



*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 4, 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. March 7, 2023

**IV. New Business**

1. **APPLICATION RZ 23-03-03:** Ball Company, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district on approximately 32.16 acres in order to construct 126 townhome units at the terminus of Timber Road, South of Quail Run Subdivision (Tax Parcel # MS38 000068 001).

2. **APPLICATION RZ 23-03-04:** Long Company Limited requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.65 acres of property in order to construct approximately 7 triplexes at 310 Myrtle Crossing Drive (Tax Parcel # MS48000011 053).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**March 7, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Benjamin McKay, Cathy Dixon, Jamey Cartee, Ronald Simmons and James Thibideau; **City of Statesboro Staff:** John Washington (Director of Public Works & Engineering), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) **Absent:** Michele Hickson, James Byrd Sr. and Kathleen Field (Director of Planning & Development)

**I. Call to Order**

Commissioner McKay called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner McKay led in the invocation & pledge.

**III. Approval of Minutes**

1.) February 7, 2023 Meeting Minutes.

**IV. New Business**

- 1) APPLICATION RZ 23-02-02:** Woody Royal requests Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 2.27 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel# 076 000001 001).

Justin Williams introduced case RZ 23-02-02, with an explanation that this case does not meet all rezoning standards, but is tied to an annexation request. Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 5-0. John Dotson was introduced as the representative. After briefing the Planning Commission about the previous site plans they had for this parcel before it was split up, John Dotson said they'll have another plan for this parcel soon. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion carried 5-0. Commissioner McKay made a motion to defer this case until the application met rezoning standards. Commissioner Thibideau seconded and the motion carried 5- 0.

- 2) **APPLICATION RZ 23-02-05:** S&K Investments of GA LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 1.72 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel # 076 000001 012).

Justin Williams introduced case RZ 23-02-05. Commissioner McKay made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 5-0. John Dotson was introduced as the representative. John Dotson went over the potential site plan for this parcel and he asked for the Planning Commissioners to approve their zoning map amendment request. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 5-0. Commissioner McKay made a motion to approve the application. Commissioner Thibideau seconded and the motion passed 5-0.

- 3) **APPLICATION CUV 23-02-06:** Vernon Howard requests a Conditional Use Variance on a 0.28 acre property in order to establish a recovery home at 378 Johnson Street (Tax Parcel # MS40 000030 000)

Justin Williams introduced case CUV 23-02-05. Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded and the motion carried 5-0. Thomas Howell was introduced as the representative. Mr. Howell expressed the need for this CUV. He explained that the use will help individuals have somewhere to stay while recovering from drug abuse. He also stated that there would not be any parking issues because the individuals in the program would not be driving. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 5-0. Commissioner Cartee made a motion to approve the application. Commissioner McKay seconded and the motion passed 5-0.

#### **4) Announcements**

Mr. Ronald Simmons was introduced as a new Planning Commissioner.

#### **5) Adjourn**

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

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**Chair – James Byrd Sr.**

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**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

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**RZ 23-03-03  
 ZONING MAP AMENDMENT  
 TIMBER ROAD**

<b>LOCATION:</b>	Timber Road
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	32.16 Acres
<b>PARCEL TAX MAP #:</b>	MS38000068 001
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Wooded Lot
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER**                      Ball Company, LLC  
**ADDRESS**                        490 Turner Road; Statesboro GA, 30458

**REPRESENTATIVE**          Evan Bennett  
**ADDRESS**                        321 Commercial Drive; Savannah GA, 31406

**PROPOSAL**

The applicant requests a zoning map amendment from the R-6 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district, in order to construct an approximately 126 unit townhome subdivision on the site.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 23-03-03 DENIAL**



Case # RZ 23-03-03  
Timber Rd  
Parcel: MS38000068 001

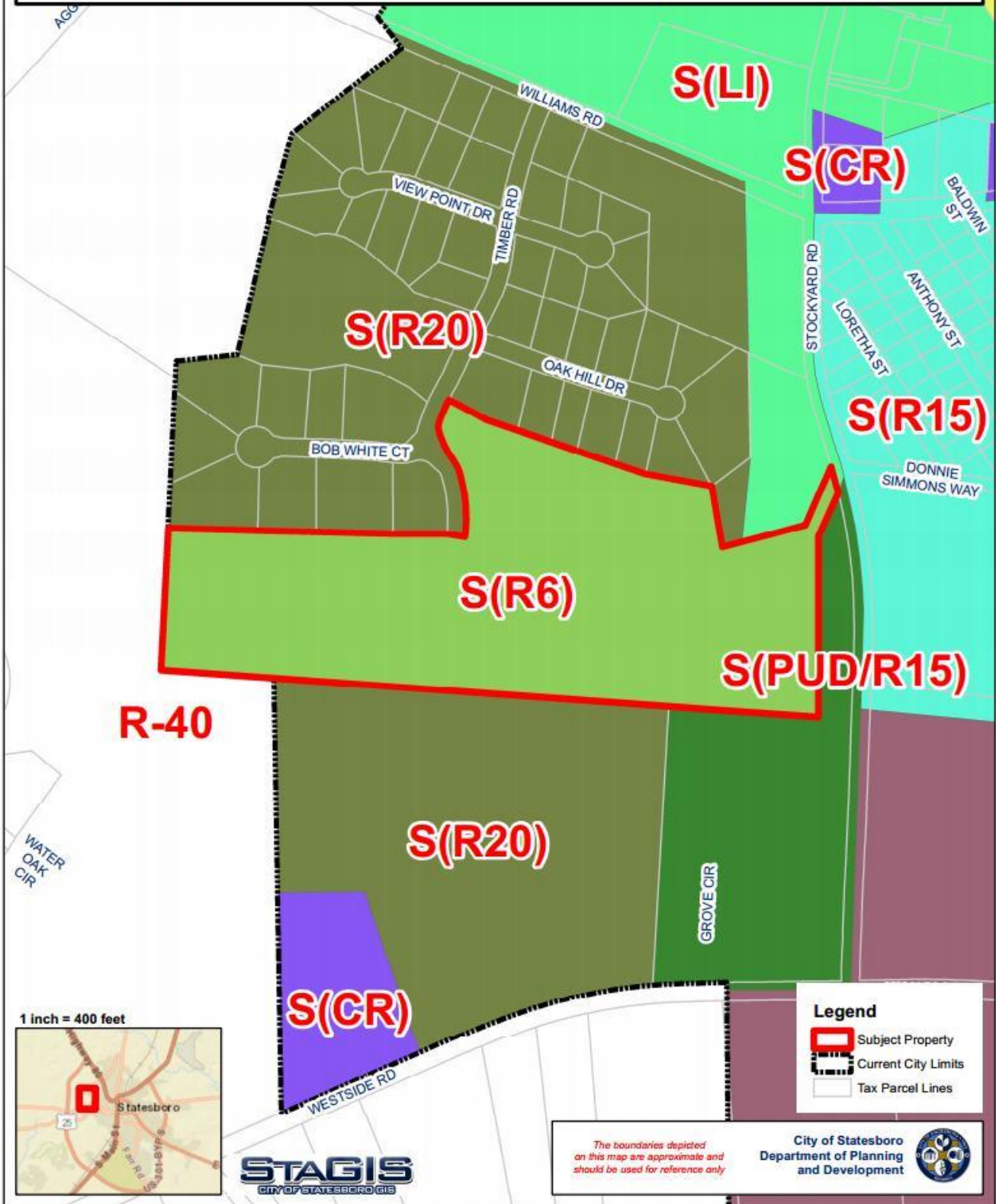
# Location Map





Case # RZ 23-03-03  
Timber Rd  
Parcel: MS38000068 001

# Current Zoning Map



**Legend**

- Subject Property
- Current City Limits
- Tax Parcel Lines

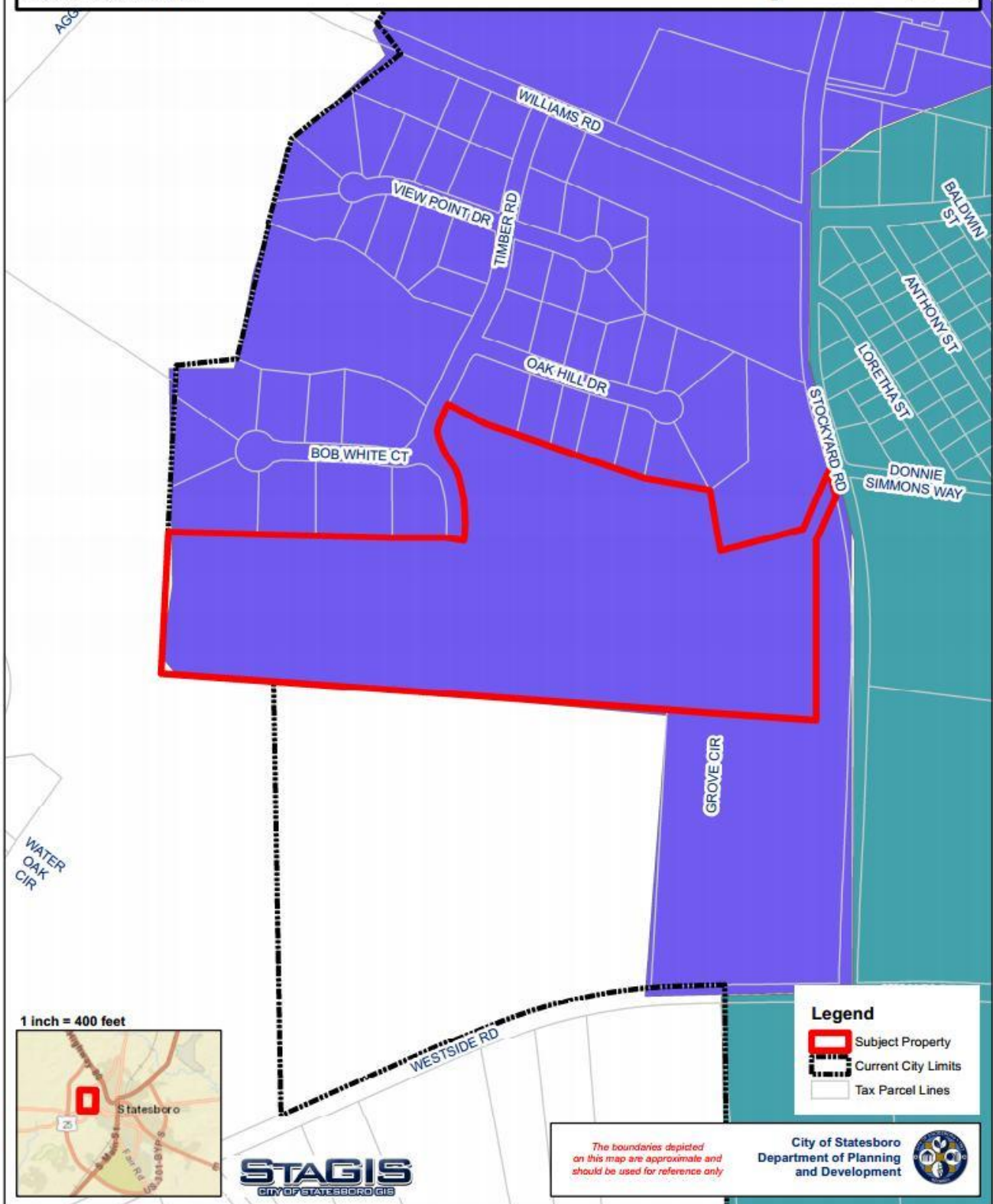
*The boundaries depicted on this map are approximate and should be used for reference only*



City of Statesboro  
Department of Planning  
and Development

Case # RZ 23-03-03  
Timber Rd  
Parcel: MS38000068 001

# Future Landuse Map



1 inch = 400 feet

**Legend**

-  Subject Property
-  Current City Limits
-  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





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> R-20 (Single-Family Residential)	Single Family Dwelling
Northeast	<b>Location Area #2:</b> R-20 (Single-Family Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> R-40 (Single-Family Residential)	Single Family Dwelling
North West	<b>Location Area #4:</b> R20/LI (Single-Family Residential/Light Industrial)	Nursing Home
Southeast	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Single Family Dwelling
South	<b>Location Area #7:</b> R-10/R-15 (Single-Family Residential)	School
Southwest	<b>Location Area #8:</b> PUD/R-15 (Planned Unit Development/Single-Family Residential)	Neighborhood
West	<b>Location Area #9:</b> R20/LI (Single-Family Residential/Light Industrial)	Undeveloped Land



## **SUBJECT SITE**

The subject site consists of one parcel containing 32.16 acres. Currently the parcel is a wooded lot with an electrical easement in the rear of the property. The property fronts on Stockyard Road with a small shared entrance with the adjacent medical facility, and terminates at the end of Timber Road/Bob White Court, immediately South of the Quail Run Subdivision. As of case # RZ 22-11-04, this property was granted an R-6 (Single-Family Residential) zoning in order to develop 69 units, although there were concerns expressed by some neighbors after the fact.

The intent of the applicant is to place approximately 126 townhome units on the property, with a large section of the rear of the property remaining undeveloped due to the topography.

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 appear to contain wetlands on the north and south end of the property as noted in the preliminary plan. A full delineation will be required before development. There are no flood zones being projected on the site.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities, although significant extension will be required in some areas of the development. A lift station will also be needed to ensure proper sewer drainage can take place on the site. Traffic flows onto Stockyard Road could be a significant issue, especially with the increased density. The second exit on Timber Road as a full access would be helpful in reducing this impact. Additionally, the density would be substantial to traffic already proposed and existing in the area

## **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 made up of a variety of uses. These include residential, light industrial, a planned development, a nursing home, an elementary school, and undeveloped land.

- 2. The extent to which property values are diminished by the particular zoning restrictions**
  - Although an appraisal has not been conducted, it is staff's belief that property values could be negatively affected by the proposed development type.
- 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.**
  - This development would provide additional housing units but are of a nature that may be not in alignment as the remaining area. As recent development patterns suggest, single-family homes are not being considered at the same pace as townhomes.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The property is currently underutilized and would result in a significant improvement of usage if redeveloped.
- 5. The suitability of the subject property for the zoned purposes.**
  - There are nearby residential uses of a lower intensity, but this area has a variety of uses. Locations on the North side of Stockyard Road are generally residential uses (single-family and a nursing home) while those on the South are a mix of neighborhoods, and a school.
- 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 has had no development on the site beyond an electrical easement. The property was recently rezoned for a lower density (R-6 Single-Family Residential).
- 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 a fairly higher margin than originally conceived. This development is likely to increase congestion in the area.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
  - The proposed use is not consistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use has a density that is higher than what is accepted in the existing area.

**Subject Property**

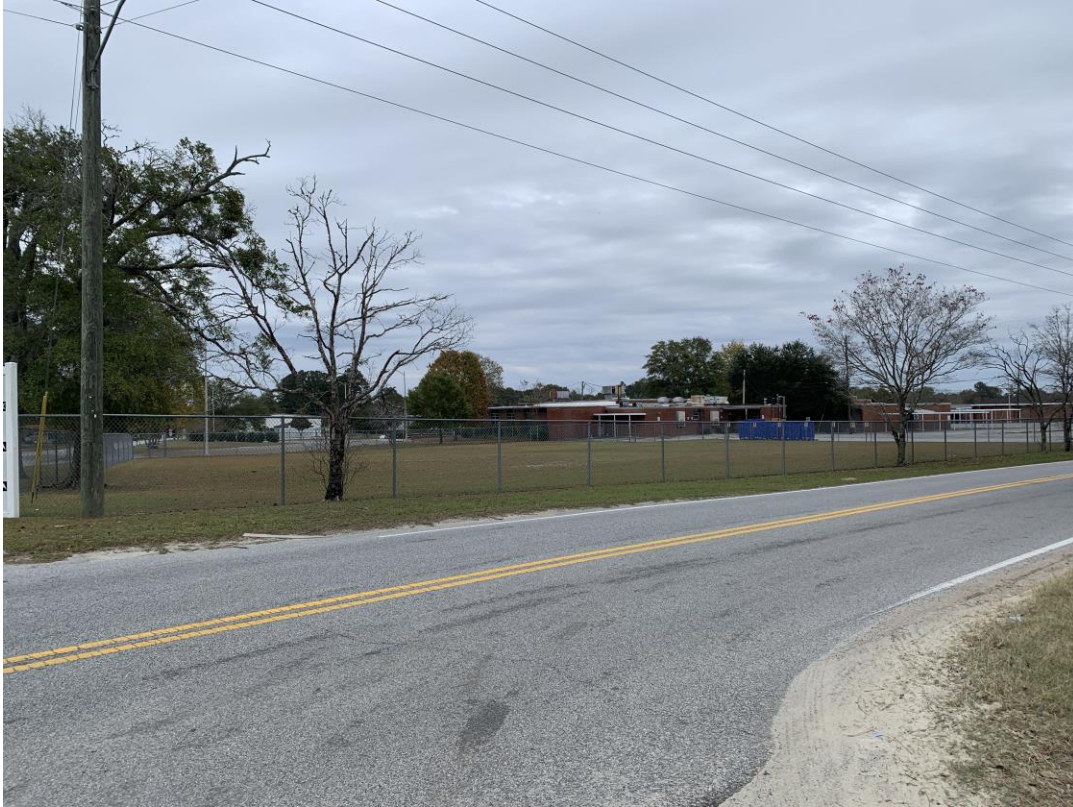


**Northern Property**





**Southeastern Property**

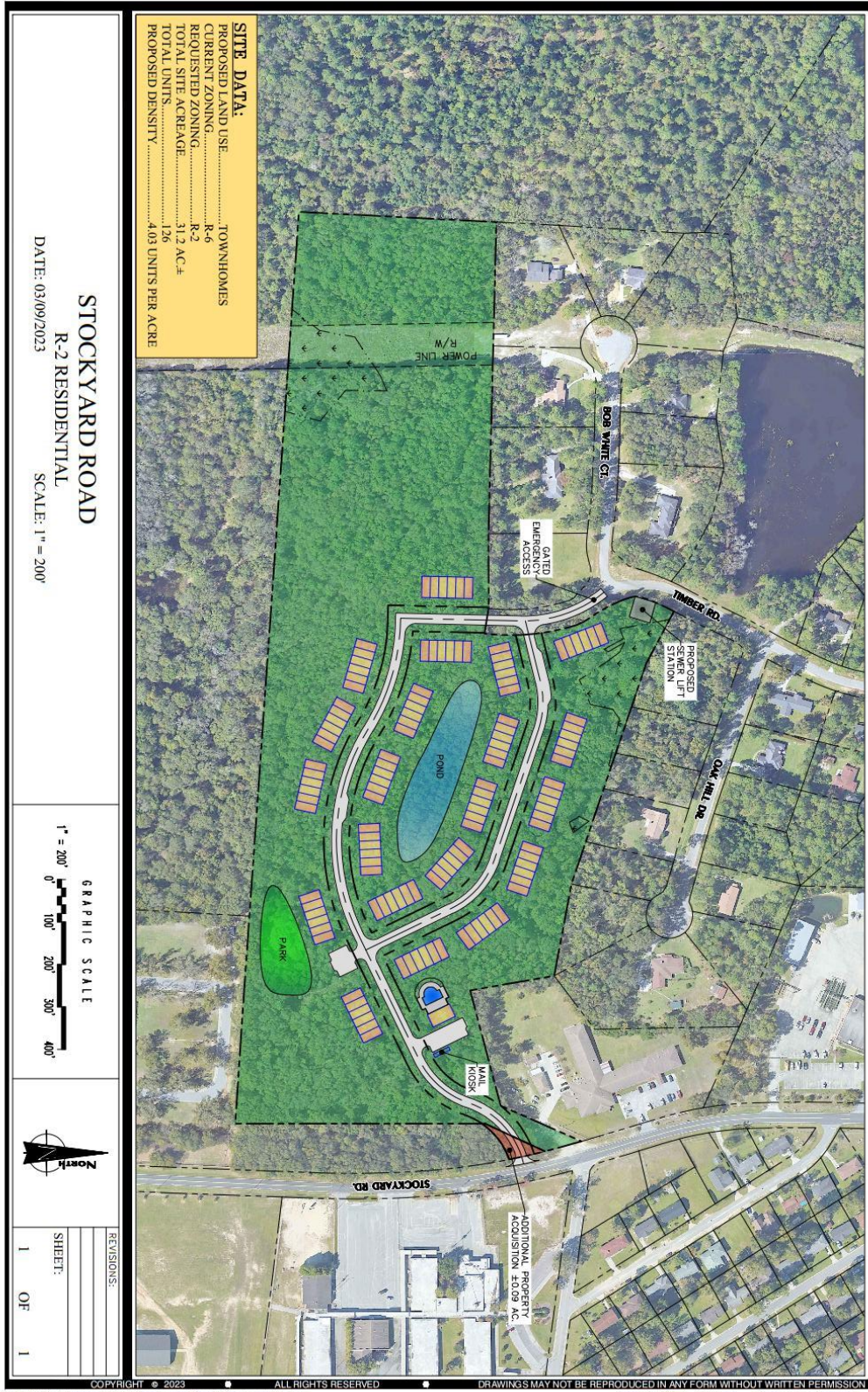


**Northeastern Property**





# Exhibit One



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 C:\260 Misc\Bennett\Ball\Stockyard Road\Stockyard 5.rvt Mar 09 2023 - 3:28pm Printed By ebennett

### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends denial of **RZ 23-03-03** due to **traffic congestion, infrastructure requirements, density and inconsistency with the City's Comprehensive Plan**. 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 provide a traffic study to ensure traffic calming in the area.
- (3) The roadway on Timber Road, must be a full access roadway to ensure traffic flow, and allow emergency access.





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

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**RZ 23-03-04**  
**ZONING MAP AMENDMENT REQUEST**  
**310 MYRTLE CROSSING DRIVE**

<b>LOCATION:</b>	310 Myrtle Crossing Drive
<b>EXISTING ZONING:</b>	CR (Commercial Retail)
<b>ACRES:</b>	2.65 acres
<b>PARCEL TAX MAP #:</b>	MS48000011 053
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Undeveloped Lot
<b>PROPOSED USE:</b>	Triplex Development



**PETITIONER** Long Company Limited  
**ADDRESS** 108 Towhee Trail; Statesboro GA, 30458

**REPRESENTATIVE** JNCJ LLC  
**ADDRESS** 2356 Middleground Road; Statesboro GA, 30458

**PROPOSAL**

The applicant is requesting a Zoning Map Amendment from the R20 (Single – Family Residential) zoning district to the R3 (Medium-Density Residential) zoning district on a portion of the 2.65 acres of land at 310 Myrtle Crossing Drive, to build 7 triplexes.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 23-03-04 DENIAL**



Case # RZ 23-03-04  
310 Myrtle Crossing Dr  
Parcel: MS4800011 053

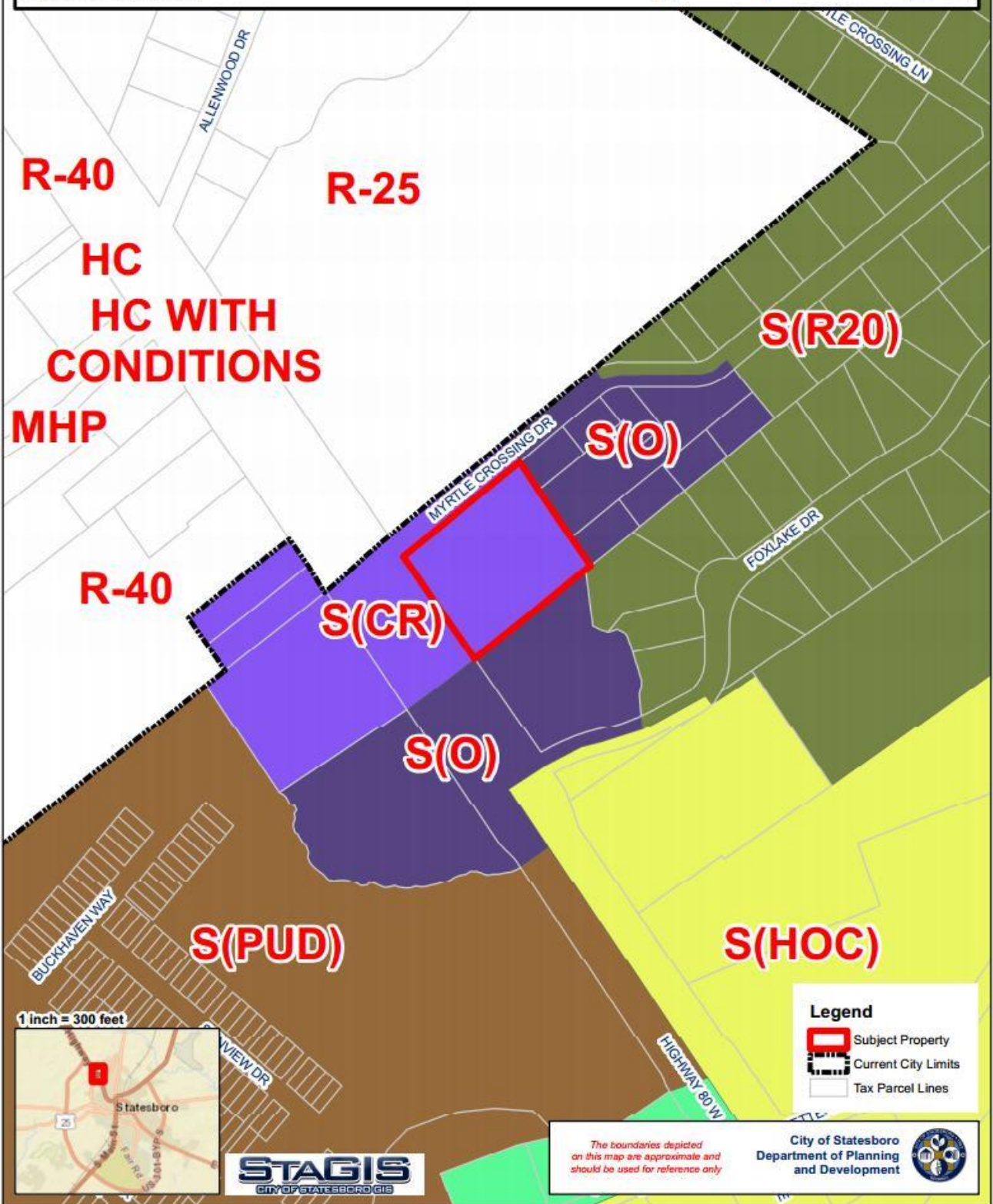
# Location Map





Case # RZ 23-03-04  
310 Myrtle Crossing Dr  
Parcel: MS48000011 053

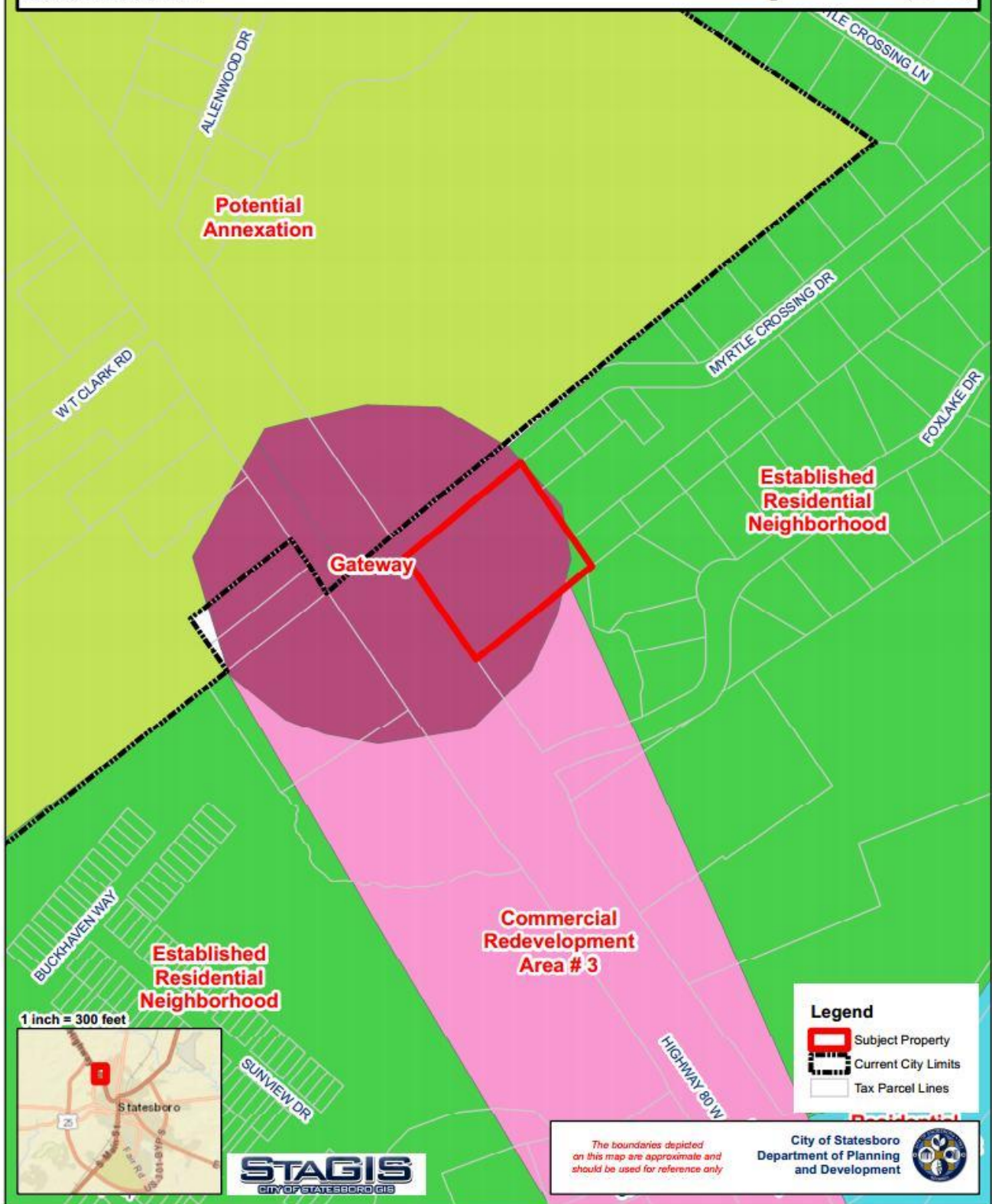
# Current Zoning Map

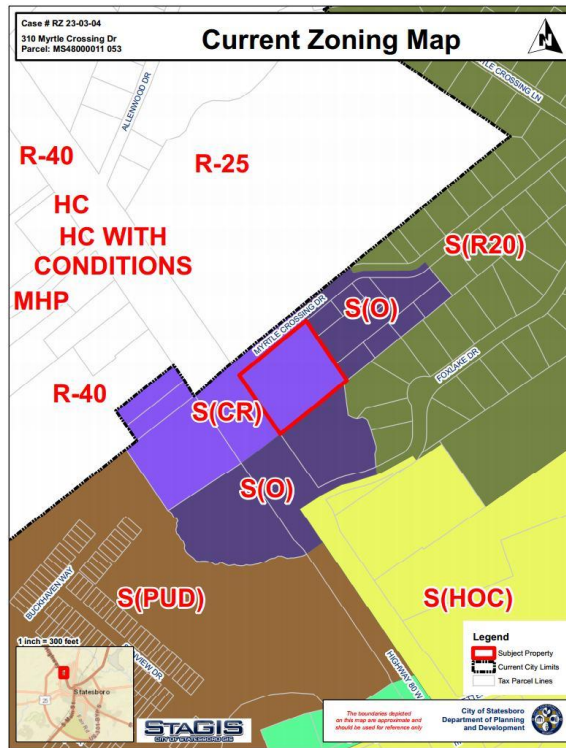




Case # RZ 23-03-04  
310 Myrtle Crossing Dr  
Parcel: MS48000011 053

# Future Landuse Map





**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R25 (Single-Family Residential)	Undeveloped Land
Northeast	<b>Location Area #2:</b> O (Office)	Office Complex
Northwest	<b>Location Area #3:</b> R-25 (Single-Family Residential)	Undeveloped Land
East	<b>Location Area #4:</b> R20 (Single Family Residential)	Single Family Home
West	<b>Location Area #5:</b> CR (Commercial Retail)	Undeveloped Lot
Southwest	<b>Location Area #6:</b> O (Office)	Mortuary
Southeast	<b>Location Area #7:</b> R20 (Single Family Residential)	Single-Family Home
South	<b>Location Area #8:</b> O (Office)	Accounting Office

**SUBJECT SITE**



The subject site is a vacant 2.65 acre lot. There has been no development on the site. This property is at the end of Myrtle Crossing Drive and fronts Highway 80 East. Originally the plan for the area consisted of a transitional zoning from the Highway into the neighborhood with commercial and office on the Highway, and a lower density neighborhood on the other side. This area was originally proposed to be a professional office park and the parking are laid out for this purpose. One office complex has already been located there.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the a local gateway, but also “Established Residential Neighborhood” area, with the established residential area being characterized by traditional neighborhoods that were developed from the late 19<sup>th</sup> to mid-20<sup>th</sup> century, featuring connected grid streets and neighborhood scale commercial development.

### **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a flood plain.

### **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property can access both 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 proposed use is of a much higher residential density than the surrounding uses, and are of a different nature in comparison to the original development. It is staff’s opinion that the current zoning is appropriate.
- 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 decrease the value of the surrounding properties.
- 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 surrounding properties are one of few purpose built subdivisions in the City and have not had any drastic changes in surrounding use since construction.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The site has been vacant since development of the adjacent neighborhood, and office complex.
- 5. The suitability of the subject property for the zoned purposes.**

- Initial evaluation of the property does cause concern regarding the adjacent neighborhood. At this time it has not been determined what possible restrictions may be associated with the subdivision.
- 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 has historically been vacant.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - Population density would increase with the number of proposed units.
  - Community facilities.
    - The development would increase the use on utilities.
  - Living conditions in the area.
    - The living conditions in the area are not likely to change immediately.
  - Traffic patterns and congestion.
    - There would be an increase in traffic in the area.
  - Environmental aspects.
    - Greenspace would need to be included as commercial and higher density residential development are bound by all requirements in the tree ordinance.
  - Existing and future land use patterns.
    - As the site is adjacent to the highway the zoning transitions into the neighborhood with only one nearby area containing higher density residential development.
  - Property values in the adjacent areas.
    - The development of this project will create new tax revenue for the City, but may not increase general property values in the area.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The proposed residential development does not appear to be consistent with the *2019-2029 Statesboro Comprehensive Master Plan*. The “Established Residential” character area calls for Neighborhood scale retail and commercial development, and single-family residential development. The “Gateway Area” is generally meant to guide specific types of development regarding architectural compatibility and vehicular traffic.







**Subject Property**



**Northern Property**





## Western Property



## Eastern Property





### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Denial of RZ 23-03-04 as it is staff's position that the proposed use is inconsistent with the City's Comprehensive Plan.** 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 property. All construction must be reviewed and approved by the City.
2. Amenities must be provided at a percentage in accordance with the R-2 (Townhouse Residential) district regulations.