



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 1, 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. July 5, 2023

IV. New Business

1. **APPLICATION V 23-07-01**: Jarrett Walden requests a variance from Article XVI; Section 1601, in order to allow a parking facility without observing the three foot setback requirement for the expansion to the Walden Dental Facility located at 703 East Grady Street (Tax Parcel # S52 000030 000).
2. **APPLICATION RZ 23-07-02**: Ball Company LLC requests a Zoning Map Amendment from the R-4 (High-Density Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop approximately 41 townhouse dwellings on approximately 3.04 acres located at 17 Gordon Street (S39 000083 000).
3. **APPLICATION RZ 23-07-03**: Ball Company LLC requests a Zoning Map Amendment from the R-4 (High-Density Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop approximately 41 townhouse dwellings on approximately 0.64 acres located at 224 East Main Street (S39 000077 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 5, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., Jamey Cartee, , Cathy Dixon, 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, Benjamin McKay and, Kathleen Field (Director of Planning & Development),

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 6, 2023 Meeting Minutes.

IV. New Business

1. **APPLICATION RZ 23-05-04** : Jared O'Sako requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-6 (Single-Family Residential) zoning district in order to develop approximately 142 homes on 54.06 acres of property located on Cawana Road (Tax Parcel# 107 000003 000).

Justin Williams provided an explanation on the applicant request. Cartee motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 5-0. Haydon Rollins spoke in favor of the request. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Simmons. After discussion, Commissioner Cartee made a motion to approve with staff conditions, with a second from Commissioner Simmons. The motion passed with a 5-0 vote.

2. **APPLICATION SE 23-06-01:** Encore Capital Management LLC, request a special exception from the R-3 (Medium Density Residential) zoning district in order to allow for a real estate property office on approximately 4.399 acres of property located at 1301 Fair Road.

Justin Williams provided an explanation of the applicant request. Commissioner Cartee motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 5-0. Laura Marsh of Taulbee, Rushing, Snipes, Marsh and Hodgen, LLC spoke on behalf of Lisa Hodges. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Simmons. Commissioner Dixon made a motion to approve with staff conditions, with a second from Commissioner Simmons. The motion passed with a 5-0 vote.

3. **APPLICATION RZ 23-06-02:** Mitchell Ball request a Zoning Map Amendment from the R-20 (Single-family residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop approximately 78 units on 11.54 acres at 380 Westside Road (Tax Parcel# MS30 000025 002).

Justin Williams provided an explanation of the applicant request. Commissioner Cartee motioned to open the public hearing with a second by Commissioner Simmons. The motion passed 5-0. Haydon Rollins spoke in favor of the request. Residents of the Quail Run subdivision spoke with concerns about the project in relation to a separate previously approved project. Laurie Bass spoke as the primary representative. The motion passed 5-0. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Thibodeau. After discussion, Commissioner Simmons made a motion to approve with staff conditions, with a second from Commissioner Thibodeau. The motion passed with a 5-0 vote.

4. **Announcements**

Justin Williams announced the recovery and expected return of Kathy Field, as well as the expected completion of the Unified Development Code in September.

5. **Adjourn**

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

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 23-07-01 ZONING VARIANCE REQUEST 703 EAST GRADY STREET	
LOCATION:	703 East Grady Street
EXISTING ZONING:	O (Office and Business)
ACRES:	0.24 acres
PARCEL TAX MAP #:	S19 000092 001
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single-Family Home

Case # V 23-07-01
703 East Grady Street
Parcel: S19 000092 001

Location Map

Legend
Subject Property
Neighborhood

STAGIS

PETITIONER Jarrett Walden
ADDRESS 108 Gentilly Road, Statesboro GA 30459

REPRESENTATIVE Haydon Rollins
ADDRESS 1100 Brampton Ave #1; Statesboro GA, 30458

PROPOSAL
The applicant requests a variance from the setback requirements of Article XVI; Section 1601(A) of the <i>Statesboro Zoning Ordinance</i> to allow for the construction of a parking facility at 703 E Grady Street.
PLANNING COMMISSION RECOMMENDATION
<u>V 23-07-01 CONDITIONAL APPROVAL</u>

Case # V 23-07-01
703 East Grady Street
Parcel: S52 000030 000

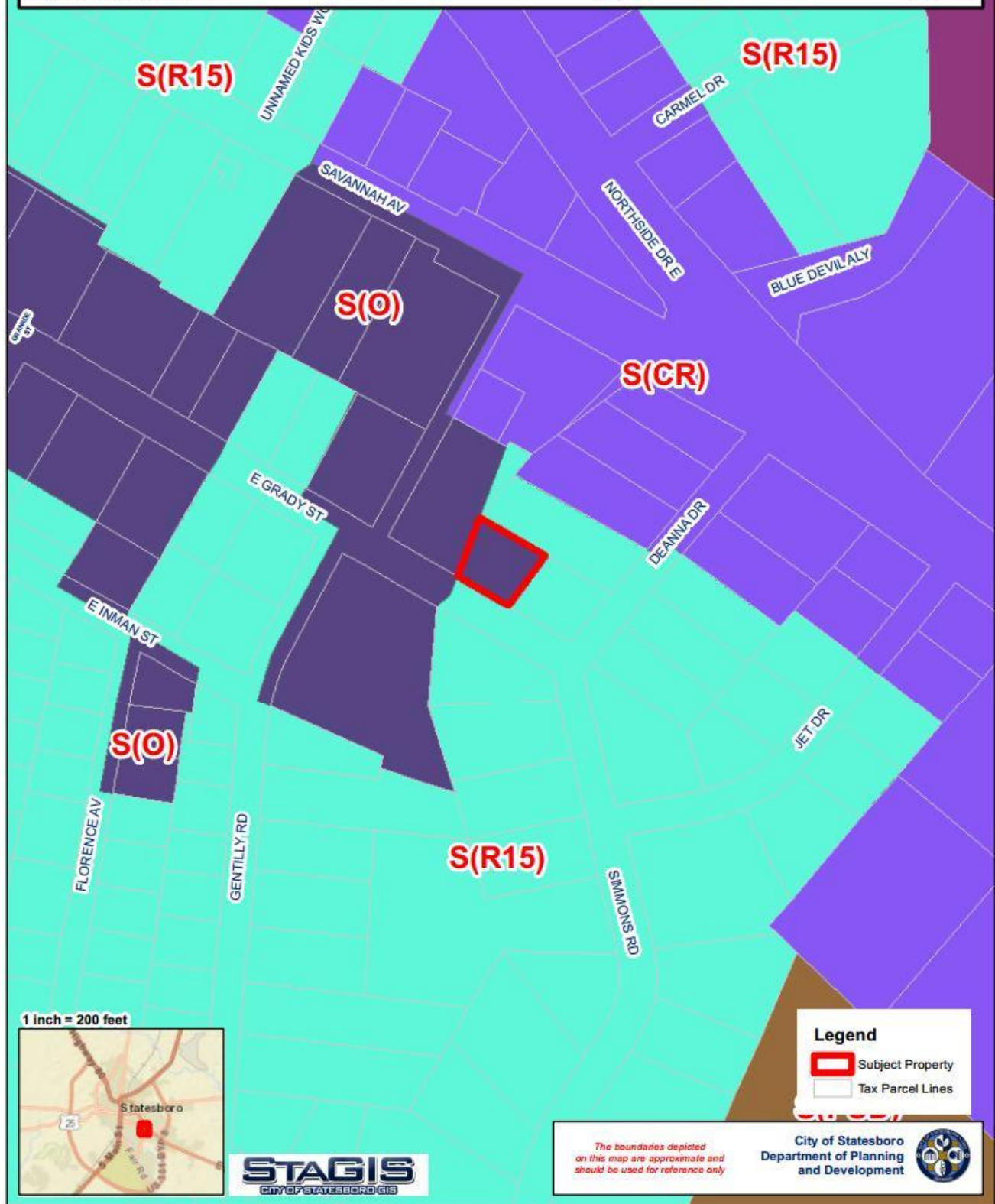
Location Map



Case # V 23-07-01

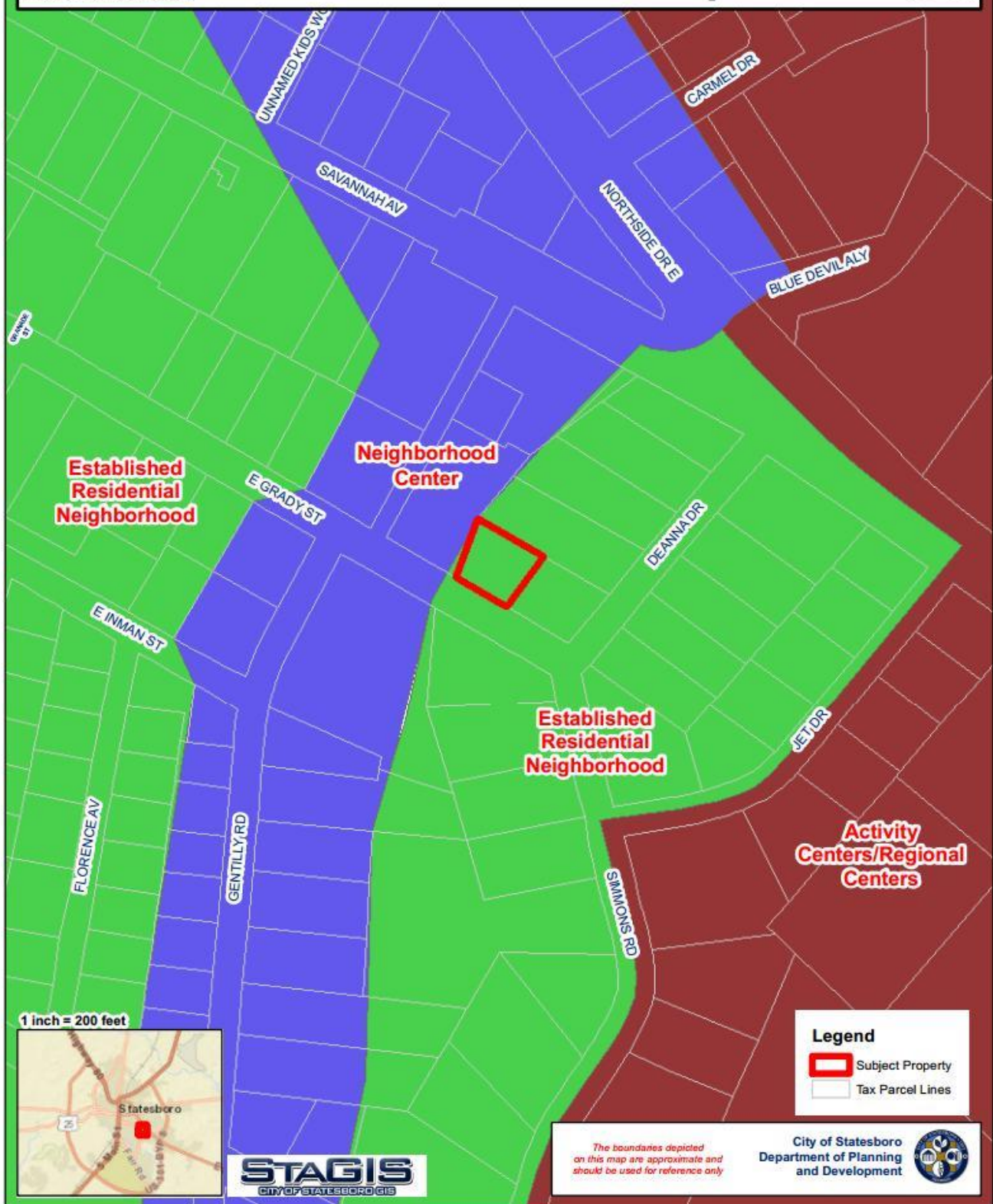
703 East Grady Street
Parcel: S52 000030 000

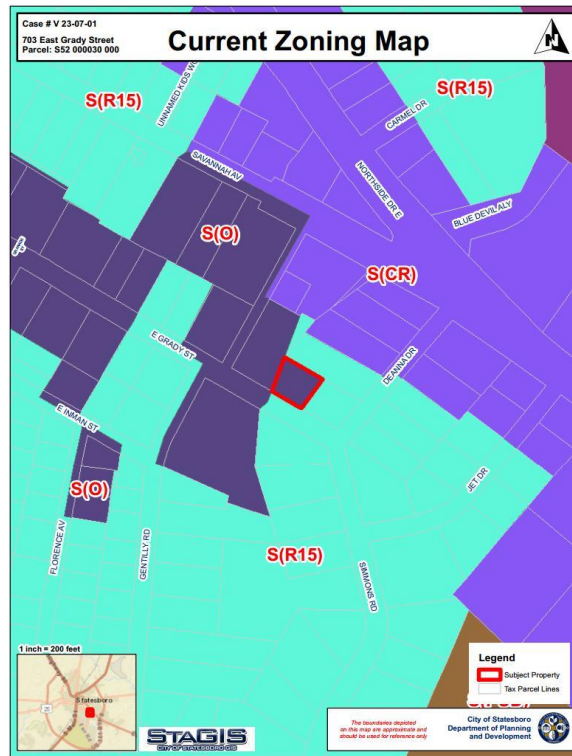
Current Zoning Map



Case # V 23-07-01
703 East Grady Street
Parcel: S52 000030 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

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

SUBJECT SITE

The subject site is a 0.24 acre lot located in a small neighborhood. The applicant intends to construct a parking lot at the existing site in order to allow for parking to serve the existing dental office. The property is currently a single-family home that will be converted into an administrative office for the dental facility next door. The property to the South has already converted some of the space to additional parking for the dental facility.

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

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

This is not an applicable concern as the property is not constructing anything new.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The lot was originally a single-family residence, but historical development in the area has seen a number of conversions of the housing into small scale businesses. The request will allow specifically for parking to be placed without changing the footprint of the building.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The limited buildable space on the lot will require some additional paving in order to provide administrative parking. The original home was built in 1964.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - Adherence to the ordinance in this circumstance would make this lot difficult to provide the office parking.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- There would be no substantial detriment to the public.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area "Established Residential Neighborhood" as stated in the *2019 – 2029 Comprehensive Master Plan*, and the precedent in the area has been set by a number of lots in the area.

Subject Property



Western Property



Southwestern Property



Eastern Property



Proposed Parking Lot



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 23-07-01**. 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 variance does not grant the right to begin construction. All building must be reviewed and approved by the City.



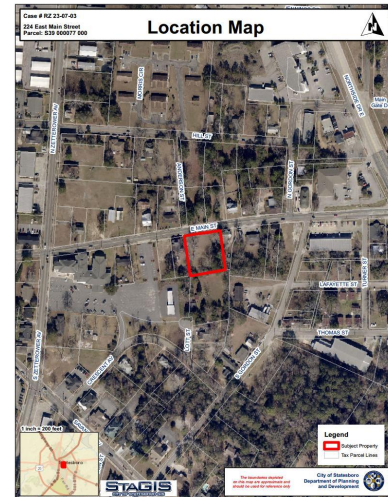
ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-07-02 & RZ 23-07-03 ZONING MAP AMENDMENT 17 GORDON & 224 EAST MAIN STREET

LOCATION:	17 Gordon Street/224 East Main Street
EXISTING ZONING:	R-4 (High Density Residential)
ACRES:	3.68 Acres
PARCEL TAX MAP #:	S39 000043 000. S39 000077 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Existing Neighborhood
PROPOSED USE:	Townhouse Development



PETITIONER Mitchell Ball
ADDRESS 1201 Brampton Ave; Statesboro, GA 30458

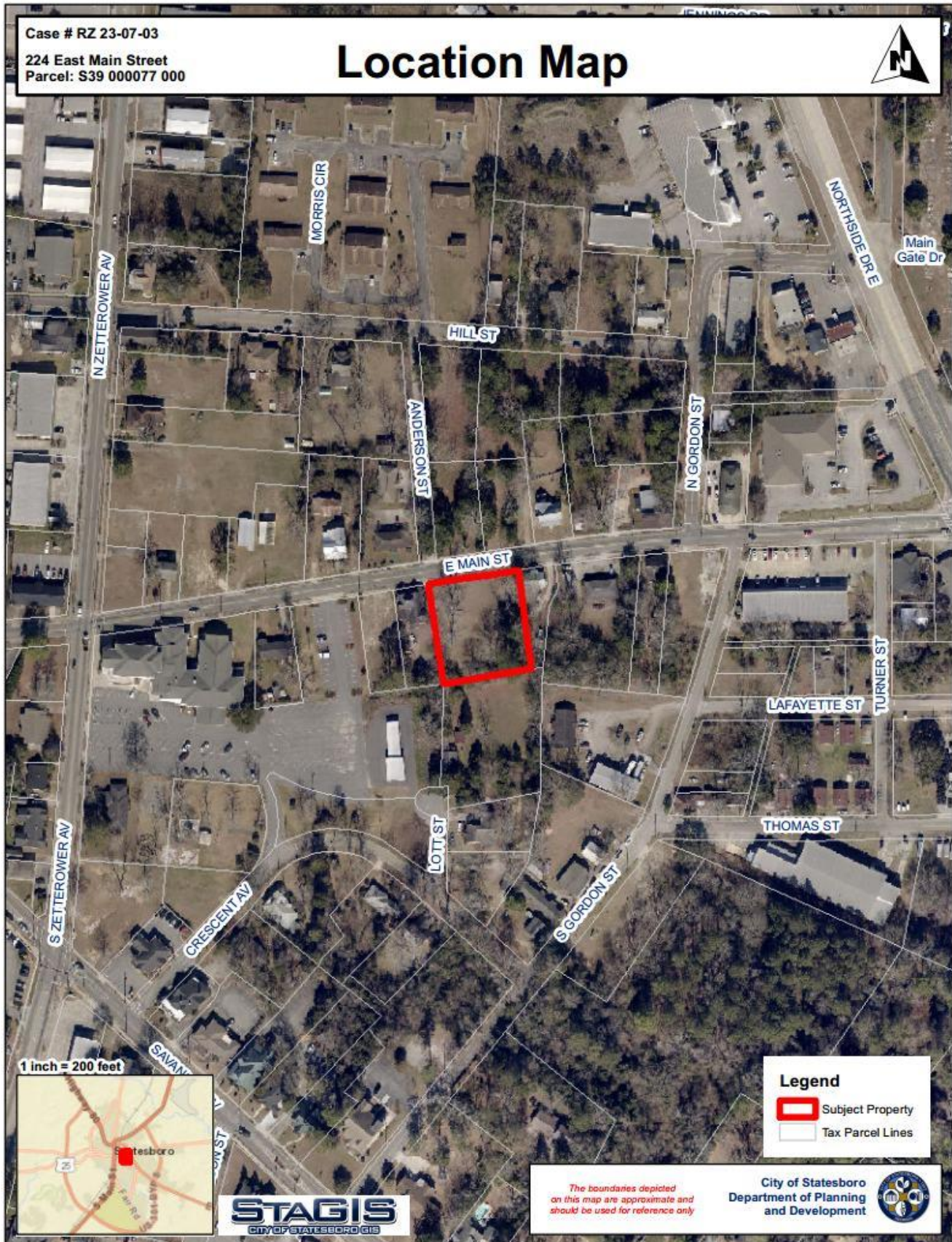
REPRESENTATIVE Same As Above
ADDRESS

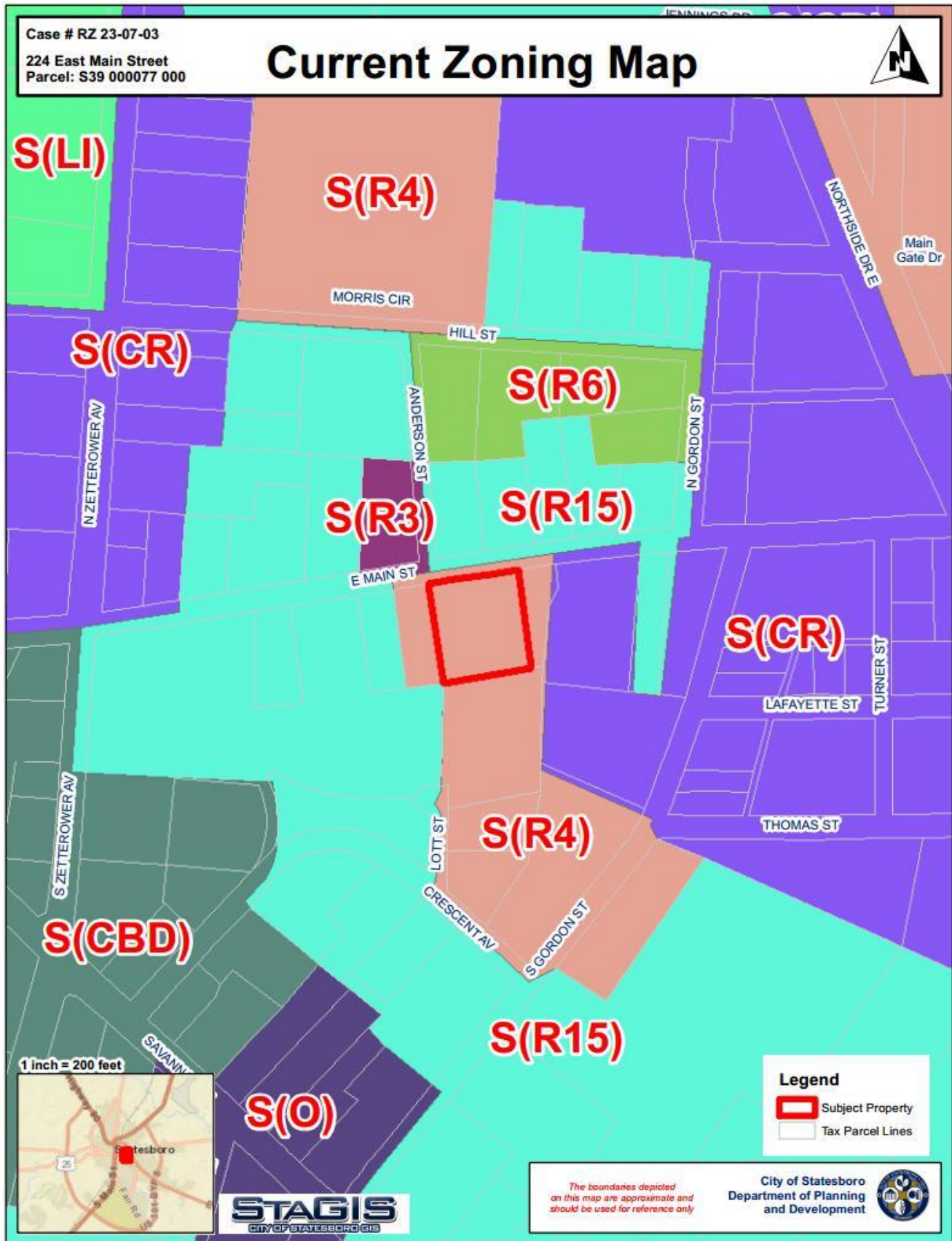
PROPOSAL

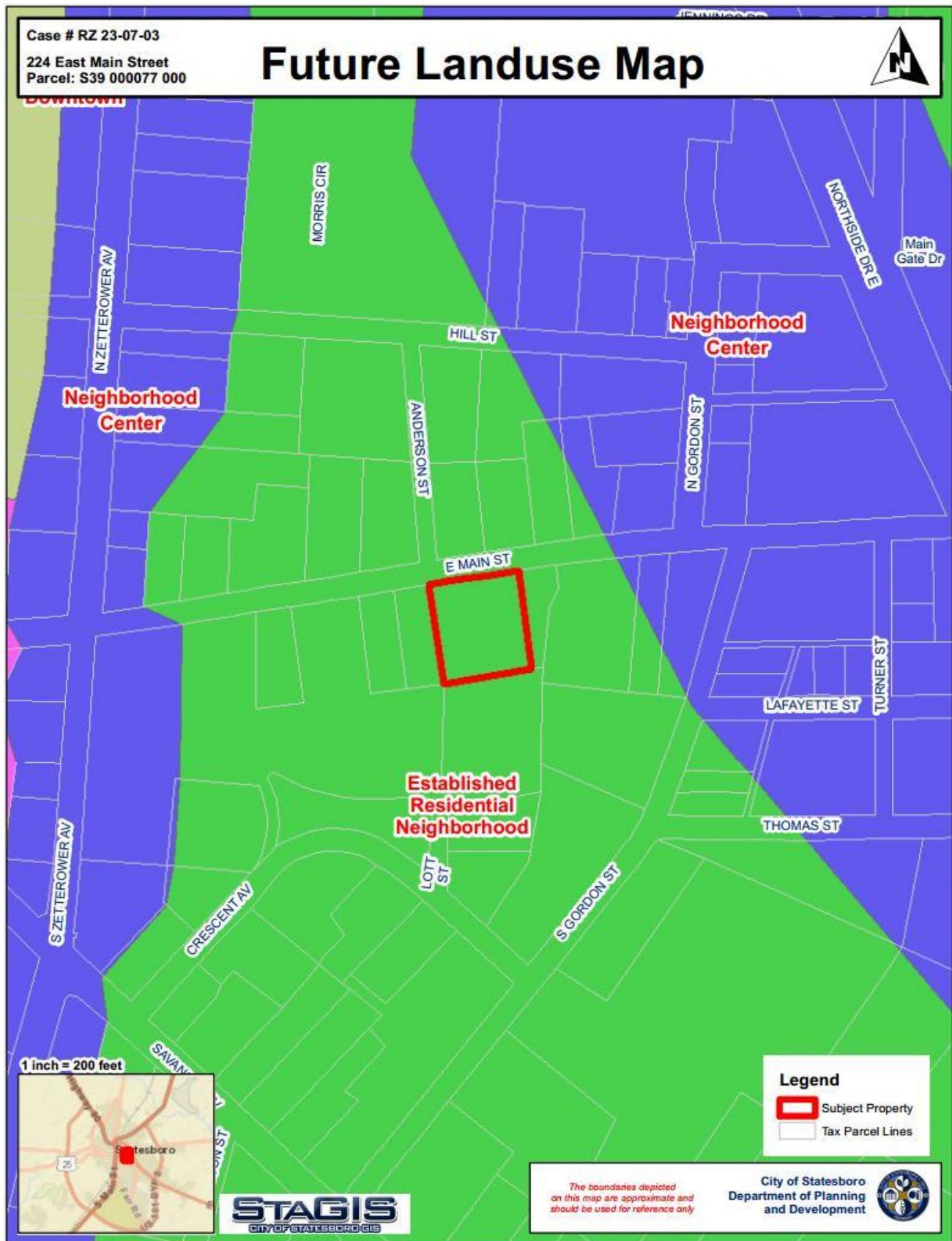
The applicant requests a zoning map amendment from the R-4 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district, in order to construct approximately 41 townhome units on Gordon & East Main Street.

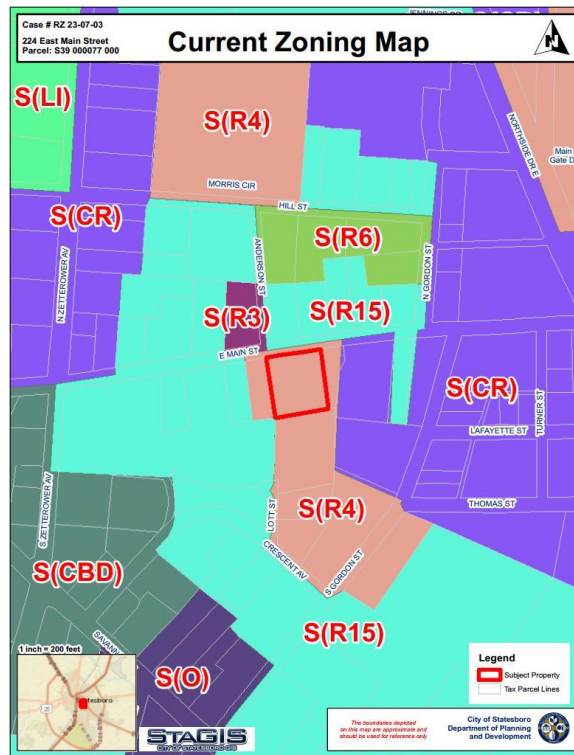
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 23-07-02 & RZ 23-07-03 DENIAL









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)	Single Family Dwelling
East	Location Area #3: R-4 (High-Density Residential)	Single-Family Dwelling
North West	Location Area #4: R-3 (Medium-Family Residential)	Duplex
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #7: R-15 (Single-Family Residential)	Single Family Dwelling
Southwest	Location Area #8: R-15 (Single-Family Residential)	Single Family Dwelling
West	Location Area #9: R-15 (Single-Family Residential)	Church

SUBJECT SITE

The subject site consists of approximately 3.68 acres, currently under separate ownership. The property has a number of older single-family and multifamily housing already on site with the inclusion of a park. This property is a part of the City of Statesboro Urban Redevelopment Plan, and is considered a part of the Gordon Street Neighborhood.

The intent of the applicant is to develop a townhome development and remove the currently existing housing on the site. Due to the type of development, the applicant will require significant amendments from the currently proposed site plan, so the existing sketch plan should not be considered as any type of final draft. .

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in both 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 as this area has historically been developed and currently has housing already on it.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities, although it has not been determined at this time if this project has sufficient water and sewer available for the number of units. .

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 primarily residential housing of varying densities. To the North of the site is a proposed single-family development which would front on East Main and Hill Street. To the East of the property are older developed block houses. The property is currently zoned for High-Density Residential.

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 would increase based the proposed development.

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 in the area, and remove some level of blight located in one of the City's Urban Redevelopment Areas.
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The property is currently experiencing significant dilapidation, but does have a number of in use housing already.
 5. **The suitability of the subject property for the zoned purposes.**
 - After a review of the site, and the development area, this project does appear suitable.
 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, but is currently occupied by numerous residents which may be displaced.
 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, but the access proposed would allow for multiple opportunities for ingress and egress.
 8. **Consistency with other governmental land use, transportation, and development plans for the community.**
 - The proposed use is inconsistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*, but the development can provide sufficient connectivity to adjacent developments that would ensure a suitable use. In addition, the general development type was not a consideration during the development of the comprehensive plan.

Subject Property



Northern Property



Eastern Property



Southern Property



Concept Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 23-07-02 & RZ 23-07-03, due to the inconsistency of the proposed plan with existing and future ordinances.** 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) 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.