



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
August 4, 2020
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) July 7, 2020 Meeting Minutes.

IV. New Business

1. APPLICATION RZ 20-07-01: Larry T. Douglas requests a zoning map amendment of 0.18 acres of property located at 849 Martin Luther King Jr. Drive from R-6 (Single-Family Residential) to the CR (Commercial Retail) zoning district in order to utilize the property for commercial purposes (Tax Parcel S17 000030 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

July 7, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Mary Foreman, Sean Fox, Jamey Cartee, Russell Rosengart, Carlos Brown Jr. and Benjamin McKay; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Owen Dundee (City Planner II), and Justin Williams (City Planner I); **Absent:** James W. Byrd, Sr.

I. Call to Order

Commissioner McKay called the meeting to order at 5:00 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) June 2, 2020 Meeting Minutes.

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

IV. New Business

1. **APPLICATION RZ 20-06-01:** Lamar Smith Signature Group requests a zoning map amendment of 5.88 acres of property located at 54 Packinghouse Road from CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to utilize the property for a 44-unit townhome development (Tax Parcel MS69 000003A 002).

Kathleen Field introduced the case, and Jeremy Hart spoke as a representative of the applicant for this zoning map amendment case. Mr. Hart provided some brief background information on the subject property. Commissioner Foreman inquired if the townhomes would be for sale or rent. Mr. Hart confirmed that the townhomes would be rental property. Next, Commissioner Foreman inquired if the single-family home development located behind the subject site would be a rental community as well. Mr. Hart confirmed that the entire development will be a gated, rental community under one ownership. Commissioner Brown requested that the applicant state their ability to comply with all of the recommended staff conditions. Mr. Hart confirmed that the developer would be able

to comply with all of the staff conditions. Also, Ashley Durrence spoke as a representative of the applicant, Lamar Smith Signature Group. Mr. Durrence provided further background information of the proposed townhome development and the on-going Hartford Subdivision single-family home development. Commissioner Rosengart inquired if any opposition had been received on this zoning map amendment request. Owen Dundee stated the Planning Department had not received any opposition to the proposed zoning map amendment request. Commissioner Rosengart commented on the number of rental properties already in the vicinity of the subject site.

Commissioner Rosengart made a motion to recommend approval of RZ 20-06-01 with staff conditions. Commissioner Brown seconded, and the motion carried 5-0.

Commissioner Fox arrived at 5:15 PM.

2. **APPLICATION SE 20-06-02**: Billy H. Hill requests a special exception for 0.48 acres of property located at 882 Northside Drive East to utilize the commercial building and associated site improvements as an automotive sales use in the CR (Commercial Retail) zoning district (Tax Parcel S59 000091 000).

Kathleen Field Introduced SE 20-06-02, and Billy Hill spoke as the applicant. Commissioner McKay inquired if the Planning Commission had any comments for staff regarding the recommendation. Mr. Hill provided some brief background information on the subject property, his automotive sales business experience, and the requested special exception for a used automotive sales use to be located at 882 Northside Drive East. Mr. Hill then stated that the proposed land use was consistent with the surrounding land uses, while stating the zoning is similar to other used car lots located along US Highway 80. Then, he provided some additional information on his used car sales business and brief land use history of the subject site. Commissioner Rosengart inquired of the applicant how many parked cars would be optimal for the proposed used car sales automotive use. Mr. Hill stated thirty (30) cars. Commissioner Rosengart stated that the adjacent property uses to the subject property are similar to the proposed automotive sales use. Commissioner Rosengart commented on the City's Parking requirements. Then, Commissioner McKay commented on the new development standards, which car lots are approved by today versus several years ago. Next, he stated that the applicant would be required to submit a site plan showing that thirty (30) cars can feasibly fit on the subject site. Mr. Dundee stated that a new site plan would need to be reviewed and approved by City staff prior to allowing a larger parking lot facility. Mr. Hill provided some information on the proposed dimensions of the used automotive sales lot parking spaces. Then, Mr. Dundee provided some brief background information on the zoning of other used automotive sales businesses located along US Highway 80. Commissioner Cartee requested clarification on the difference between a special exception and a zoning variance. Mr. Dundee provided this clarification to the Planning Commission. Commissioner Foreman inquired if the only zoning district, which allows an automotive sales use is the HOC (Highway Oriented Commercial) district. Mr. Dundee confirmed that an automotive sales use is only allowed in the HOC district, unless authorized by special exception. Commissioner Rosengart requested clarification on the site plan condition recommended by City staff. Mr. Dundee clarified this staff condition. Mr. Hill requested additional information on the subject site's current zoning. Commissioner McKay responded to Mr. Hill's request. Commissioner McKay and Mr. Dundee further discussed the staff conditions and special exception request. Commissioner Rosengart and Commissioner Cartee requested further clarification on the applicant's requested special exception process. Mr. Dundee provided this clarification. Ms. Field further discussed the staff condition of the site plan.

Commissioner Rosengart and Commissioner Cartee further discussed the proposed staff conditions with Ms. Field and Mr. Dundee.

Commissioner Foreman made a motion to recommend approval of SE 20-06-02 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

V. Announcements

Ms. Field announced a new staff report template for Planning Commission cases and requested feedback from the Commissioners.

Then, Ms. Field announced that staff would be reaching out soon to discuss potential dates for a Planning Commission training session within the next couple of months.

Lastly, Mr. Dundee discussed the virtual meeting platform with the Planning Commissioners and requested feedback. He further stated that the virtual meeting platform will be offered for all Planning Commission meetings going forward due to the pandemic.

VI. Adjourn

Commissioner McKay made a motion to adjourn the meeting. Commissioner Foreman seconded, and the motion carried 6-0.

Chair – Benjamin McKay

Secretary – Kathleen Field
Director of Planning & Development



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

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 20-07-01 ZONING MAP AMENDMENT REQUEST 849 MARTIN LUTHER KING JR. DRIVE	
LOCATION:	849 Martin Luther King Jr. Drive
EXISTING ZONING:	R-6 (Single Family Residential)
PROPOSED ZONING:	CR (Commercial Retail)
ACRES:	0.18 acres
PARCEL TAX MAP #:	S17 000030 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single-Family Residential
PROPOSED USE:	Commercial Retail

Location Map

PETITIONER Larry T. Douglas
ADDRESS 4650 Jailette Trace, College Park, GA 30349

PROPOSAL
The applicant requests a zoning map amendment from the R-6 (Single-Family Residential) to the CR (Commercial Retail) zoning district in order to allow for a commercial use on the subject property. Currently, a multi-unit residential dwelling and accessory structure occupy the subject property.
PLANNING & DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION
RZ 20-07-01 CONDITIONAL APPROVAL

Case # RZ 20-07-01

489 Martin Luther King Jr. Drive
Parcel: S17 000030 000

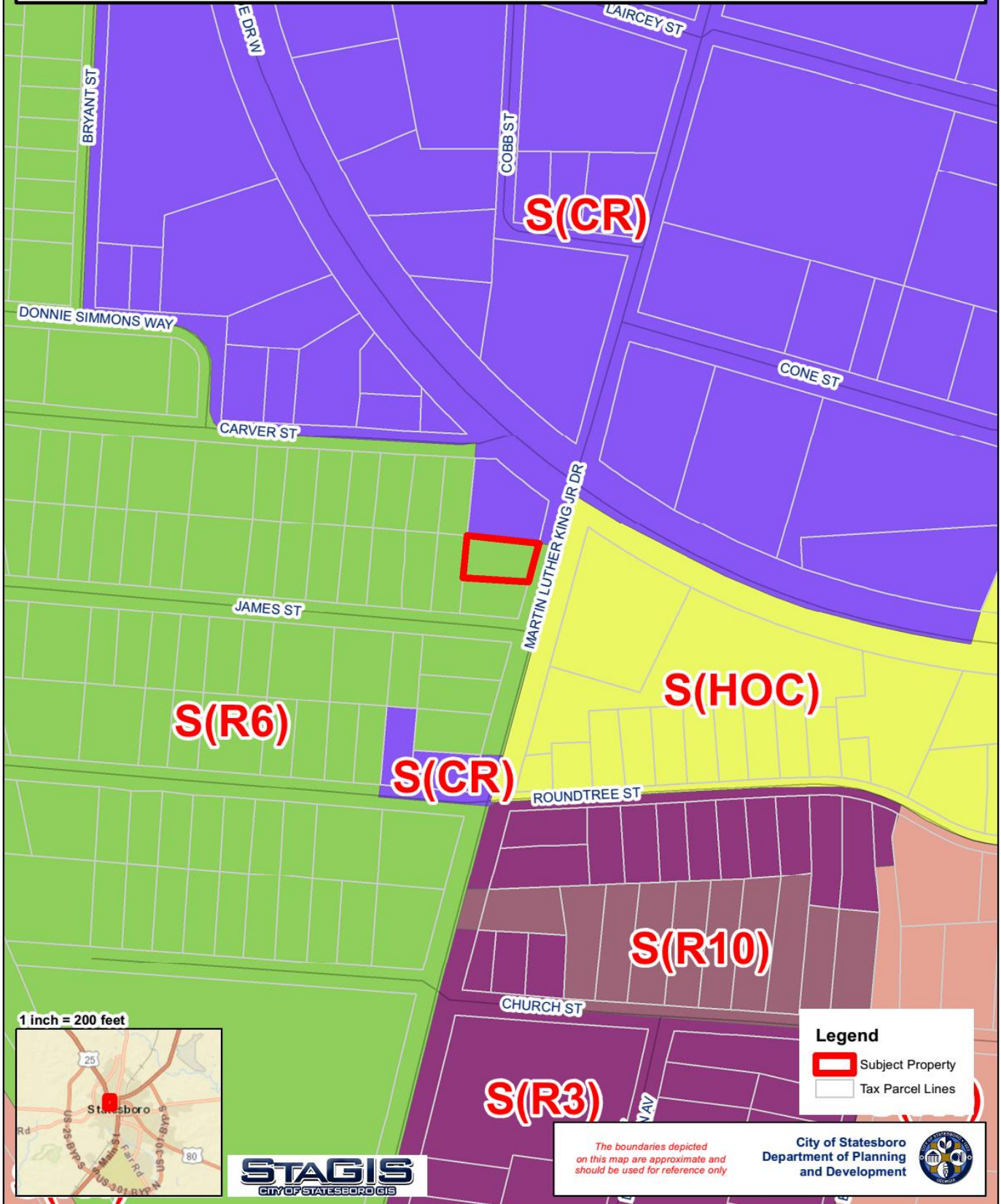
Location Map



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

Case # RZ 20-07-01
489 Martin Luther King Jr. Drive
Parcel: S17 000030 000

Current Zoning Map



Legend

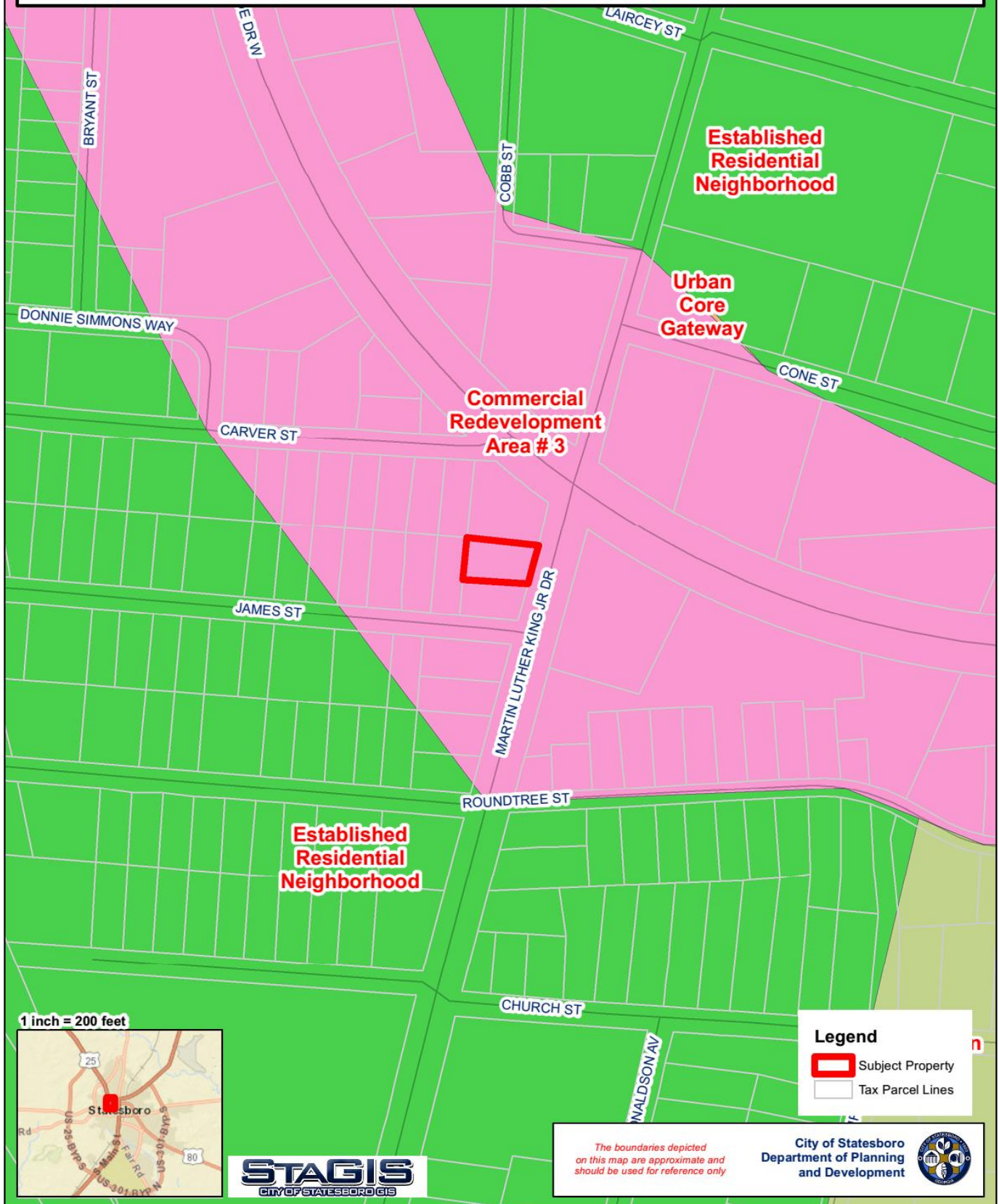
-  Subject Property
-  Tax Parcel Lines

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



Case # RZ 20-07-01
489 Martin Luther King Jr. Drive
Parcel: S17 000030 000

Future Landuse Plan



SUBJECT SITE

The subject site contains 0.18 acres and is currently occupied by a residential dwelling and accessory structure. Per the applicant, the current zoning de-values the property by not allowing the parcel to be developed in a manner consistent with the surrounding land uses.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment #3” character area, which is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the City and unincorporated portions of Bulloch County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

ENVIRONMENTAL SITE ANALYSIS

The subject site does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

COMMUNITY FACILITIES AND TRANSPORTATION

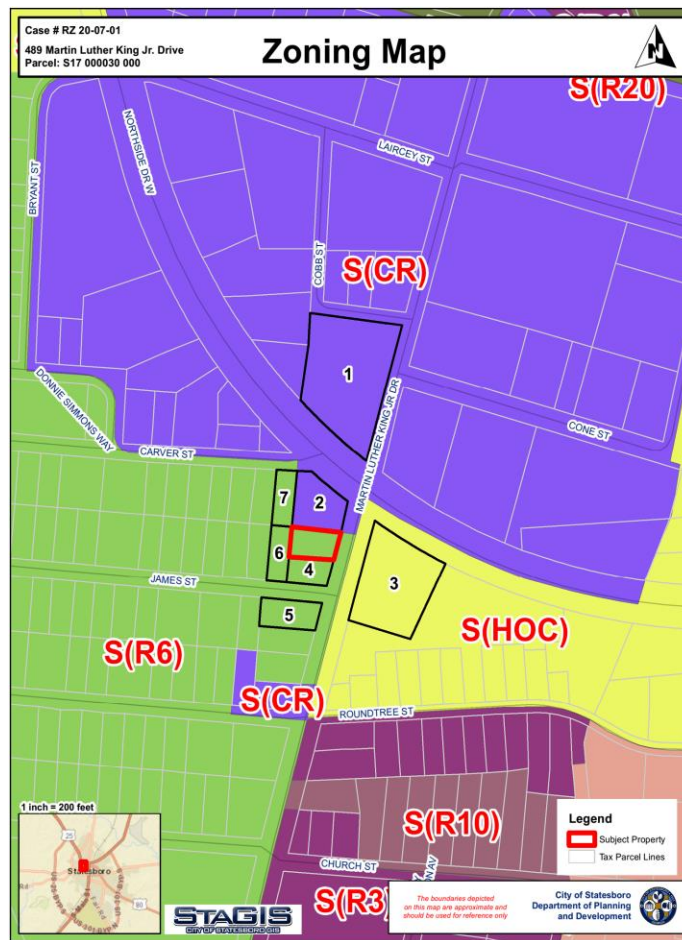
The subject property is currently serviced by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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 proposed commercial retail land use is consistent with the surrounding land uses. The existing land uses and zoning of the property nearby varies. **The surrounding lots are zoned R-6 (Single Family Residential), CR (Commercial Retail), and HOC (Highway Oriented Commercial),** and are currently occupied by vacant land, single-family residential structures, an automotive car parts store, and commercial retail uses.



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
Far North	Location Area #1: CR (Commercial Retail); Total Parcel Size: 1.28 acres	Dollar General Retail Store.
North	Location Area #2: CR (Commercial Retail); Total Parcel Size: 0.29 acres	Single-Family Residential.
East	Location Area #3: HOC (Highway Oriented Commercial); Total Parcel Size: 0.82 acres	Auto Zone Auto Parts Store.
South	Location Area #4: R-6 (Single-Family Residential); Total Parcel Size: 0.18 acres	Single-Family Residential.
Far South	Location Area #5: R-6 (Single-Family Residential); Total Parcel Size: 0.20 acres	Single-Family Residential.
West	Location Area #6: R-6 (Single-Family Residential); Total Parcel Size: 0.14 acres	Vacant Land.
Northwest	Location Area #7: R-6 (Single-Family Residential); Total Parcel Size: 0.14 acres	Vacant Land.

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

- a. It is Staff's opinion that the proposal will not adversely affect the existing use or usability of the adjacent properties as described above if approved with the Recommended Conditions. The proposed development is within the range of existing uses in the area. Lastly, the proposed use is not expected to have an adverse effect on property values in the area given the surrounding uses. Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on the property value.

(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.

- a. It is Staff's opinion that the existing Single-Family Residential (R-6) zoning negatively impacts the value of the property as the surrounding property uses are commercial (located at the intersection of Northside Drive West and Martin Luther King Jr. Drive).

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

- a. The subject site is currently zoned R-6 (Single-Family Residential). Per Article VII-A, Section 701-A, this parcel can be occupied by single-family residential, noncommercial recreational, educational, religious, and/or municipal uses. Under the proposed CR zoning, the applicant would be able to develop the property for a commercial purpose, which is the intended use of the 0.18 +/- acre development site. While the existing zoning does not prohibit the health, safety, morals or general welfare of the public, the proposed subject property's rezoning to the CR (Commercial Retail) zoning district would better promote the public's health, safety, morals and general welfare.

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

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

(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.

- a. Per the Bulloch County Tax Assessor, the property has been occupied by a residential structure since 1950.

(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

- a. Impacts on local traffic should be considered.
- b. Positive impact on the existing and future land use patterns 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*.

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

- a. The proposed commercial use of the property is consistent with the vision and implementation strategies of the “Commercial Redevelopment #3” character area as articulated within the *2019 – 2029 Statesboro Comprehensive Master Plan*.

STAFF RECOMMENDATION

It is Staff’s opinion that the proposed zoning map amendment from R-6 (Single-Family Residential) to the CR (Commercial Retail) zoning district to utilize the property for commercial purposes is consistent with surrounding land uses and the *2019 – 2029 Future Development Map* and the *Statesboro Comprehensive Plan*. Therefore, Staff recommends approval of the zoning map amendment requested by application **RZ 20-07-01** with conditions.

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) Use of the subject property is restricted to any use specifically permitted in a CBD (Central Business) zoning district as per the use regulations of the CR (Commercial Retail) zoning district.
- (2) This zoning map amendment shall be void if a combination plat has not been submitted by the applicant to City staff for review and approval within twelve (12) months of the date of City Council authorization. The subject parcel shall be combined with Tax Parcel S17-000029-000 (867 Martin Luther King Jr. Drive).
- (3) Approval of this zoning map amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.