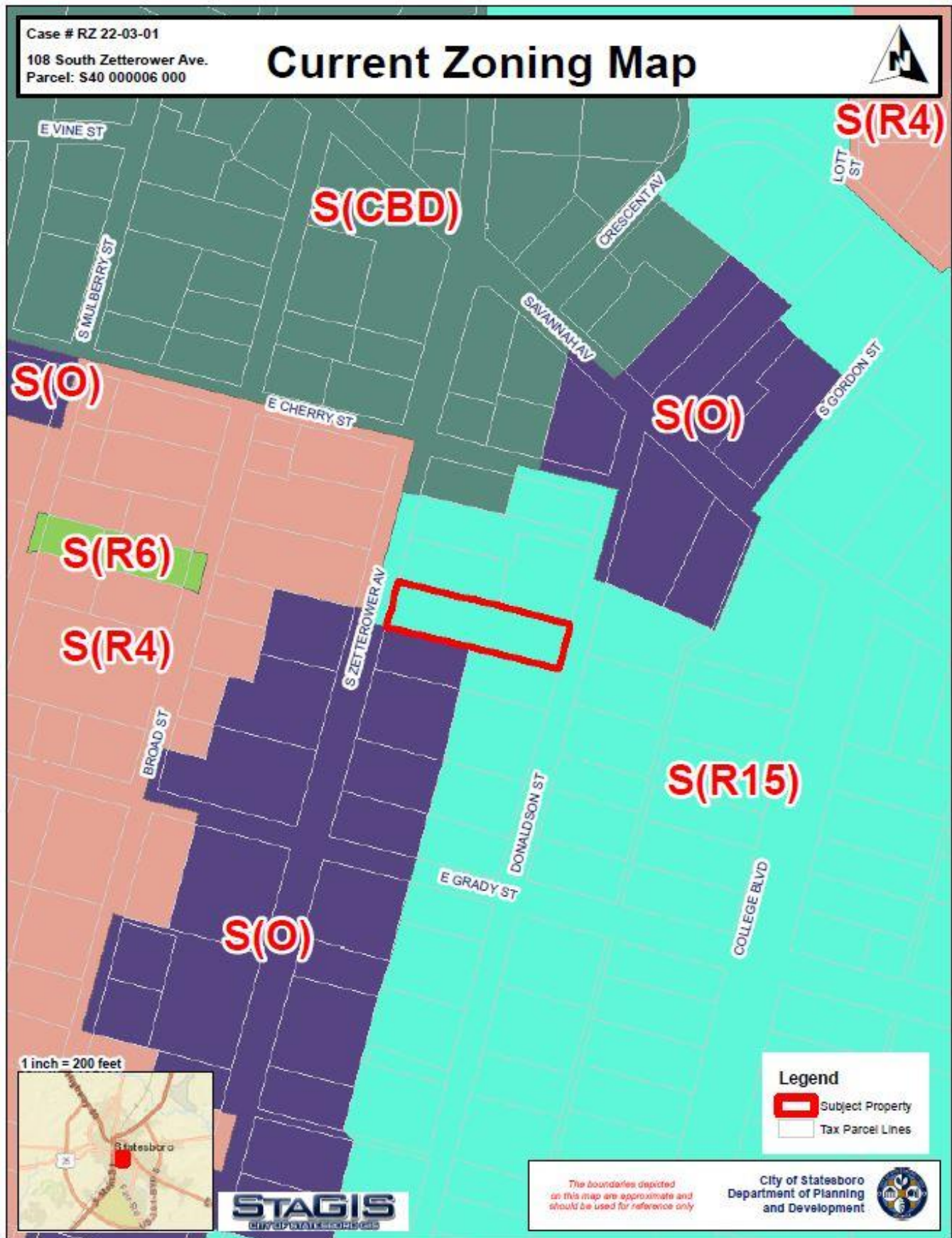
108 South Zetterower Ave.

Parcel: S40 000006 000

# Location Map





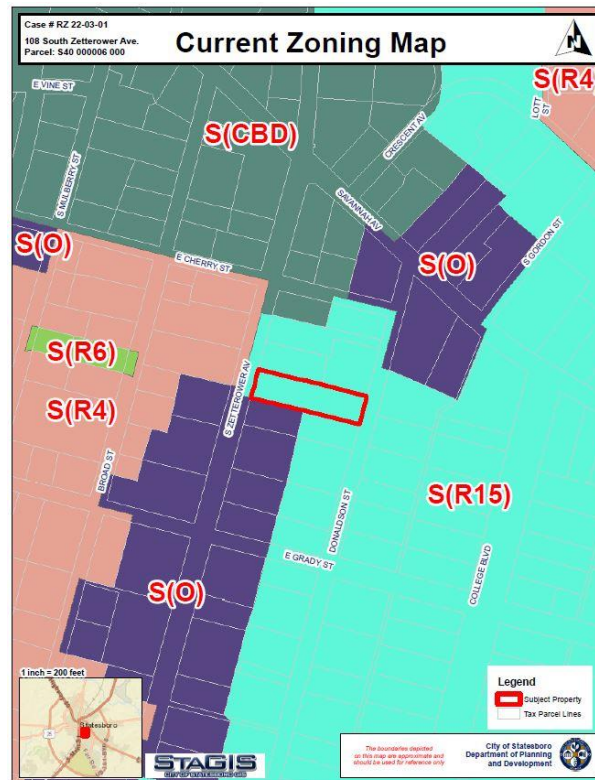


Case # RZ 22-03-01  
108 South Zetterower Ave.  
Parcel: S40 000006 000

# Future Landuse Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R15 (Single Family Residential)	Single Family Dwelling
Northeast	<b>Location Area #2:</b> R15 (Single Family Residential)	Single Family Dwelling
Northwest	<b>Location Area #3:</b> R4 (High Density Residential)	Residential Conversion
East	<b>Location Area #4:</b> R15 (Single Family Residential)	Single Family Dwelling
West	<b>Location Area #5:</b> R4 (High Density Residential)	Residential Conversion
Southwest	<b>Location Area #6:</b> O (Office)	Psychic Office
Southeast	<b>Location Area #7:</b> R15 (Single Family Residential)	Single Family Dwelling
South	<b>Location Area #8:</b> O (Office)	Realtor Office

## **SUBJECT SITE**

The subject site is a residential conversion on a 0.52 acre site, on South Zetterower Avenue. The property was built as a residence, but for over 20 years has served as a psychologist office under both a Conditional Use Variance and a Special Exception. The intent of the applicant is allow for commercial uses beyond the current allowance for only medical offices at this location. This would require a zoning map amendment.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Neighborhood Center” area, which is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. Additionally, the location is in the Established Residential Area.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a flood zone. No significant impact is expected on community facilities or services as a result of this request.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by City water and Sewer.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
  - The surrounding lots consists of single-family homes, residential conversions, and offices.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will likely increase the overall value of property in the area.
- 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.**
  - Although an appraisal has not been completed at this time, the proposed zoning would bring the property in line with the surrounding uses of the area, and would likely shift the remaining properties into a more suitable zoning.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The property has served as a commercial use since 1997, and would not substantially change the neighborhood in any significant manner, as the proposed zoning is not an intense commercial use.

**5. The suitability of the subject property for the zoned purposes.**

- This zoning is suitable, as multiple surrounding properties are zoned in this manner.

**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 is not currently vacant, but would be restricted to only the single-family use or as a medical office as zoned.

**7. The extent the proposed change would impact the following:**

- Population density in the area.
  - Population density would only be altered during business hours and there is sufficient space on the property for approximately 10 cars.
- Community facilities.
  - There will be a small impact in the use of City Sewer and Water.
- Living conditions in the area.
  - This is not applicable to this case, as there is no additional residential impact caused.
- Traffic patterns and congestion.
  - There is likely to be no significant increase at this time. Additional ingress and egress is located on Donaldson Street as per the existing special exception.
- Environmental aspects.
  - There are no wetlands on the property, and it is already used in a commercial manner.
- Existing and future land use patterns.
  - Generally the area is surrounded by a mix of high-density residential uses and other offices.
- Property values in the adjacent areas.
  - There would likely be no significant impact in the surrounding property values, as most are already used for commercial or uses.

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

- The proposed residential use of the property is consistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Neighborhood Center.”



**Subject Property**



**Northern Property**





### Southern Property



### Western Property



<b><u>STAFF/PLANNING COMMISSION RECOMMENDATION</u></b>
<p>Staff recommends <b>Approval of RZ 22-03-01</b>. 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):</p> <ol style="list-style-type: none"><li>1. Approval of this Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.</li></ol>