



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 2, 2024

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 5, 2024

IV. New Business

1. **APPLICATION RZ 24-03-01:** Nikira Boggs requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed-Use) zoning district on approximately 0.31 acres of property in order develop a walk-up restaurant at 193 West Main Street (Tax Parcel # S18 000178 000).
2. **APPLICATION SUB 24-03-02:** Simcoe Investment Group, LLC requests a Preliminary Subdivision PLAT on approximately 26.32 acres of property in order to construct 152 townhome units on Jones Mill Road (Tax Parcel # MS84000002 001).
3. **APPLICATION RZ 24-03-03:** Ogeechee Area Hospice requests a Zoning Map Amendment from the O/R-15 (Office and Business/Single-Family Residential) zoning district to the O (Office & Business) Zoning District on approximately 0.49 acres of property in order develop an expansion to the existing hospice business at 1001 East Inman Street (Tax Parcel # S18 000178 000).
4. **APPLICATION V 24-03-04:** Ogeechee Area Hospice requests a Variance from the setback requirements of Section 2.3.3 – Dimensional Standards of the Unified Development Code, in order to construct a proposed hospice accessory building at 1001 East Inman Street (Tax Parcel # S18 000178 000).
5. **APPLICATION RZ 24-03-05:** Burbank Pointe, LLC requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on approximately 0.32 acres of property in order develop an infill cottage court 231 East Main Street (Tax Parcel # S39 000054 000).

V. Announcements

VI. Adjourn



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

March 5, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. February 6, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of February 6, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of February 6, 2024 on a 3-0 vote.

IV. New Business

- 1. APPLICATION RZ 24-02-01:** Simcoe Investment Group, LLC requests a Zoning Map Amendment to an existing PUD (Planned Unit Development) on approximately 65.43 acres of property in order develop a mixed multi-family and single-family detached subdivision on Cawana Road (Tax Parcel # 092 000012 001).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 3-0. Cody Rodgers spoke in favor of this application and provided feedback regarding the project. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Fatica. The motion passed 3-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 3-0.

- 2. APPLICATION SE 24-02-03:** Kristie Hendrix requests a Special Exception from Article 2.3.2 (Comprehensive Principal Use Permissions) of the Unified Development Code on a 0.52 acre

property in order to expand the existing auto detailing business into a used auto sale business at 121-A East Main Street (Tax Parcel # S39 000012 000).

Kathy Field introduced the case. Commissioner Thibodeau motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 4-0. Kristie Hendrix spoke in favor of the application and provided feedback regarding the project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 4-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 4-0.

V. Announcements

VI. Adjourn

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

Chair – Cathy Dixon


Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 24-03-01 ZONING MAP AMENDMENT 193 WEST MAIN STREET	
LOCATION:	193 West Main Street
EXISTING ZONING:	LI (Light Industrial)
ACRES:	0.31 acres
PARCEL TAX MAP #:	S18 000178 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Abandoned Restaurant
PROPOSED USE:	Restaurant
	

PETITIONER Nikira Boggs
ADDRESS 1507 Riggs Mill Court; Statesboro GA, 30458

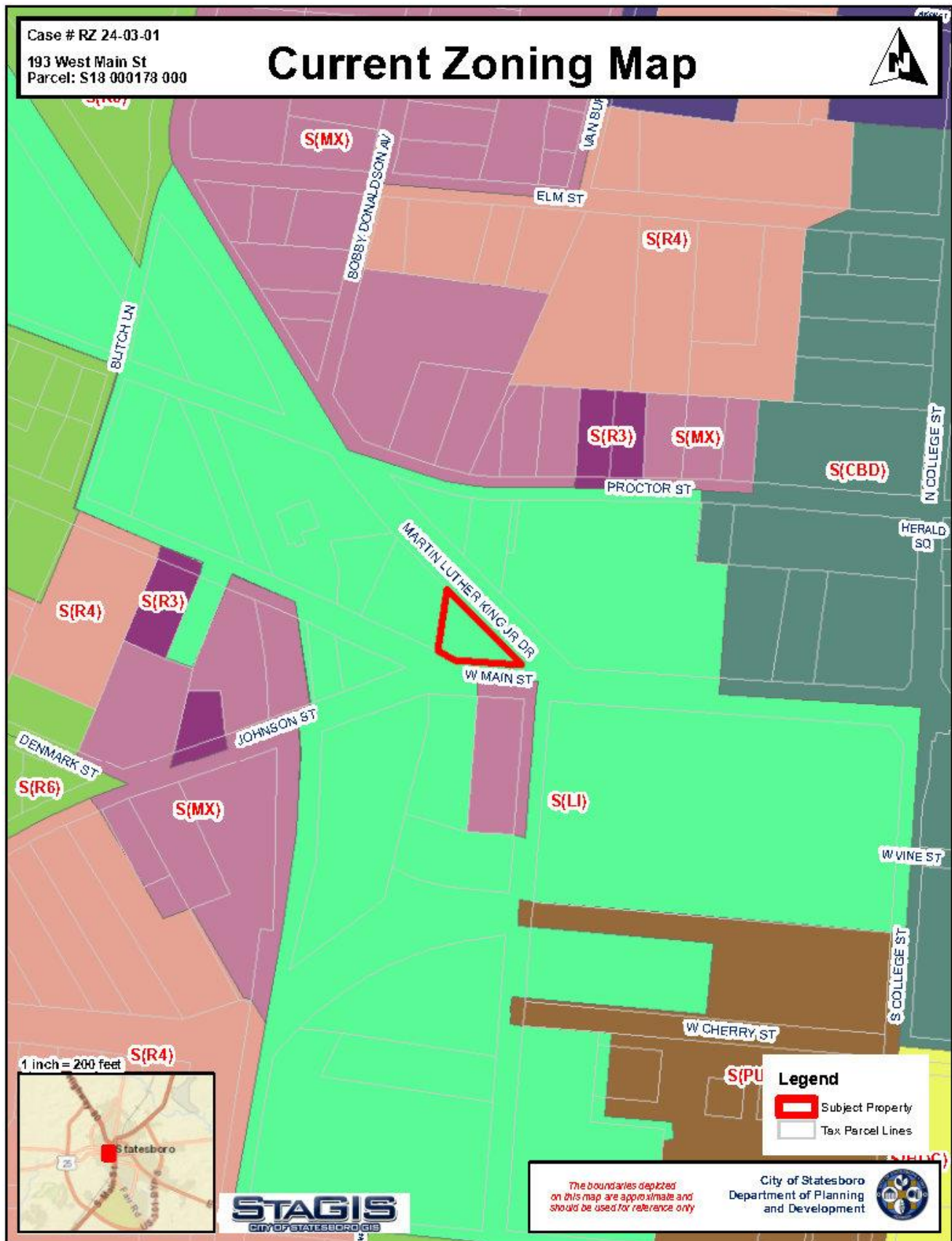
REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

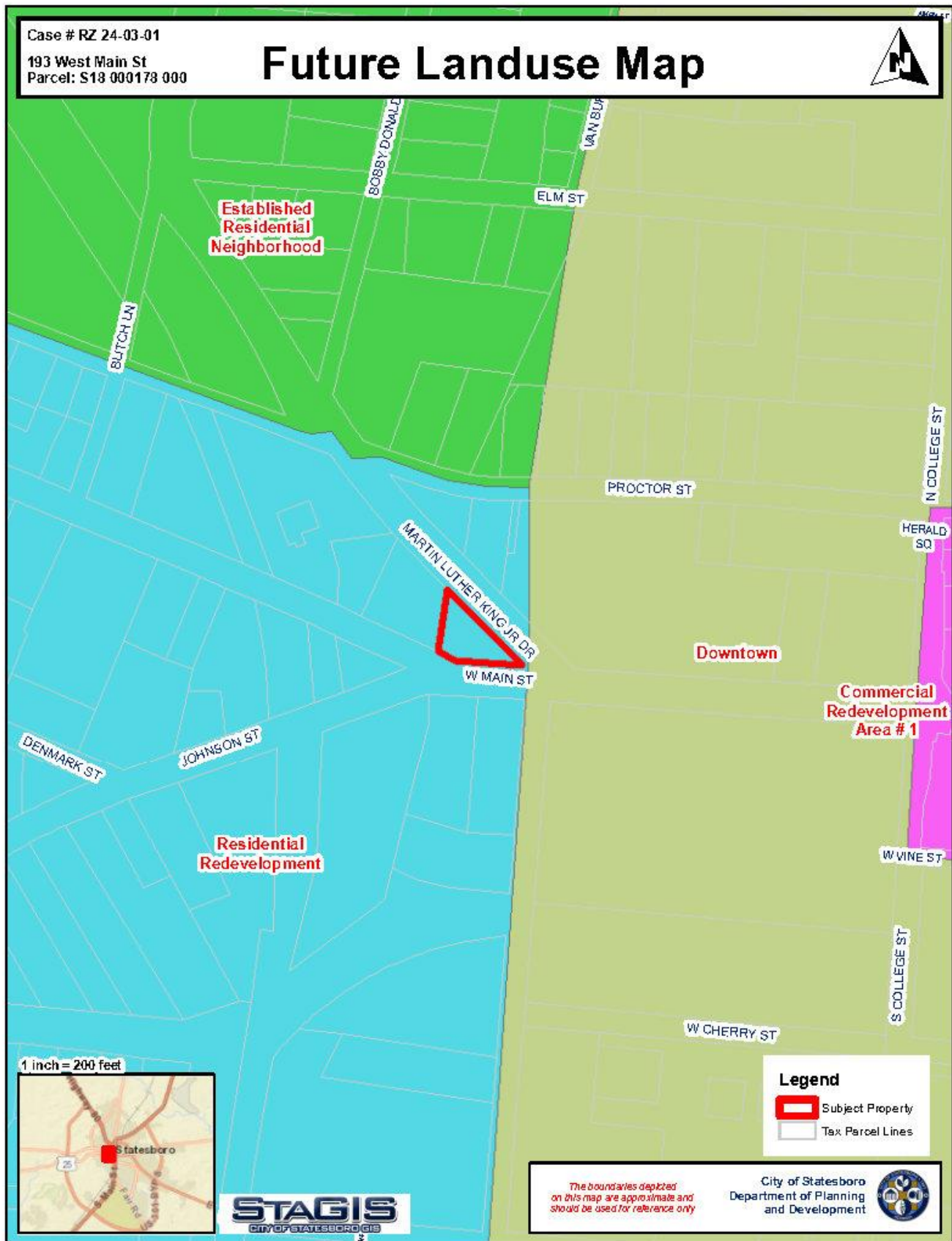
PROPOSAL
The applicant requests a Zoning Map Amendment on a 0.31 acre parcel in order to redevelop an existing building for a walk up restaurant at 193 West Main Street.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-03-01 - CONDITIONAL APPROVAL</u>

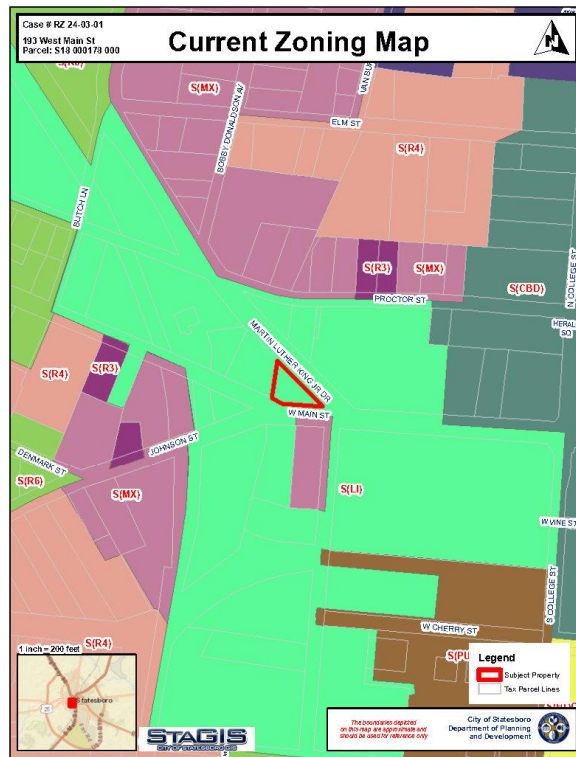
Case # RZ 24-03-01
193 West Main St
Parcel: S13 000173 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 LI (Light Industrial)	City Building
Northeast	Location Area #2 LI (Light Industrial)	Convenience Store
East	Location Area #3: LI (Light Industrial)	Ellis Meat Market
North West	Location Area #4: LI (Light Industrial)	Barbershop
Southeast	Location Area #5: LI (Light Industrial)	Post Office
South	Location Area #6 MX (Mixed-Use)	Mechanic Shop (Soon to be exercise facility)
Southwest	Location Area #7: LI (Light Industrial)	Habitat for Humanity
West	Location Area #8: LI (Light Industrial)	Convenience Store

SUBJECT SITE

The subject site consists of approximately 0.31 acre lot with an old restaurant on it. The former *Statesboro Zoning Ordinance* allowed for restaurant uses in the Light Industrial zoning district, but with the adoption of the *Statesboro Unified Development Code*, Light Industrial uses were streamlined to ensure that compatibility would make sense for surrounding zoning. The area surrounding the property does not represent true Light Industrial uses, and the property no longer retains grandfathered status as a restaurant as it was not in use for a number of years.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which calls for “Single-Family detached and Lower Density Single-Family Attached Housing.”

ENVIRONMENTAL SITE ANALYSIS

There are no listed wetlands on the site, but the property is in the Floodway. As this building already exist, there are no environmental impacts expected by the reuse of the building. Any changes to the existing footprint and general site of the building will need extensive review by the Department of Engineering.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site is already served by City Utilities. The primary concern on the restaurant is the existing parking, which can easily be resolved through an agreement with the surrounding property owners. In addition, the intent of the applicant is to primarily have a walk-up restaurant which should not cause extended stays on the site by patrons.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Unified Development Code* 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 use is appropriate for the area, as the primary development area is of a commercial retail nature. The existing UDC removed the originally approvable restaurant use on the site, which requires that the site be rezoned to ensure compatibility with the current ordinance, as the last business operating on the site was more than one year age.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability.

- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property could not operate with the current zoning and traditional Light Industrial uses would cause for likely demolition of the building. The floodway itself would present additional issues for redevelopment, leaving rezoning as the best potential option for the applicant.
- 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 parking element, which has been discussed via right start meeting would be the only potential issue, and the Department of Engineering has planned road improvements to the area to prevent further issues on the existing roadway.
- 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, although the comprehensive plan shows a lack of compatible uses. The revision to the Comprehensive Plan will resolve the character issue in the area, and better align with the currently existing development patterns in the area.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
 - The proposed use is inconsistent with the subject site's character area ("Residential Redevelopment Area") as stated in the *2019 – 2029 Comprehensive Master Plan*. In regards to this, the Comprehensive Plan does not appropriately represent the existing uses in the area, and future revisions will update the uses associated with this and other areas adjacent to the Downtown.

Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-03-01**. 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 construction must be approved by the City.



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)

SUB 24-03-02
PRELIMINARY SUBDIVISION REQUEST
JONES MILL ROAD

LOCATION:	Jones Mill Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	26.32 Acres
PARCEL TAX MAP #:	MS84 000002 001
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Land
PROPOSED USE:	Townhouse Subdivision



PETITIONER Simcoe Investment Group
ADDRESS P.O. Box 1247; Richmond Hill, GA 31324

REPRESENTATIVE Clay Price
ADDRESS SAME AS ABOVE

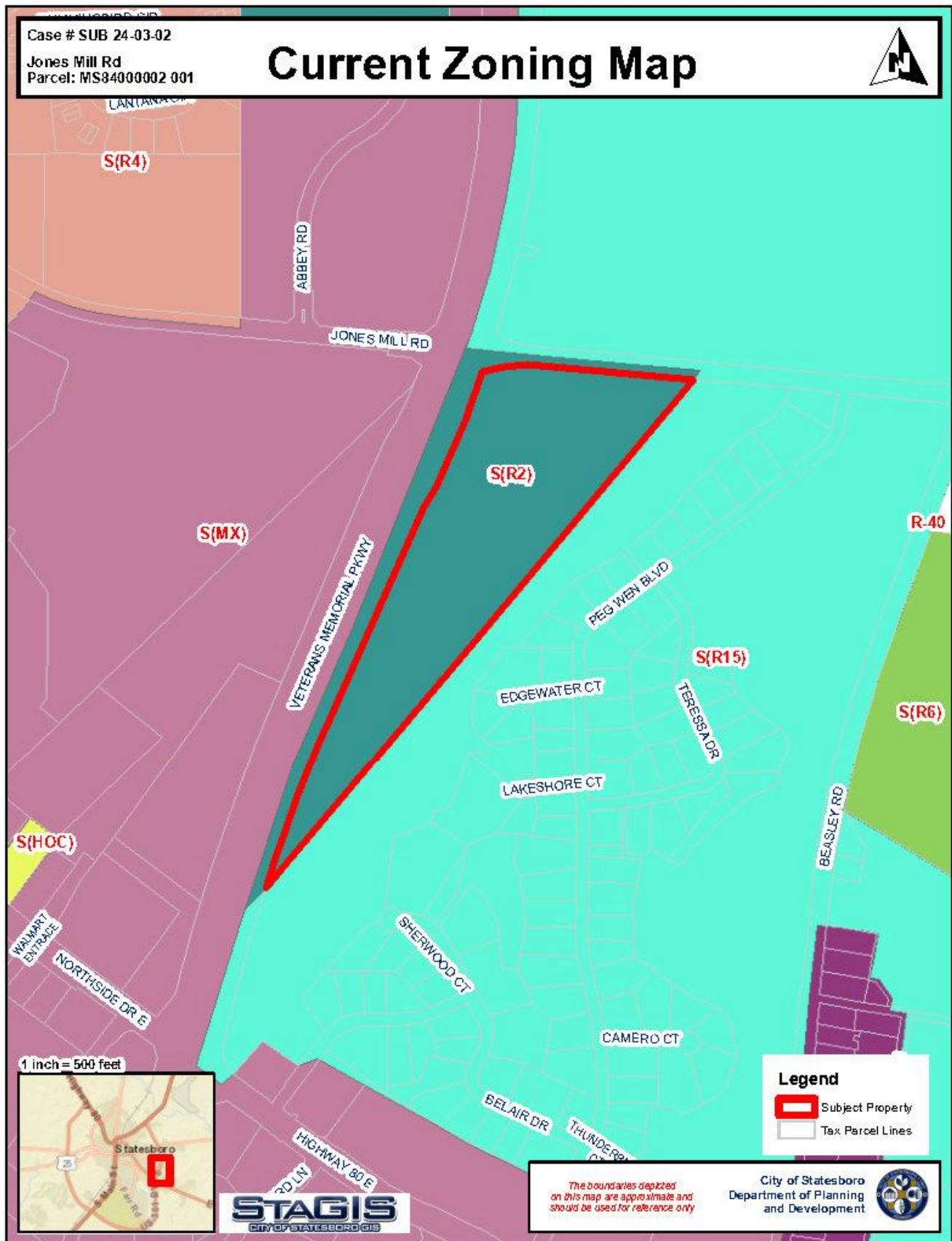
PROPOSAL

The applicant requests a preliminary subdivision of approximately 26.32 acres of property to develop a 152 unit townhome development.

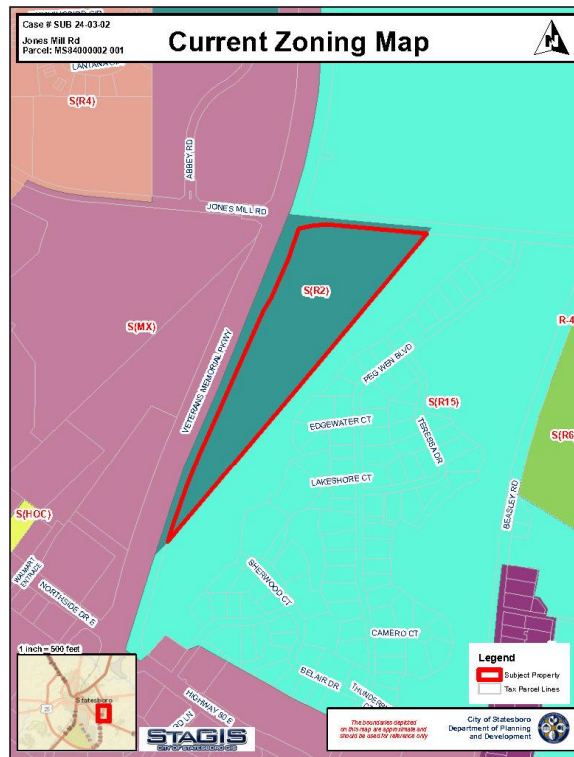
STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-03-02 – CONDITIONAL APPROVAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-15 (Single-Family Residential)	Vacant
Northeast	Location Area #2: R-15 (Single-Density Residential)	Vacant
East	Location Area #3: R-15 (Single-Family Residential)	Single-Family Dwelling
North West	Location Area #4: MX (Mixed Use)	Vacant
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #7: R-5 (Single-Family Residential)	Vacant
Southwest	Location Area #8: MX (Mixed Use)	Vacant
West	Location Area #9: MX (Mixed Use)	Vacant

SUBJECT SITE

The subject site consists of a 26.32 acres of property with substantial woods and ponds on the site. The property is currently being timbered and prepared for full development as all plans have been approved regarding the property. In accordance with the conditions of the Zoning App Amendment for this project, no individual lot may be developed until completion of the subdivision PLAT.

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 proposed development has been approved for the minor disturbances as needed to install the development infrastructure.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities but will require some extension in order to meet necessary standards for the development. .

Subject Property



Northern Property



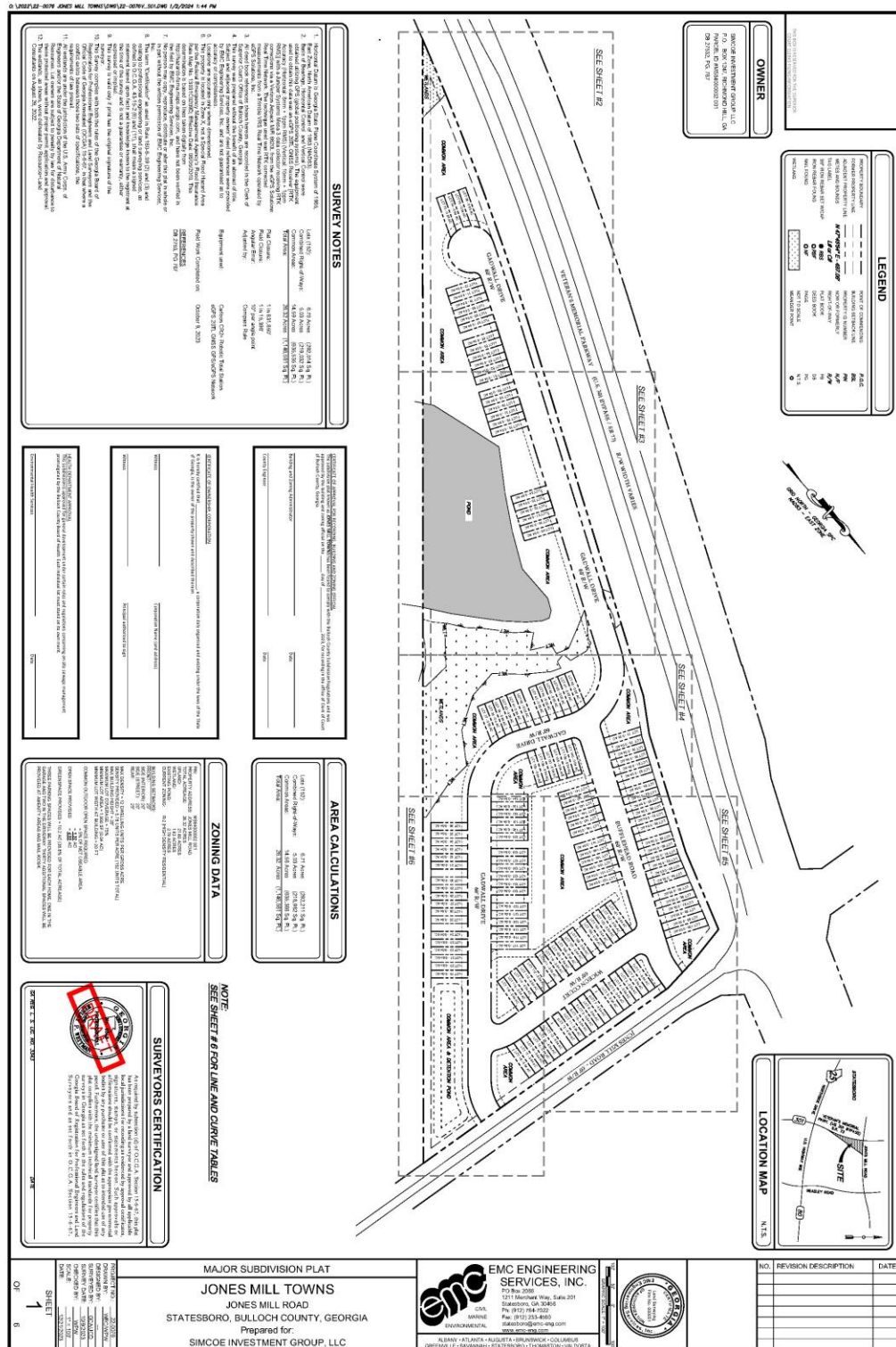
Northwestern Property



Northeastern Property



Page 9 of 10
Development Services Report
Case **SUB 24-03-02**



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-03-02**. 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 Preliminary Subdivision PLAT does not grant the right to develop without individual building permits. All buildings must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 24-03-03 & V 24-03-04 ZONING MAP AMENDMENT 1001 EAST INMAN STREET

LOCATION:	1001 East Inman Street
EXISTING ZONING:	O/R-15 (Office & Business/Single-Family Residential)
ACRES:	0.49 acres
PARCEL TAX MAP #:	S52 000071 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant
PROPOSED USE:	Hospice Care Family Center



PETITIONER Ogeechee Area Hospice
ADDRESS 200 Donehoo Street; Statesboro GA, 30458

REPRESENTATIVE Clark O'Barr
ADDRESS 40 Joe Kennedy Blvd; Statesboro GA, 30458

PROPOSAL

The applicant requests a Zoning Map Amendment to the existing split zoned O/R-15 (Office & Business/Single-Family Residential) property in order to establish an accessory overnight stay location for the existing Hospice. In addition, the applicant request a variance from Section 2.3.3 (Setbacks) of the *Unified Development Code* in order to place the building on site.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 24-03-03 & V 24-03-04 - CONDITIONAL APPROVAL

Case # RZ 24-03-03 & V 24-03-04

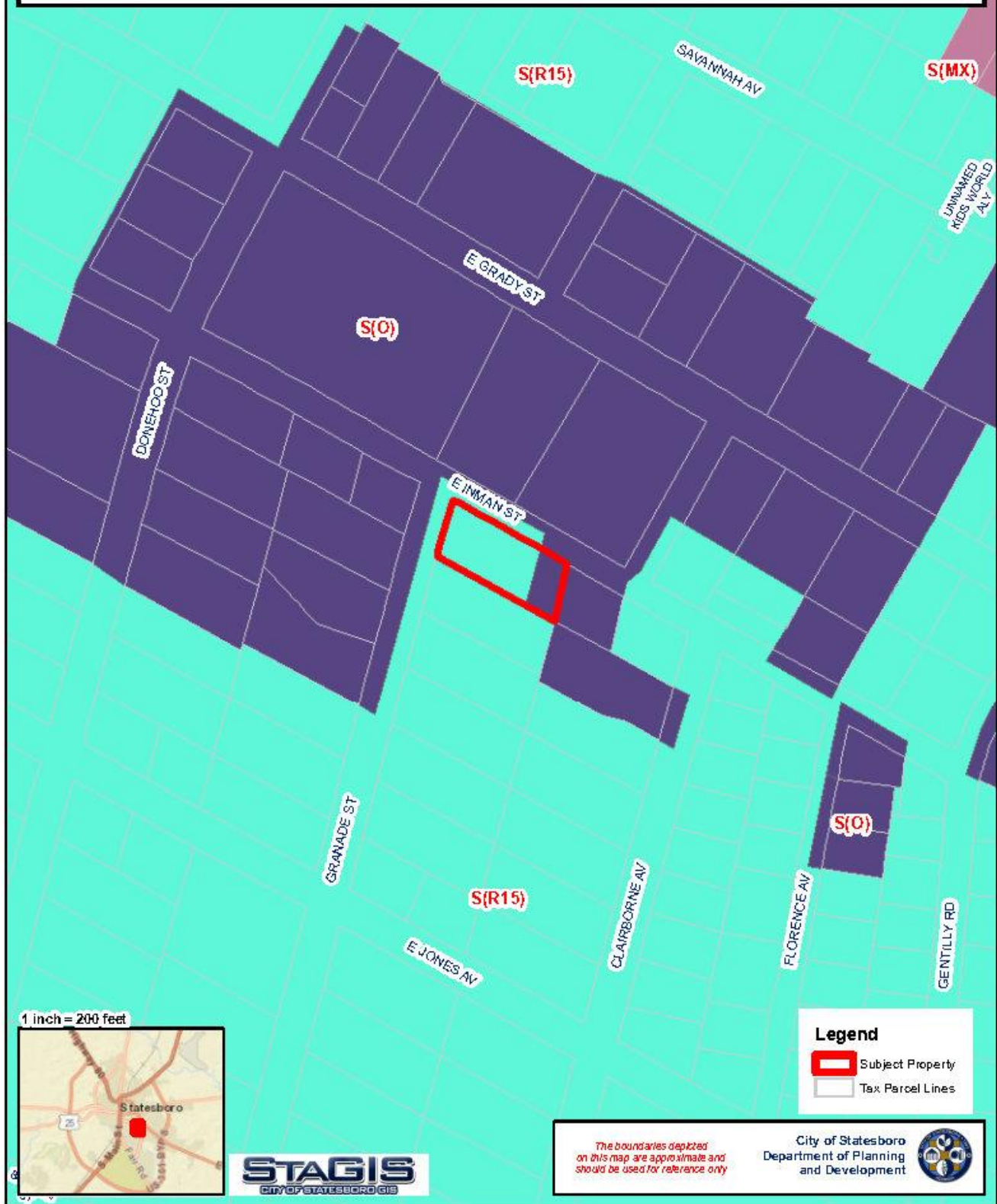
East Inman St
Parcel: S52 000071 000

Location Map



Case # RZ 24-03-03 & V 24-03-04
East Inman St
Parcel: S52 000071 000

Zoning Map



Case # RZ 24-03-03 & V 24-03-04
East Inman St
Parcel: S52 000071 000

Future Landuse Map



Center



1 inch = 200 feet



STAGIS
CITY OF STATESBORO GIS

Legend

- 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





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 O (Office & Business)	Ogeechee Area Hospice
Northeast	Location Area #2 O (Office & Business)	Ogeechee Area Hospice
East	Location Area #3: O (Office & Business)	Single-Family Dwelling
North West	Location Area #4: O (Office & Business)	Ogeechee Area Hospice
Southeast	Location Area #5: O (Office & Business)	Single-Family Dwelling
South	Location Area #6 R-15 (Single-Density Residential)	Single-Family Dwelling
Southwest	Location Area #7: O (Office & Business)	Single-Family Dwelling
West	Location Area #8: O (Office & Business)	Business Office

SUBJECT SITE

The subject site consists of approximately 0.49 acres of property adjacent to the existing Ogeechee Area Hospice. The applicant intends to zone the site in alignment with the existing hospice in order to develop an expansion of the operation for families visiting relatives in the facility. In order to place the building, the project requires that the applicant be granted a variance of approximately 10 feet on the side setback as depicted on the provided site plan.

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

ENVIRONMENTAL SITE ANALYSIS

There are no wetlands or special flood plains on the property.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site may be served by City Utilities, and as shown in the site plan will require some adjustment of the existing street network for ingress and egress.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Unified Development Code* 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 use is appropriate for the area, and the zoning specifically clears an issue of a lot being improperly zoned.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability. This is an addition to the existing use, and architectural standards should reflect the overall neighborhood area.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property could not reasonably be developed in its current state, as the surrounding areas
- 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 property would not have significant impacts to existing streets as the occupancy would be fairly low.
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?**
 - There should be no adverse impacts regarding the development of the property and the use of the property should provide significant improvement to the operations of the existing hospice facility.
 6. **Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
 - The proposed use is consistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

ZONING VARIANCE STANDARDS OF REVIEW

In addition to the noted standards of review for Zoning Map Amendments, Zoning Variances considered by the Mayor and Council should if they are "in the public interest, observe the spirit of the ordinance," and should consider the following:

1. **Do the special conditions and circumstances result from the actions of the applicant;**
 - The location is limited in size, but the existing corner of Inman and Granade Street must provide sufficient distance from the intersection.
2. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - Adherence of the ordinance in this matter would make the parking area inaccessible due to the proximity of the property to the building.
3. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - Development of the property and granting of the variance would not cause any detriment to the public.

Subject Property



Eastern Property



Northern Property



Southern Property



DATA SOURCE NOTE:
THE TOPOGRAPHY AND ELEVATION DATA SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING DATA SOURCES:
1. U.S. GEOLOGICAL SURVEY (USGS) 1:25,000 SCALE QUADRIC MAP
2. STATESBORO, GA. CITY ENGINEERING DEPARTMENT
3. STATESBORO, GA. CITY PLANNING DEPARTMENT
4. STATESBORO, GA. CITY PUBLIC WORKS DEPARTMENT
5. STATESBORO, GA. CITY PUBLIC UTILITIES DEPARTMENT
6. STATESBORO, GA. CITY PUBLIC SAFETY DEPARTMENT
7. STATESBORO, GA. CITY PUBLIC HEALTH DEPARTMENT
8. STATESBORO, GA. CITY PUBLIC SOCIAL SERVICES DEPARTMENT
9. STATESBORO, GA. CITY PUBLIC HOUSING DEPARTMENT
10. STATESBORO, GA. CITY PUBLIC LIBRARY DEPARTMENT
11. STATESBORO, GA. CITY PUBLIC MUSEUM DEPARTMENT
12. STATESBORO, GA. CITY PUBLIC THEATRE DEPARTMENT
13. STATESBORO, GA. CITY PUBLIC ZOO DEPARTMENT
14. STATESBORO, GA. CITY PUBLIC BOTANICAL GARDEN DEPARTMENT
15. STATESBORO, GA. CITY PUBLIC HISTORIC DISTRICT DEPARTMENT
16. STATESBORO, GA. CITY PUBLIC LANDMARKS DEPARTMENT
17. STATESBORO, GA. CITY PUBLIC MONUMENTS DEPARTMENT
18. STATESBORO, GA. CITY PUBLIC MEMORIALS DEPARTMENT
19. STATESBORO, GA. CITY PUBLIC STATUES DEPARTMENT
20. STATESBORO, GA. CITY PUBLIC FOUNTAINS DEPARTMENT
21. STATESBORO, GA. CITY PUBLIC GARDENS DEPARTMENT
22. STATESBORO, GA. CITY PUBLIC PARKS DEPARTMENT
23. STATESBORO, GA. CITY PUBLIC TRAILS DEPARTMENT
24. STATESBORO, GA. CITY PUBLIC BIKES DEPARTMENT
25. STATESBORO, GA. CITY PUBLIC JOGGING DEPARTMENT
26. STATESBORO, GA. CITY PUBLIC WALKING DEPARTMENT
27. STATESBORO, GA. CITY PUBLIC CYCLING DEPARTMENT
28. STATESBORO, GA. CITY PUBLIC SKATING DEPARTMENT
29. STATESBORO, GA. CITY PUBLIC FISHING DEPARTMENT
30. STATESBORO, GA. CITY PUBLIC HUNTING DEPARTMENT
31. STATESBORO, GA. CITY PUBLIC CAMPING DEPARTMENT
32. STATESBORO, GA. CITY PUBLIC BOATING DEPARTMENT
33. STATESBORO, GA. CITY PUBLIC SWIMMING DEPARTMENT
34. STATESBORO, GA. CITY PUBLIC SUNBATHING DEPARTMENT
35. STATESBORO, GA. CITY PUBLIC TANNING DEPARTMENT
36. STATESBORO, GA. CITY PUBLIC SHOWERING DEPARTMENT
37. STATESBORO, GA. CITY PUBLIC CHANGING DEPARTMENT
38. STATESBORO, GA. CITY PUBLIC LOCKER DEPARTMENT
39. STATESBORO, GA. CITY PUBLIC RESTROOM DEPARTMENT
40. STATESBORO, GA. CITY PUBLIC DRINKING WATER DEPARTMENT
41. STATESBORO, GA. CITY PUBLIC SEWER DEPARTMENT
42. STATESBORO, GA. CITY PUBLIC GAS DEPARTMENT
43. STATESBORO, GA. CITY PUBLIC ELECTRICITY DEPARTMENT
44. STATESBORO, GA. CITY PUBLIC TELEPHONE DEPARTMENT
45. STATESBORO, GA. CITY PUBLIC CABLE DEPARTMENT
46. STATESBORO, GA. CITY PUBLIC INTERNET DEPARTMENT
47. STATESBORO, GA. CITY PUBLIC WIRELESS DEPARTMENT
48. STATESBORO, GA. CITY PUBLIC SATELLITE DEPARTMENT
49. STATESBORO, GA. CITY PUBLIC RAINWATER DEPARTMENT
50. STATESBORO, GA. CITY PUBLIC SOLAR DEPARTMENT
51. STATESBORO, GA. CITY PUBLIC WIND DEPARTMENT
52. STATESBORO, GA. CITY PUBLIC GEOTHERMAL DEPARTMENT
53. STATESBORO, GA. CITY PUBLIC BIOMASS DEPARTMENT
54. STATESBORO, GA. CITY PUBLIC HYDROPOWER DEPARTMENT
55. STATESBORO, GA. CITY PUBLIC NUCLEAR DEPARTMENT
56. STATESBORO, GA. CITY PUBLIC FUSION DEPARTMENT
57. STATESBORO, GA. CITY PUBLIC ANTENNA DEPARTMENT
58. STATESBORO, GA. CITY PUBLIC SATELLITE DEPARTMENT
59. STATESBORO, GA. CITY PUBLIC WIRELESS DEPARTMENT
60. STATESBORO, GA. CITY PUBLIC SATELLITE DEPARTMENT

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-03-03 & V 24-03-04**. 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.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

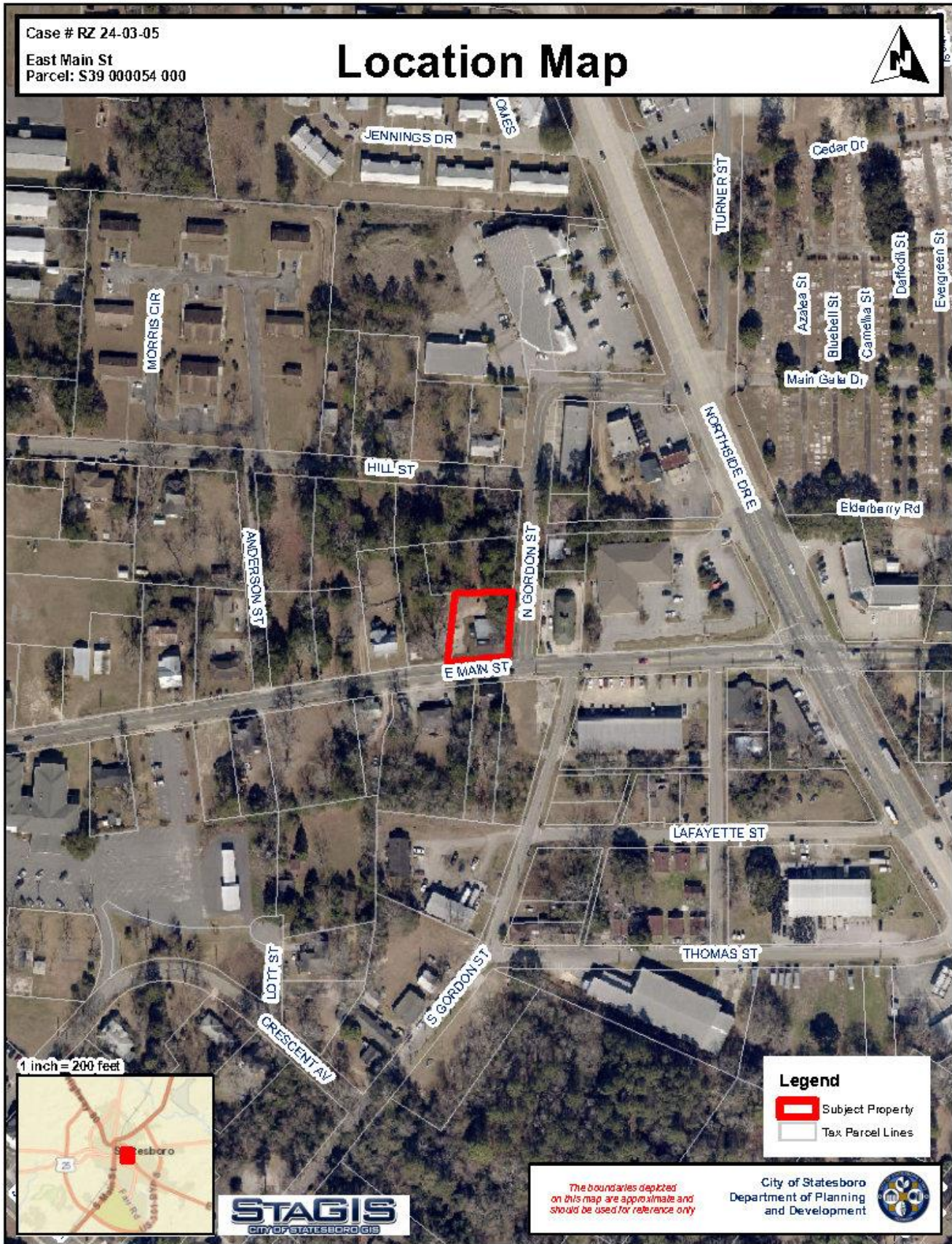
(912) 764-0630
(912) 764-0664 (Fax)

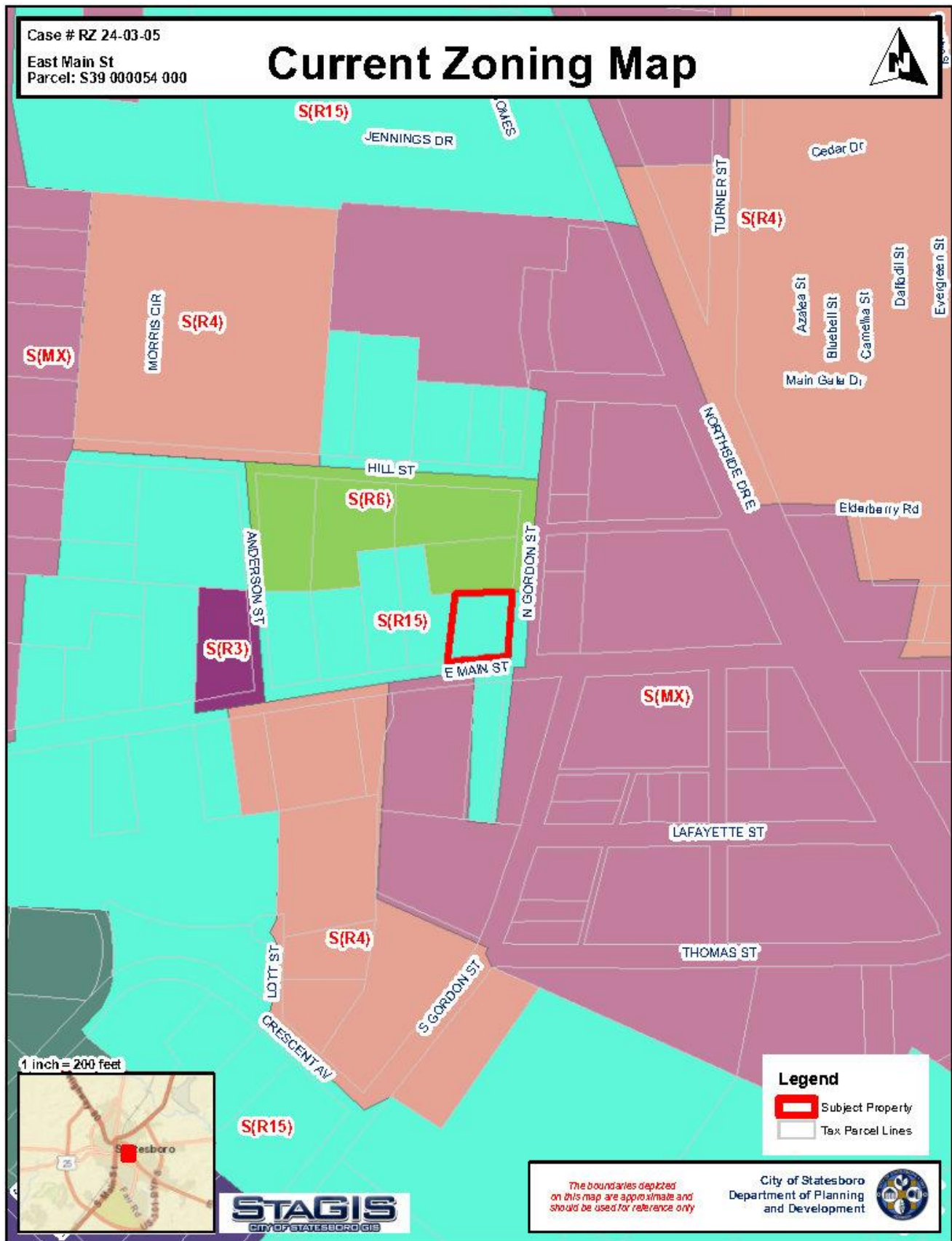
RZ 24-03-05 ZONING MAP AMENDMENT 231 EAST MAIN STREET	
LOCATION:	231 East Main Street
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	0.32 acres
PARCEL TAX MAP #:	S39 000054 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Produce Stand
PROPOSED USE:	Cottage Court

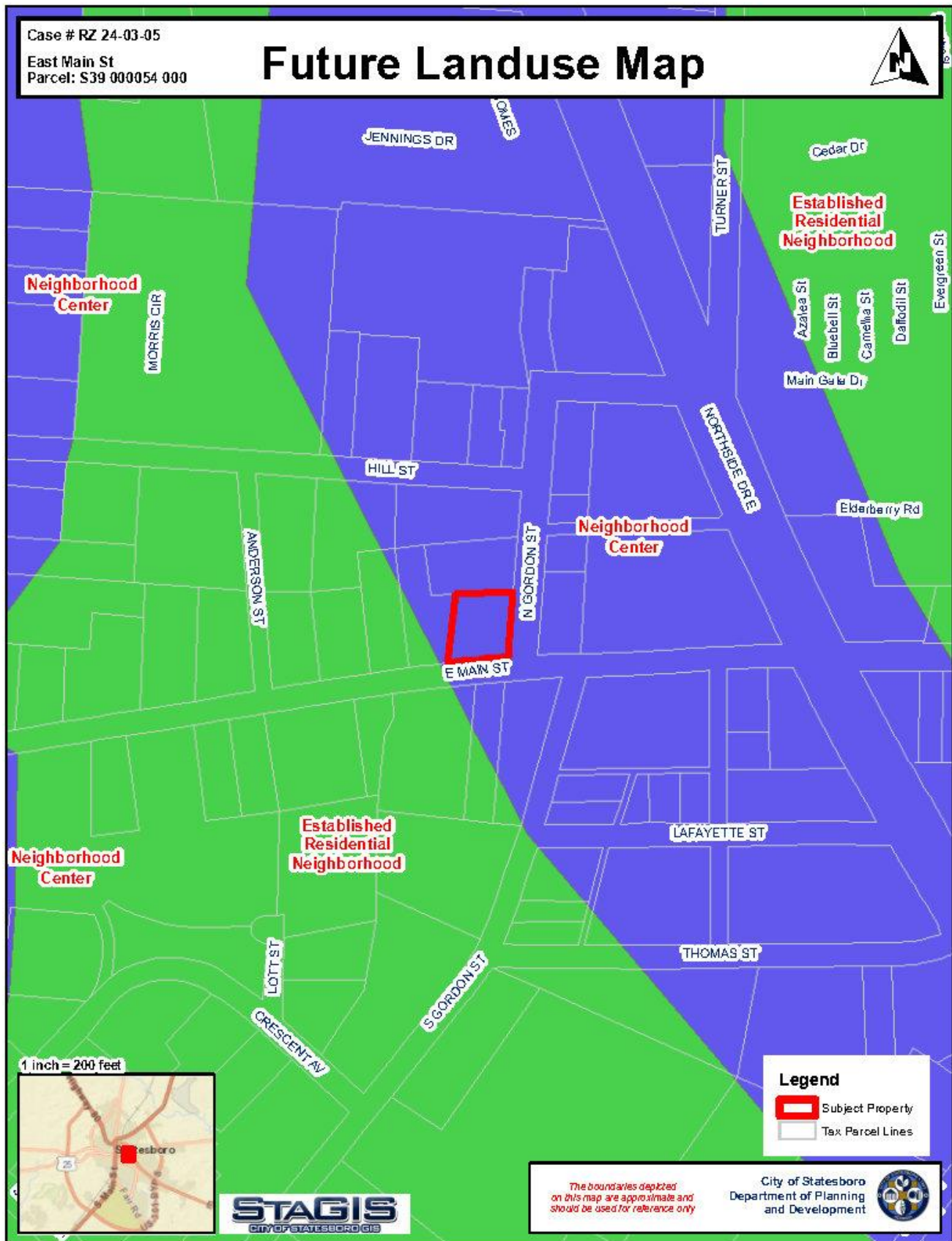
PETITIONER Burbank Point, LLC
ADDRESS 1207 Monarch Circle; Statesboro, GA 30461

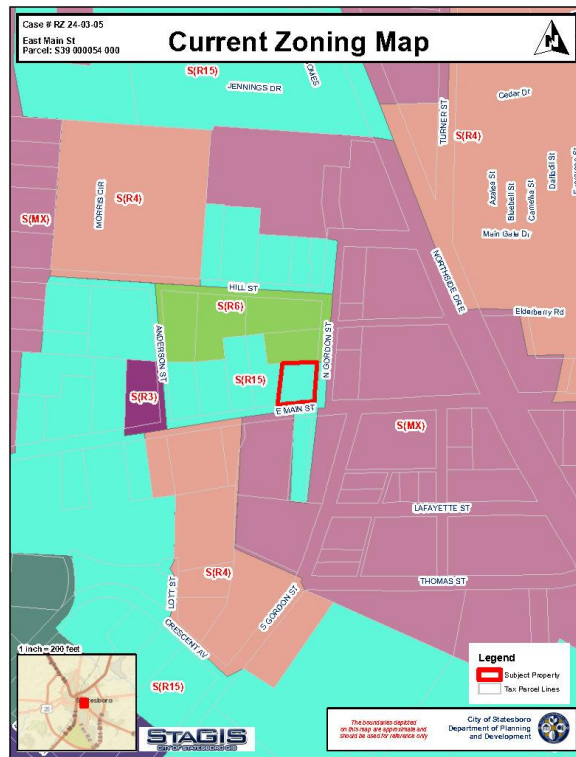
REPRESENTATIVE Same As Above
ADDRESS SAME AS ABOVE

PROPOSAL
The applicant requests a Zoning Map Amendment on 0.32 acres of property in order to develop an infill cottage court at 231 East Main Street.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-03-05 - CONDITIONAL APPROVAL</u>









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-6 (Single Family Residential)	Residential Lot (Under Development)
Northeast	Location Area #2 MX (Mixed-Use)	Shopping Center
East	Location Area #3: MX (Mixed-Use)	Hair Salon
North West	Location Area #4: R-6 (Single Family Residential)	Single-Family Dwelling
Southeast	Location Area #5: MX (Mixed-Use)	Hair Salon
South	Location Area #6 R-4 (High-Density Residential)	Vacant Land
Southwest	Location Area #7: R-4 (High-Density Residential)	Vacant Lot (Development Pending)
West	Location Area #8: R-15 (Single-Density Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site consists of approximately 0.32 acres of property, which currently has a defunct produce stand. The applicant intends to develop the property as a cottage court to allow for a residential corridor on East Main Street to complement the existing surrounding residential, but current R-15 zoning does not allow for small scale development. Approval of the development will restrict additional cottage court development on the existing block face.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Neighborhood Center” character area, which calls for a “single-family residential and medium density residential development”

ENVIRONMENTAL SITE ANALYSIS

There are no wetlands, floodplains, or special flood areas on the site. Special care should be taken to ensure that appropriate draining may be installed to reduce the impact of the impervious pavement on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site may be served by City Utilities as the area already has sufficient connections for sewer and water. It is recommended that traffic in the area be analyzed for the possibility of shifting the parking to focus entry to the site onto N Gordon Street.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Unified Development Code* 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 use is appropriate for the area, as the developing area of the City has a substantial amount of proposed redevelopment to include both townhomes and traditional single family lots.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - At this time, it is unknown how the development would impact the surrounding properties, as this development type has not been historically utilized in the City of Statesboro. By removing the defunct use located at the address now, it is likely that the values would increase for surrounding properties.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property could be developed with its current zoning as a single-family home, although the existing produce stand is considered a grandfathered use, and future commercial development would not be allowed on the site.
- 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?**
- As per the recommendation of the Engineering Department, consideration should be made to ensure that additional or alternative egress is placed on the site.
- 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 a number of developments are currently under consideration and development in the Southern Gordon Street area, as well as the existing block face in the area.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Neighborhood Center") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Eastern Property



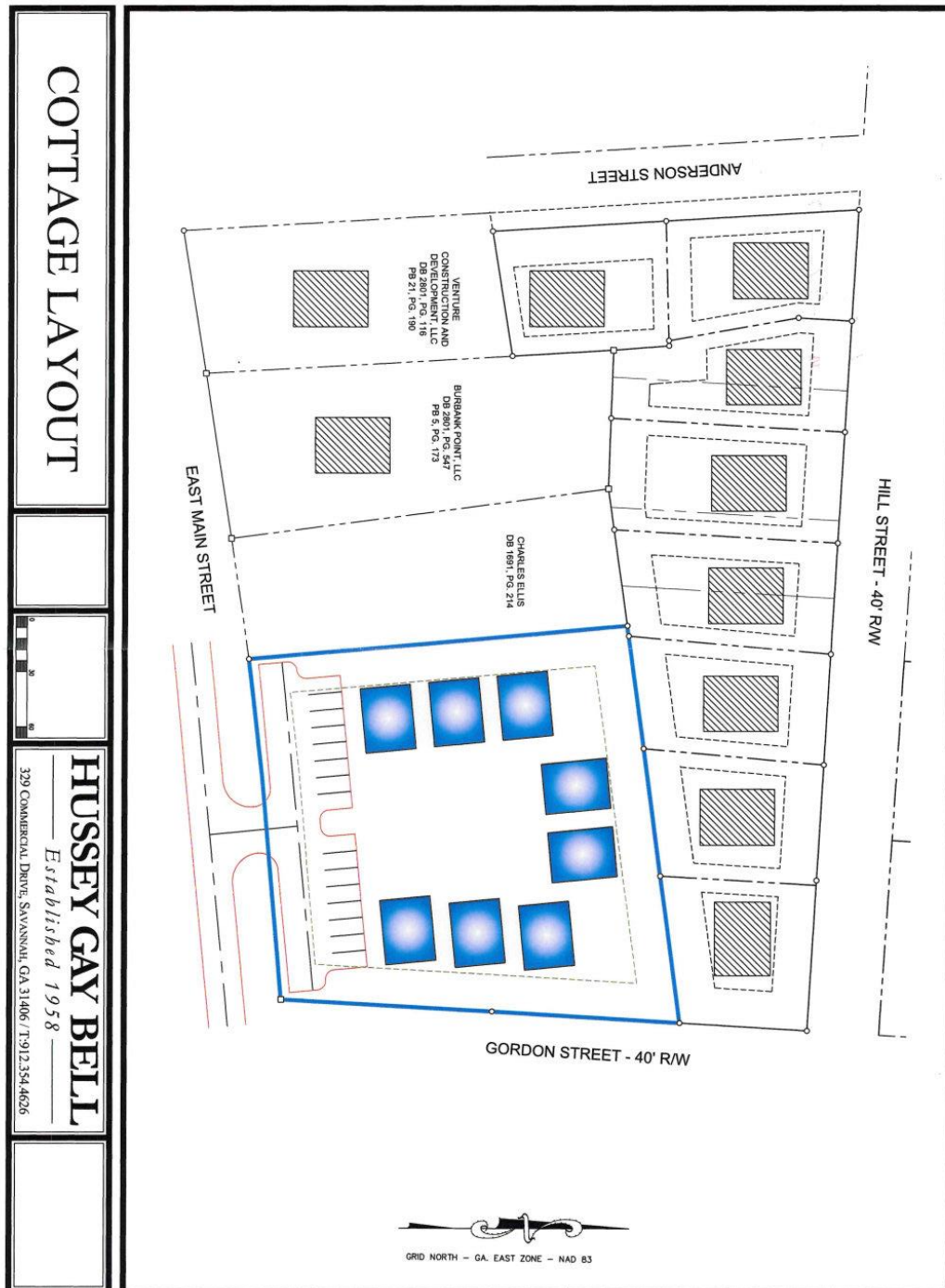
Western Property



Southern Property



Preliminary Site Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-03-05**. 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) All cottage court developments must meet the requirements of Section 2.4.2 of the *Statesboro Unified Development Code*.