



*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**

**August 2, 2022**

**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 12, 2022

**IV. New Business**

1. **APPLICATION RZ 22-05-02:** Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway (Tax Parcel #MS42000007 000).
2. **APPLICATION RZ 22-05-04:** W&L Developers, LLC request a zoning map amendment from the R10 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road (Tax Parcels # 107000007 000 & 107000006A000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**July 12, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

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

**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.) June 7, 2022 Meeting Minutes.

**IV. New Business**

- 1.) **APPLICATION RZ 22-06-01:** Edward W Curl Jr., requests a Zoning Map Amendment from the R4/HOC (High-Density Residential/Highway-Oriented Commercial) zoning districts to the HOC (Highway-Oriented Commercial) zoning district in order to establish a vehicle repair shop on 3.2 acres of property located at 30 Rucker Lane (Tax Parcel # MS52000005 000).

Kathleen Field introduced case RZ 22-06-01, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 3-0. Leslie Belcher was introduced as the representative.

Commissioner Byrd made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 3-0. Commissioner Rosengart

made a motion to approve 22-06-01 with staff recommendations. Commissioner Cartee seconded and the motion passed 3-0.

2.) **APPLICATION RZ 22-06-02:** L&S Acquisitions LLC requests a Zoning Map Amendment from the R10/R8 (Single-Family Residential) to the PUD (Planned Unit Development) zoning district, in order to develop a single-family detached subdivision on 34.48 acres at 1263 S&S Railroad Bed Road (Tax Parcel # 107000009 000).

Kathleen Field introduced cases SE 22-06-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 3-0. Evan Bennett from Hussey Gay Bell was introduced as the representative for the application and spoke in favor. He stated that they would work with the city to change the road endings. He requested that the Commission remove the condition on the second ingress/egress required. Kathleen Field and John Washington, Director of Public Works, expressed their concerns with having just one ingress and egress. Further discussion took place on the conditions between the representative, staff, and commissioners. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 3-0. Commissioner Cartee made a motion to approve 22-06-02 with staff recommendations. Commissioner Rosengart seconded and the motion passed 3-0.

3.) **APPLICATION CBD 22-06-03:** First Baptist Church request plan approval for a portion of the campus located at 108 North Main Street (Tax Parcel # S28 000001 000).

Kathleen Field introduced case RZ 22-06-03, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded and the motion passed 3-0. Kevin Paul with DPR Architecture was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner Rosengart made a motion to approve 22-06-03 with staff recommendations and Commissioner Cartee seconded. The motion passed 3-0.

4.) **ORDINANCE AMENDMENT: ARTICLE VI-A. R-2 TOWNHOUSE RESIDENTIAL DISTRICT**

Kathleen Field introduced The Ordinance Amendment for the proposed Townhouse Residential District, Commissioner Byrd made a motion to open the public hearing. Commissioner Rosengart seconded and the motion passed 3-0. Joey Maxwell asked about HOA requirements and trees required in the new Ordinance. Commissioner Byrd made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner Rosengart made a motion to approve and Commissioner Cartee seconded. The motion passed 3-0.

## **V. Announcements**

**VI. Adjourn**

Commissioner Byrd made a motion to adjourn the meeting. Commissioner Rosengart seconded, and the motion carried 3-0.

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**Chair – James Byrd Sr.**

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**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 22-05-02**  
**ZONING MAP AMENDMENT REQUEST**  
**7130 Veterans Memorial Parkway**

<b>LOCATION:</b>	7130 Veterans Memorial Parkway
<b>EXISTING ZONING:</b>	CR/R4 (Commercial Retail/High Density Residential)
<b>ACRES:</b>	17.78 acres
<b>PARCEL TAX MAP #:</b>	MS42000007 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Undeveloped Land
<b>PROPOSED USE:</b>	Single Family Attached Homes



<b>PETITIONER</b>	Horizon Home Builders
<b>ADDRESS</b>	37 West Fairmont Ave, Suite 202, Savannah, GA 31406
<b>REPRESENTATIVE</b>	Joey Maxwell
<b>ADDRESS</b>	40 Joe Kennedy Boulevard

# PROPOSAL

The applicant is requesting a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of single family attached townhomes.

### PLANNING COMMISSION RECOMMENDATION

**RZ 22-05-02 – CONDITIONAL APPROVAL**



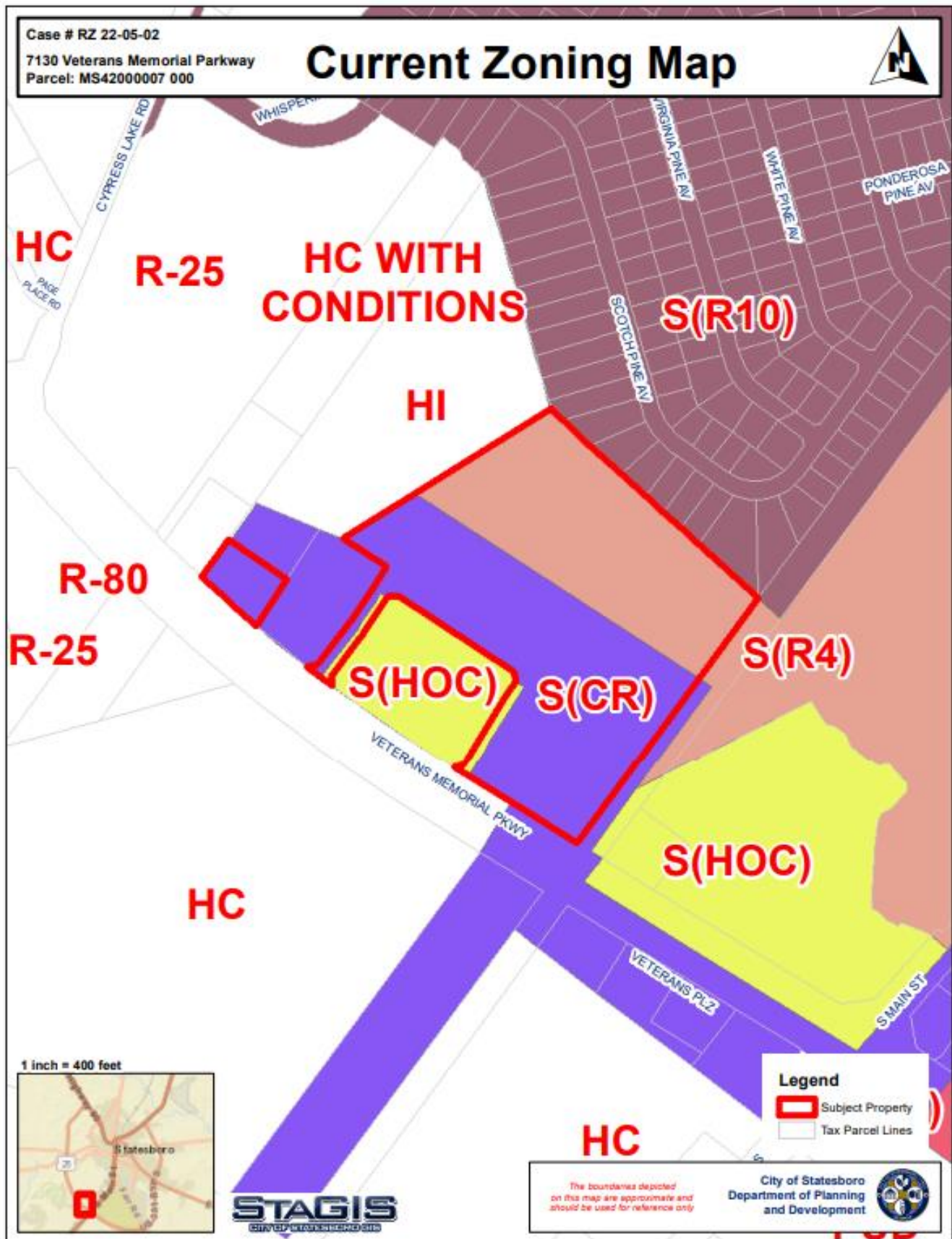
Case # RZ 22-05-02

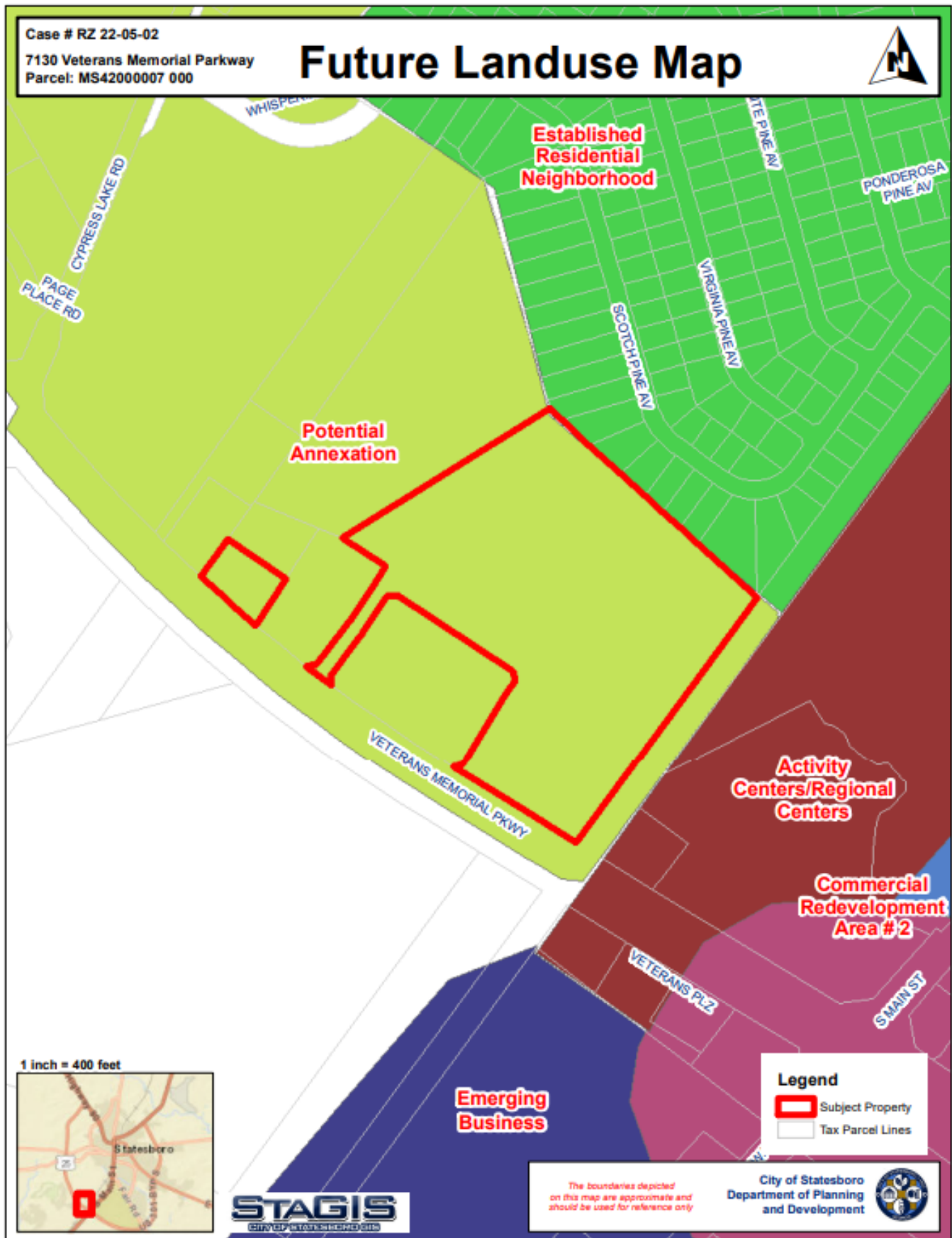
7130 Veterans Memorial Parkway  
Parcel: MS42000007 000

# Location Map

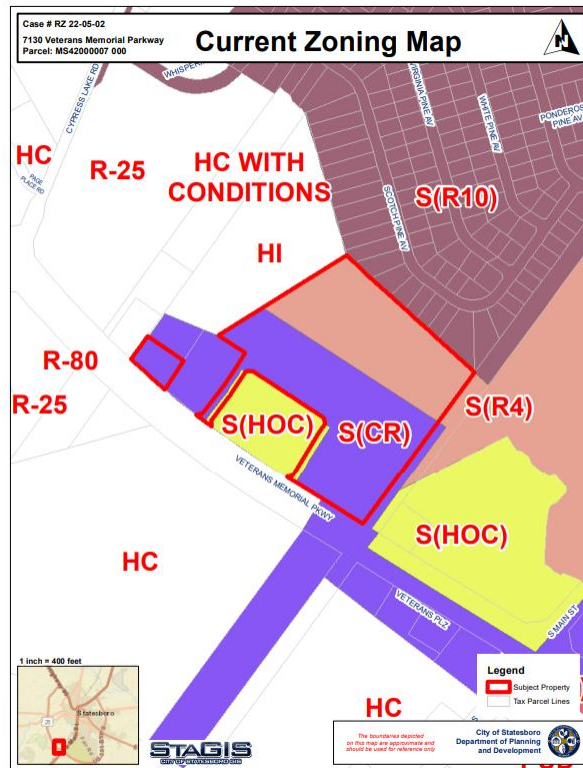












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R10 (Single Family Residential)	Single Family Dwelling
Northeast	<b>Location Area #2:</b> R4 (High Density Residential)	Apartment Complex
Northwest	<b>Location Area #3:</b> R10 (Single Family Residential)	Single Family Dwelling
East	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Car Dealership
West	<b>Location Area #5:</b> HI (Heavy Industrial)	Undeveloped Lot
Southwest	<b>Location Area #6:</b> CR (Commercial Retail)	Undeveloped Lot
Southeast	<b>Location Area #7:</b> CR (Commercial Retail)	Retail Store
South	<b>Location Area #8:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot

## **SUBJECT SITE**

The subject site is undeveloped on a 17.78 acre site, on Continental Road (as a connector to Veterans Memorial Parkway). The intent of the applicant is to allow for development of 172 single family attached homes. The property is currently split between zoning designations, in part to allow for the previously proposed High-Density Residential Development at 12 units per acre. The existing plan for the project has been designed to confirm to the standards of the R-2 zoning district which allows for the requested density and associated building setbacks.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Potential Annexation” area, which is characterized as areas not yet annexed into the city limits. The location was annexed into the city by the approval of AN 19-04-02 and rezoned to the current zoning with the approval of RZ 19-04-03.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands to the north, and borders a single-family neighborhood with a significant border of trees.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is serviceable by City Sewer and Water. Access to the site is provided by Continental Road, and will lead onto Veterans Memorial Parkway at the Continental Road Intersections. Although the existing roads in the Dodge dealership project were proposed to be public roads and were inspected by the city during construction, they have never been dedicated or accepted by the city. The associated lots do contain sufficient parking without the proposed inclusion of on-street parking.

## **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, apartments, retail shops, and a car dealership.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - It is Staff’s opinion that the proposal will likely increase the overall value of property in the area and increase the housing stock within the city limits.
- 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 create significant development in the area, and continue the already proposed plans for the general area.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The property is currently undeveloped, with the intention of creating new housing in the area. However, significant public services will be required due to density.

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

- The requested zoning is similar in nature to the original annexation request, but does change the density of commercial development in the area.

**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, but is located in an area with some new construction.

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

- Population density in the area.
  - Population density would significantly increase, as this development would add 172 dwelling units with approximately 3 bedrooms each.
- Community facilities.
  - There will be a significant impact in the use of City Sewer and Water. Services are available for both water and sewer on the site.
- Living conditions in the area.
  - The additional residential units should increase the living conditions in the area, as it is currently empty.
- Traffic patterns and congestion.
  - There is likely to be a significant increase in traffic with the number of housing units proposed with the likelihood of 3 bedrooms per unit. Minimum requirements for the R-2 Zoning District require 2 cars per unit with an additional space for each 10 units in the development. This plan exceeds the minimum requirements.
- Environmental aspects.
  - There are wetlands at the rear of the property, but these wetlands are not projected to be disturbed.
- Existing and future land use patterns.
  - Generally the area is surrounded by a mix of single-family residential (Whispering Pines Subdivision) and commercial centers.
- Property values in the adjacent areas.
  - There would likely be an increase in the surrounding property values as a residential development is added.

**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 “Proposed Annexation Area.” This development is partially in alignment with the original annexation plan for this property.



**Subject Property**



**Southeastern Property**



### Southern Property



### Western Property





[illegible]



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

Staff recommends **Approval of RZ 22-05-02**. 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 Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. All roads shall be considered private streets and must show proposed names as laid out in City Ordinance.
3. An access/egress agreement from the owner of Continental Road must be provided by the applicant to ensure adequate access to the site. If Continental Road is to be made public as originally proposed it must be subject to the following:
  - a. The road dedication request must be submitted to the Engineering Department.
  - b. A deed description and plat are required with title transfer to the City.
  - c. Sidewalks must be added per city ordinance for street construction.
  - d. An additional section of roadway to the east needs to be constructed as shown in the original plans for development.
4. The applicant must provide a traffic study to better show how traffic may be impacted on Veterans Memorial Parkway and any available options to mitigate traffic issues created by the development.
5. Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision regulations.
6. As per Article I, Sec. 66-2-4 of the Solid Waste Ordinance, a Sanitation Plan must be submitted and approved by the Public Works Director.
7. As Per Article XXIII, Sec. 2301, a landscape buffer strip must be planted adjacent to "Proposed Road D" in order to separate the commercial uses located to the South of the proposed development;

At the regularly scheduled meeting of the Planning Commission on June 7, 2022, the Commission recommended approval of the Zoning Map Amendment and conditions 1-3 with a 3-0 vote.

This request was deferred at the regularly scheduled meeting of the City Council on June 21, 2022 for consideration under the R-2 zoning district.



## ZONING SERVICES REPORT

P.O. Box 348  
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<b>RZ 22-05-04 ZONING MAP AMENDMENT REQUEST S&amp;S Railroad Bed Road</b>		
<b>LOCATION:</b>	S&S Railroad Bed Road	
<b>EXISTING ZONING:</b>	R10 (Single-Family Residential)	
<b>ACRES:</b>	14.05 acres	
<b>PARCEL TAX MAP #:</b>	1070000007000 & 1070000006A000	
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)	
<b>EXISTING USE:</b>	Vacant Land	
<b>PROPOSED USE:</b>	Townhome Subdivision	

**PETITIONER** W&L Developers, LLC  
**ADDRESS** 1803 Wadley Coleman Lake Road, Midville, GA 30458

**REPRESENTATIVE** Marcus Sack  
**ADDRESS** P.O. Box 649, Hinesville, GA 31310

<b>PROPOSAL</b>
The applicant is requesting a Zoning Map Amendment from the R10 (Single-Family Residential) zoning District to the R-2 (Townhouse Residential) zoning district on 14.05 acres of vacant land on S&S Railroad Bed Road, for the purposes of constructing 48 townhome units. The property was annexed into the city in 2020 with the R10 (Single-Family Residential) zoning classification.
<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>RZ 22-05-04 CONDITIONAL APPROVAL</b>

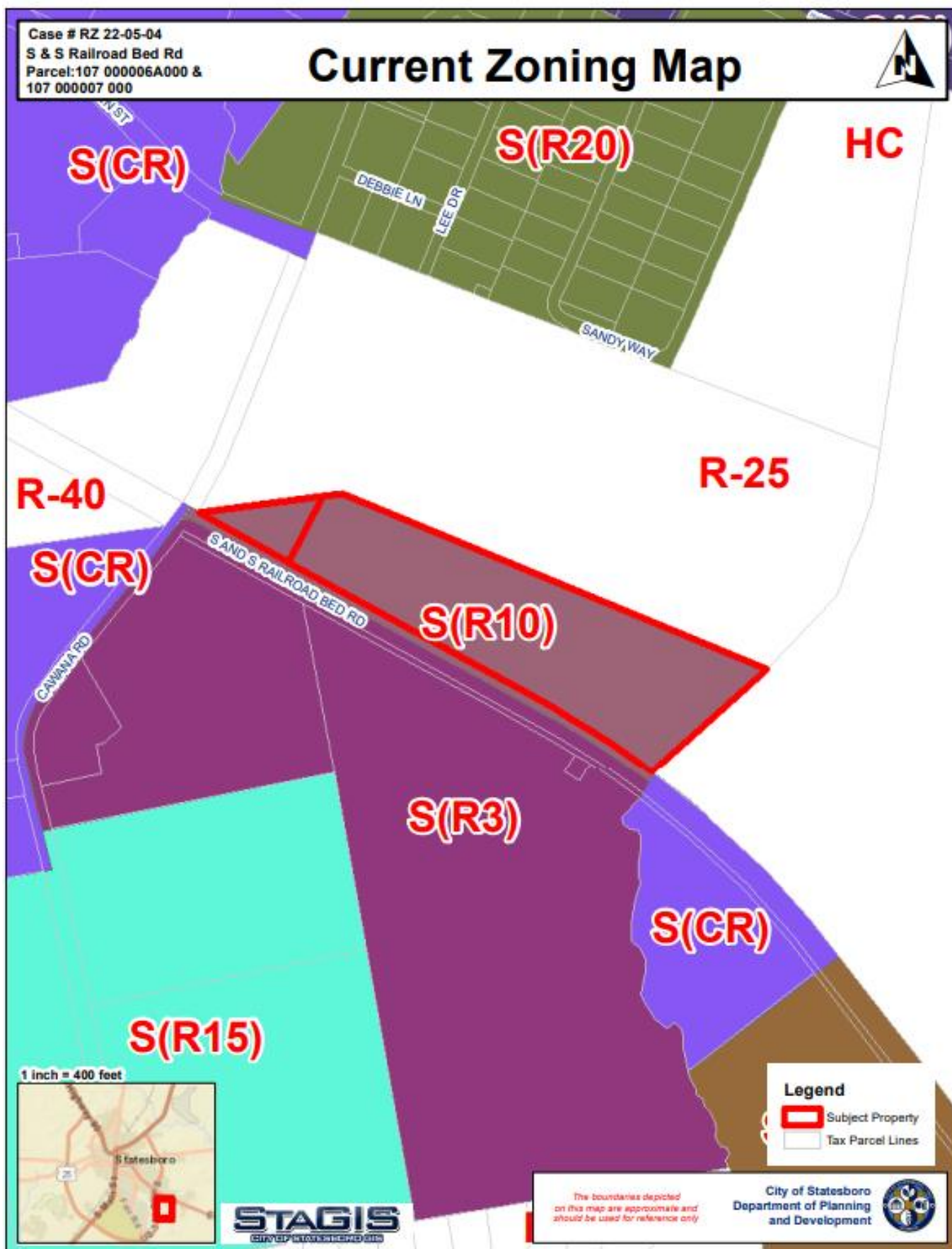


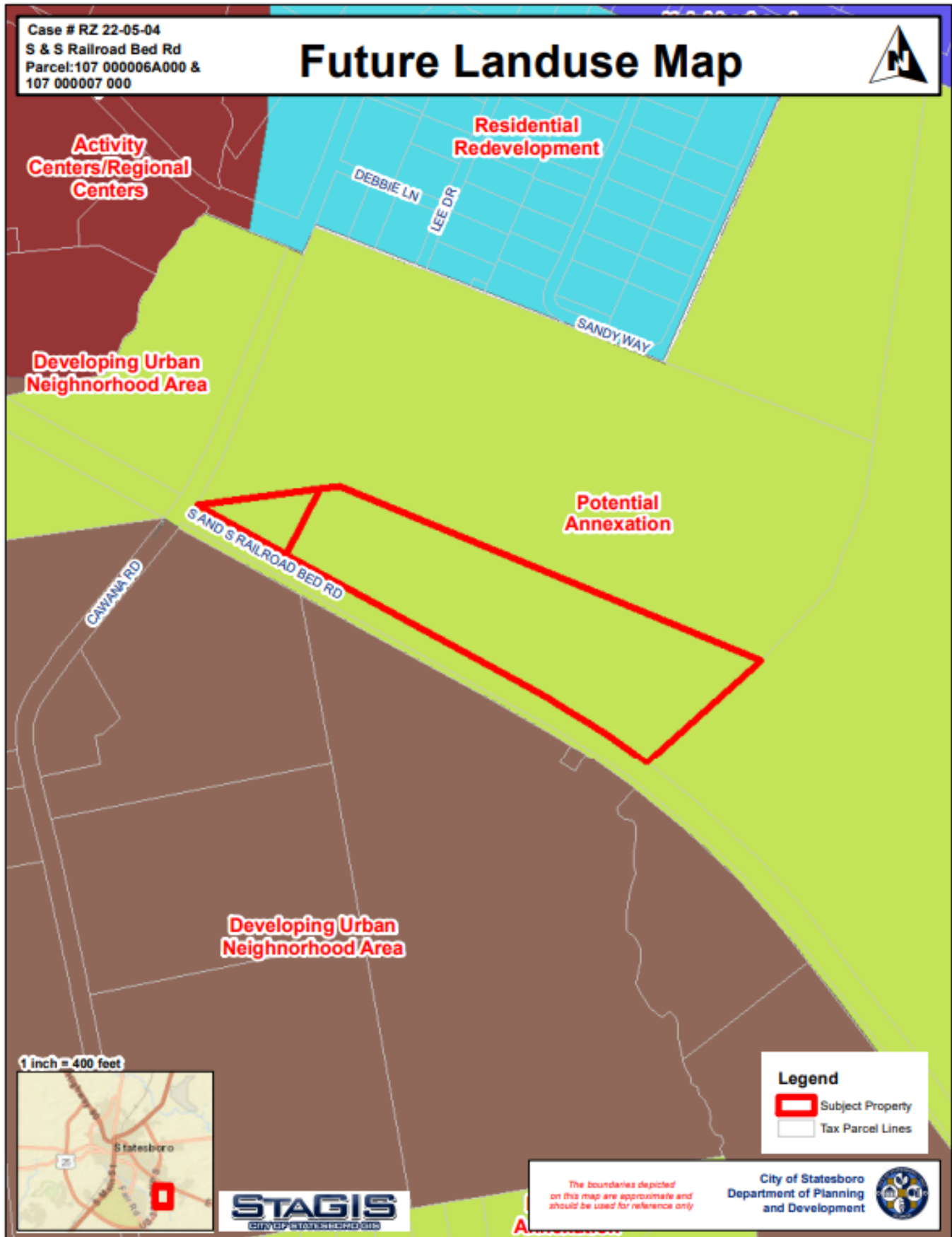
Case # RZ 22-05-04  
S & S Railroad Bed Rd  
Parcel: 107 000006A000 &  
107 000007 000

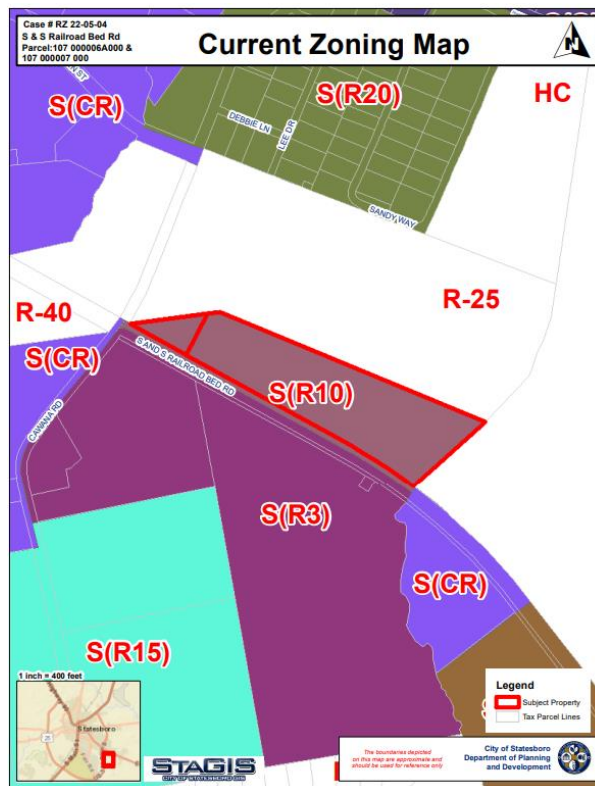
## Location Map











### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northeast	<b>Location Area #2:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northwest	<b>Location Area #3:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	<b>Location Area #5:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
Southwest	<b>Location Area #6:</b> R3 (Medium Density Residential)	Connection Church & Vacant Land
Southeast	<b>Location Area #7:</b> R3 (Medium-Density Residential)	Beacon Place
South	<b>Location Area #8:</b> R3 (Medium-Density Residential)	Beacon Place



## **SUBJECT SITE**

The subject site is a vacant wooded 14.05 acre lot, adjacent to the already established Beacon Place multifamily subdivision. The property historically consisted of two lots which were combined for the purpose of redevelopment. The original proposal for this site was for a single-family detached development. However, due to the significant wetlands that were found on the property during preliminary land development, the plan was changed to the proposed townhomes.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property contains significant wetlands on the northeastern edge of the property. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City water or Sewer. Due to the proximity of the property, there would not be significant extension required for utility services on this location.

## **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 lower density than the adjacent property. **The surrounding lots are zoned R3 (Medium-Density Residential), and R25 (County Residential),** and are currently occupied by a mix of single-family homes, vacant land, and a multi-family subdivision.
- 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 not likely reduce 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.**
  - The property would serve as a higher use than currently serving. Due to the lack of proposed disturbance to the wetlands, the primary impact to the property would be on land that is mostly cleared.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The site has not been developed at this time, and serves no general use for the public beyond vacant land to the side of the trail. The development would serve the public by increasing the stock of housing options within the City limits.
- 5. The suitability of the subject property for the zoned purposes.**
- Initial evaluation of the property appears to make this property suitable for the requested use.
- 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 not been developed since acquisition of the property by the applicant in 2008. Surrounding development has been primarily residential in nature after annexation into the City.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - Population density would increase as the development would add 48 dwelling units.
  - Community facilities.
    - The development would increase the use on utilities at a slightly higher usage than if the property were developed in a single-family manner.
  - Living conditions in the area.
    - The additional residential units should increase the living conditions in the area.
  - Traffic patterns and congestion.
    - There would be an increase in traffic commensurate with the amount of units added. This traffic increase is along the lines of the projected increase in the annexation granted to the property.
  - Environmental aspects.
    - There are significant wetlands on the northeastern side of the property. These will not be disturbed in the development of this project.
  - Existing and future land use patterns.
    - There is a general residential development pattern in the area. This would be in alignment with that development type.
  - Property values in the adjacent areas.
    - Additional development could drive the cost of surrounding property higher.
- 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 overall developmental design of the potential annexation area, and does meet the community desire to increase the housing stock within the City. As there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels.

**Subject Property**



**Subject Property**





**Southern Property**



**Southern Property**





**STATESBORO TOWNHOMES**

**GENERAL DEVELOPMENT PLAN**

**C1**

**LEGEND**

1. TOWNHOME UNIT

2. PARKING SPACE

3. LANDSCAPING

4. DRIVEWAY

5. SIDEWALK

6. STREET

7. FENCE

8. UTILITY

9. TREE

10. SHrub

11. BENCH

12. LIGHT FIXTURE

13. SIGN

14. BIKE RACK

15. MAILBOX

16. GARBAGE ENCLOSURE

17. FIRE HYDRANT

18. FIRE ALARM

19. FIRE EXTINGUISHER

20. FIRE ESCAPE

21. FIRE LADDER

22. FIRE HOSE

23. FIRE PUMP

24. FIRE TRUCK

25. FIRE STATION

26. FIRE DEPARTMENT

27. FIRE CHIEF

28. FIRE FIGHTER

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30. FIRE INSPECTOR

31. FIRE INVESTIGATOR

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211. FIRE INVESTIGATOR

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214. FIRE DRIVER

215. FIRE MECHANIC

216. FIRE WAREHOUSE

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218. FIRE DEPARTMENT

219. FIRE CHIEF

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

Staff recommends **Approval of RZ 22-05-04**. 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 Annexation & 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.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) The applicant must install a landscape buffer on S&S Railroad Bed Road of *Elaeagnus pungens* (Silverthorn) to complement the existing screening on the adjacent developments on the street.

At the regularly scheduled meeting of the Planning Commission on June 7, 2022, the Commission recommended approval of the Zoning Map Amendment and conditions with a 3-0 vote.

At the Regularly scheduled meeting of the City Council on June 21, 2022, the Council deferred this request.