



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 7, 2026

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 3, 2025

IV. New Business

1. **APPLICATION RZ 26 03-01**: Jake Reynolds and Elliot Wilson requests a Zoning Map Amendment on East Olliff Street from R-3 (Medium Density Multi-Household)/R-4 (High Density Residential) & LI (Light Industrial) districts to R-3 (Medium Density Multi-Household District). The proposed project site is three (3) separate tracts flanking East Olliff Street and A.C. Dunlap Cemetery sitting between two parcels on the Southside on the street. The proposed project is sixteen (16) separate lots consisting of duplexes, open and green spaces. (Tax Parcel # S49 000018 000).
2. **APPLICATION RZ 26 03-03**: PMM Properties LLC requests a Zoning Map Amendment of 115 Park Ave from R-15 (One Household Residential) to R-3 (Medium Density Multi-Household). The parcel is 0.69-acres and is proposed to covert the single-family house into a multi-family with four dwelling and an attached accessory dwelling unit (ADU). Totaling five (5) units (Tax Parcel # S40 000056 000).
3. **APPLICATION V 26 03-04**: Jason Wager requests a Variance to UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards to allow a zero (0) front yard setback from the required sixty (60) for the property located at 137 East Parrish Street (Tax Parcel # S37 000004 000).
4. **APPLICATION V 26 03-05**: Jason Wager requests a Variance to UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards to allow a allow twelve (12) feet side yard setback from the required twenty (20) feet for the property located at 137 East Parrish Street (Tax Parcel # S37 000004 000).

V. Announcements

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

April 7, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Jim Thibodeau, Len Fatica, Ronald Simmons, Joseph Folsom and Logan Josey; **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Monica Gann (Senior Planner).

Call to Order

Commissioner Dixon called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

II. Approval of Minutes

1. March 3, 2026 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of March 3, 2026 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION V 26 -02-01:** BPR Veterans Parkway LLC/ Roy Patel requests a Variance from UDC Section 2.2.9- MX Table – B Dimensional Standards for a property located at corner of Woodford Lane and Veterans Memorial Parkway, to allow for an increase of the setback from 25 feet maximum to 85 feet for a new hotel fronting Woodford Lane (Tax Parcel # MS42000007 005).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote. Commissioner Fatica motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote.

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Thibodeau. The motion passes 6-0.

2. **APPLICATION V 26 -02-02:** Jay Patel (Town Center Statesboro LLC)/ Dan Fischer (EMC Engineering Services, INC) requests a Variance from UDC Section 2.2.9- MX Table – B Dimensional Standards for a property located at the corner of Eddie Rushing Road and Veterans Memorial Parkway, to allow for an increase of the setback from 25 feet to 75 feet for a new hotel fronting Eddie Rushing Road (Tax Parcel # MS63000026 032).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote. Chris Schneider from EMC Engineering was available to speak. Confirmed setback request. Commissioner Simmons motioned to close the discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Simmons. The motion passes 6-0.

IV. Announcements

Justin Williams announced the regional training info is available for those who like to participate.

V. Adjourn

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

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
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RZ 26-03-01		
ZONING MAP AMENDMENT REQUEST		
LOCATION:	East Olliff Street	
PETITIONER/REPRESENTATIVE	Jake Reynolds and Elliot Wilson	
EXISTING ZONING:	R-3 (Medium Density Residential District) R-4 (High Density Residential District) LI (Light Industrial)	
PROPOSED ZONING:	R-3 (Medium Density Residential District)	
OVERLAYS/DISTRICTS:	N/A	
FUTURE LAND USE CLASSIFICATION	Redevelopment Area	
TOTAL ACRES:	6.28-acres total (273,556.8sqft)	Tract 1- 2.02-acres Tract 2- 1.24-acres Tract 3- 3.02-acres
PARCEL TAX MAP #:	S49 000018 000	
COUNCIL DISTRICT:	District 1 (Johnson)	
EXISTING USE:	Vacant land	
PROPOSED USE:	Duplexes	

Planning Commission: April 7, 2026

City Council: April 21, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26 03-01 CONDITIONAL APPROVAL

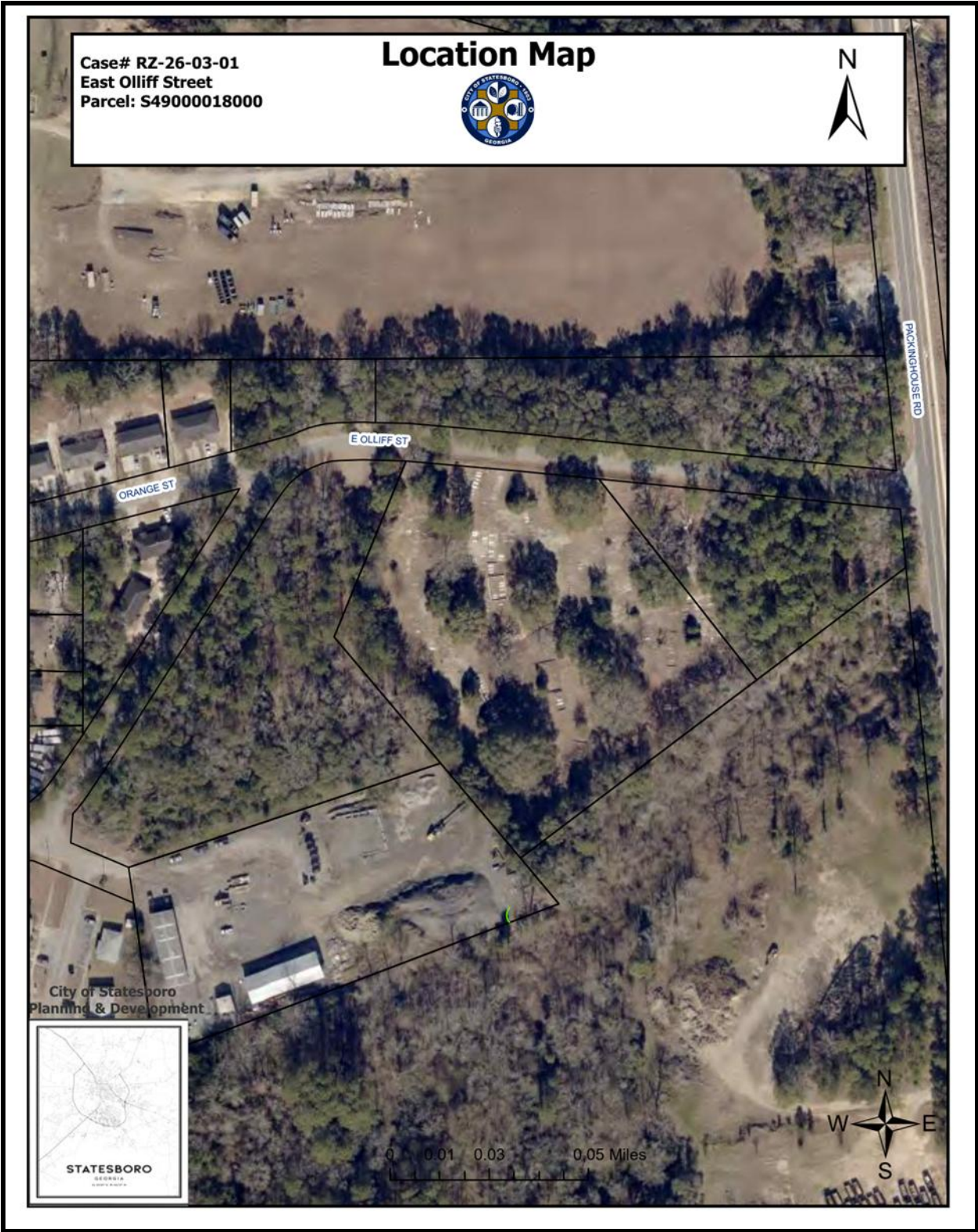
DETAILED DISCUSSION

HISTORY

This area was included within the city boundaries when the first city charter was implemented in 1866. According to the Tax Assessor website and historic aerial maps, the parcel(s) were never developed. Between tract 2 and 3 lies the privately owned A.C Dunlap cemetery which holds a deed dated 1903. This area is just north of Eastside Cemetery.

REQUEST

The petitioner is requesting a Zoning Map Amendment on East Olliff Street from R-3 (Medium Density Residential District)/R-4 (High Density Residential District)/LI (Light Industrial) to R-3 (Medium Density Residential District). The proposed project site is three (3) separate parcels flanking East Olliff Street and A.C. Dunlap Cemetery sitting between two parcels on the Southside on the street. The proposed project is sixteen (16) separate lots consisting of duplexes and open and green spaces.

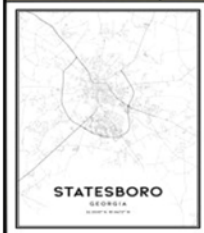
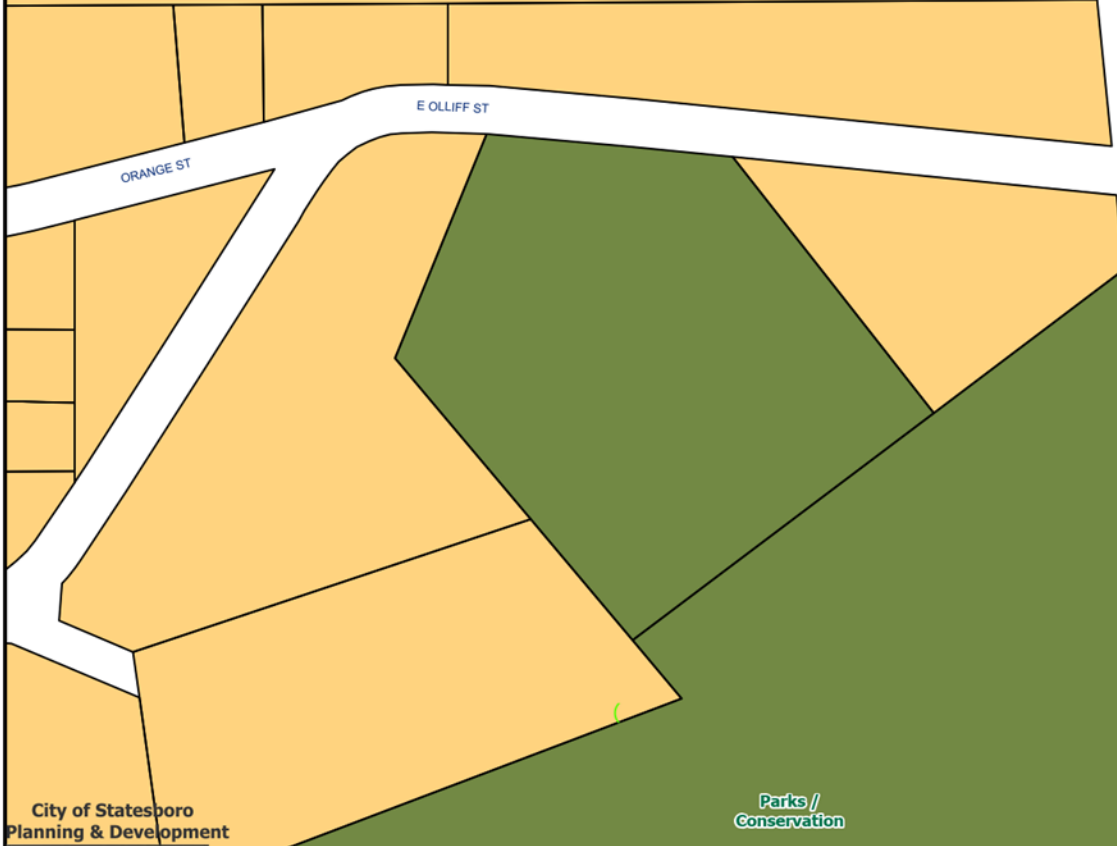


Case# RZ-26-03-01
East Olliff Street
Parcel: S49000018000

Future Land Use Map

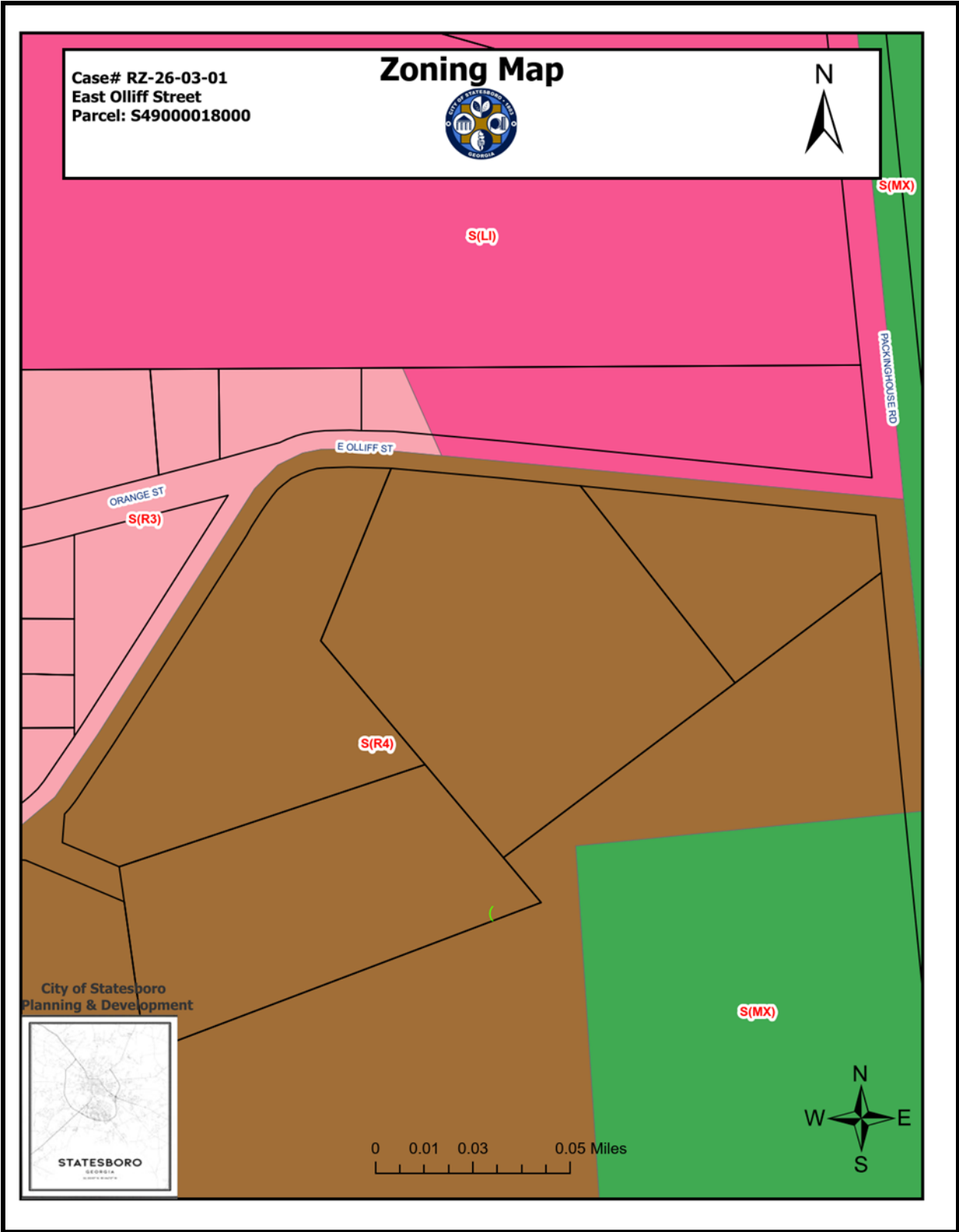


Redevelopment
Area



0 0.01 0.03 0.05 Miles





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	LI (Light Industrial)	City Public Utilities
Northeast	MX (Mixed Use)	Single Family House
East	MX (Mixed Use)	Single Family House
Northwest	R-3 (Medium Density Residential District)/LI (Light Industrial)	Single Family Houses/ City Public Utilities
Southeast	R-4 (High Density Residential District)/MX (Mixed Use)	Vacant/ Single Family House
South	R-4 (High Density Residential District)/MX (Mixed Use)	Ga Dept of Transportation/City Property
Southwest	R-4 (High Density Residential District)	Apartments
West	R-3 (Medium Density Residential District)	Single Family Houses

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	Tract 1- 2.02-acres Tract 2- 1.24-acres Tract 3- 3.02-acres Total 6.28-acres
Lot	Tract 1- 638.87 feet fronting East Olliff Street Tract 2- 394.52 feet fronting East Olliff Street Tract 3- 280.28 feet fronting East Olliff Street
Flooding	The floodway and flood plain meet the southern edge of Tract 2 and the northeast corner of Tract 1.
Wetlands	The wetland area is just south of Tract 2.

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project consists of a total 6.28-acres spread across three tracts. The tracts of land are proposed to be duplexes with accompanying drive-ways and greenspaces.

SITE DESIGN DETAILS

R-3 (Medium Density Residential District)

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area:	6,000 square feet	6795-10,715.46 sq feet
Maximum Building Height:	35 feet	One-story
Maximum Building Coverage:	50%	50%
Setbacks:		
front yard:	20 feet unless Section 2.3.3 -D applies	20 feet
side yard:	6 feet each side setback	6 feet each side
rear yard:	20 feet	20 feet
Buffer:	See UDC Section 2.5.4	Per UDC Section 2.5.4
Parking per dwelling:	Lesser of one (1) per bedroom or two (2) per dwelling unit	2 per dwelling

Section 2.4.9 - Residential Uses

B. Minimum dwelling sizes:
 (2) Two-household dwelling: at least 1,500 square feet.

F. Porch or Stoop required: For all ground story dwellings in the **R-3**, R-4, R-6, and MX districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from R-3 (Medium Density Residential District), R-4 (High Density Residential District), LI (Light Industrial) to R-3 (Medium Density Residential District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area,” is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will be characterized by pedestrian-oriented neighborhood scale development.

The request is consistent with the city’s development patterns and the revitalization efforts. The subject property offers residential dwellings that help establish trending patterns of growth in the area, and additionally provide neighborhood connections and create a sense of community.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. However, the wetlands are proposed to be part of the proposed greenspace.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there are water and sewage lines available nearby. Natural gas is not available along East Olliff Street.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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?

Analysis: Yes, a R-3 district is adjacent to the subject site.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the R-3 district is adjacent to the subject property. The zoning would be continuous. Also, it would eliminate split zoned parcels, making the area more cohesive and consistent with the Comprehensive Plan.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, however the proposed residential dwelling units would add necessary infill housing options to the city.

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

Analysis: The site is within the Redevelopment Area as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner develop the parcel in accordance with Unified Development Code and the Comprehensive Plan.

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?

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the housing shortage and the assist the revitalization of the neighborhood.



Subject property: Tract 2 from the ROW on Packinghouse Road, facing south.



Subject property: Tract 1 from the ROW on Packinghouse Road, facing north.



View of the property across from subject property, Tract 1 and Tract 2 from ROW on Packinghouse Road, facing northeast.



View of the property across from subject property, Tract 2 and Tract from ROW on Packinghouse Road, southeast.



Subject property: Tract 2 from the ROW on East Olliff Street, facing south.



View of the property between Tract 2 and Tract 3. Privately owned Cemetery deeded since 1903, facing south.



Subject property: Tract 3 on the north side of road directly facing the cemetery, facing east.



View of properties next to Tract 1 and across from Tract 3, at the intersection of East Olliff Street and Orange Street.



Subject property: north end of Tract 3 from the ROW of East Olliff Street, facing south.



Subject property: Tract 3 from ROW on East Olliff Street, facing south.



Subject property: Tract 3 from the ROW East Olliff Street facing south.



View of properties across from Tract 3 from the ROW on East Olliff Street, facing west.



View of properties across from Tract south end of East Olliff Street, facing southwest.



View of properties across from Tract 3 at the fork of East Olliff Street, facing northwest.



Subject property: Tract 3 from the ROW of East Olliff Street, facing north.



View of the property across from Tract 3, facing southeast.



View of the property south of Tract 2, facing east.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-03-01**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) The applicant must provide a subdivision plat for approval prior to issuance of a building permit.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348

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Statesboro, Georgia 30458

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RZ 26-03-03 ZONING MAP AMENDMENT REQUEST	
LOCATION:	115 Park Ave
PETITIONER/REPRESENTATIVE	PMM Properties LLC/ Christopher Gohagan
EXISTING ZONING:	R-15 (One-Household Residential)
PROPOSED ZONING:	R3 (Medium Density Multi-Household Residential District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.69-acres (30,056.4 sq ft)
PARCEL TAX MAP #:	S40 000056 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Single family house
PROPOSED USE:	Multi-family residence

Planning Commission: April 7, 2026

City Council: April 21, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26 03-03 DENIAL

DETAILED DISCUSSION

HISTORY

According to the tax assessor website, the house was constructed in 1920. Based on historic maps, 115 Park Ave was one of two houses on Park Ave in 1920. At this time Park Ave stopped at the corner and only could make a left on to East Grady Street.

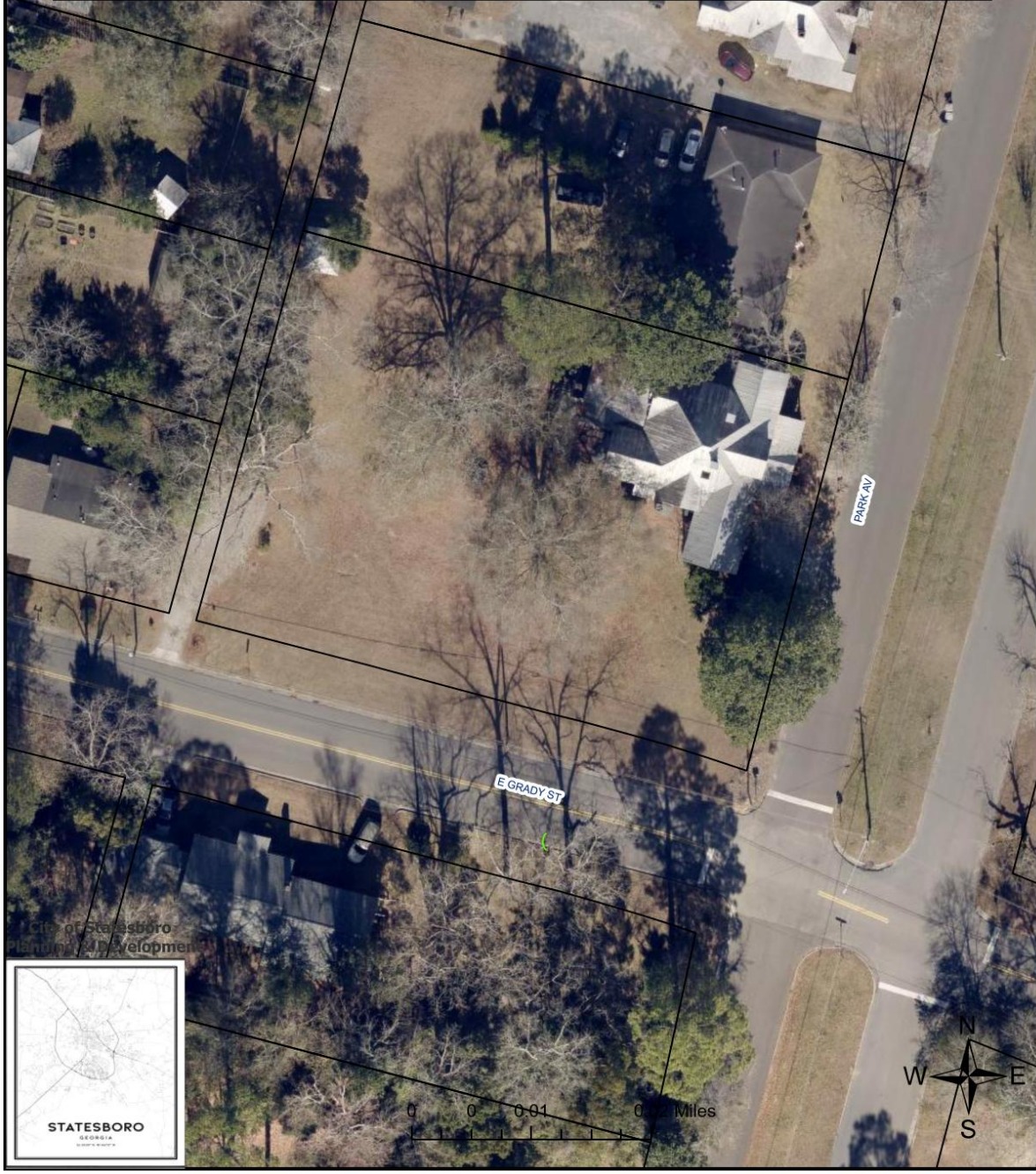
The entrance into the Park Ave neighborhood is a National Register Savannah Ave Historic District, which was first established in 1989. Savannah Ave, Park Ave and the surrounding neighborhoods were established between the later 19th century and the early 20th century.

REQUEST

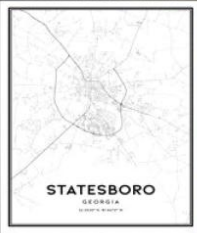
The petitioner is requesting a Zoning Map Amendment of 115 Park Ave from R-15 (One Household Residential) to R-3 (Medium Density Multi-Household Residential District). The parcel is 0.69-acres and is proposed to convert the single-family house into a multi-family with four dwellings and build an additional attached accessory dwelling unit (ADU) with a second-floor unit. The proposed project would consist of five (5) total units.

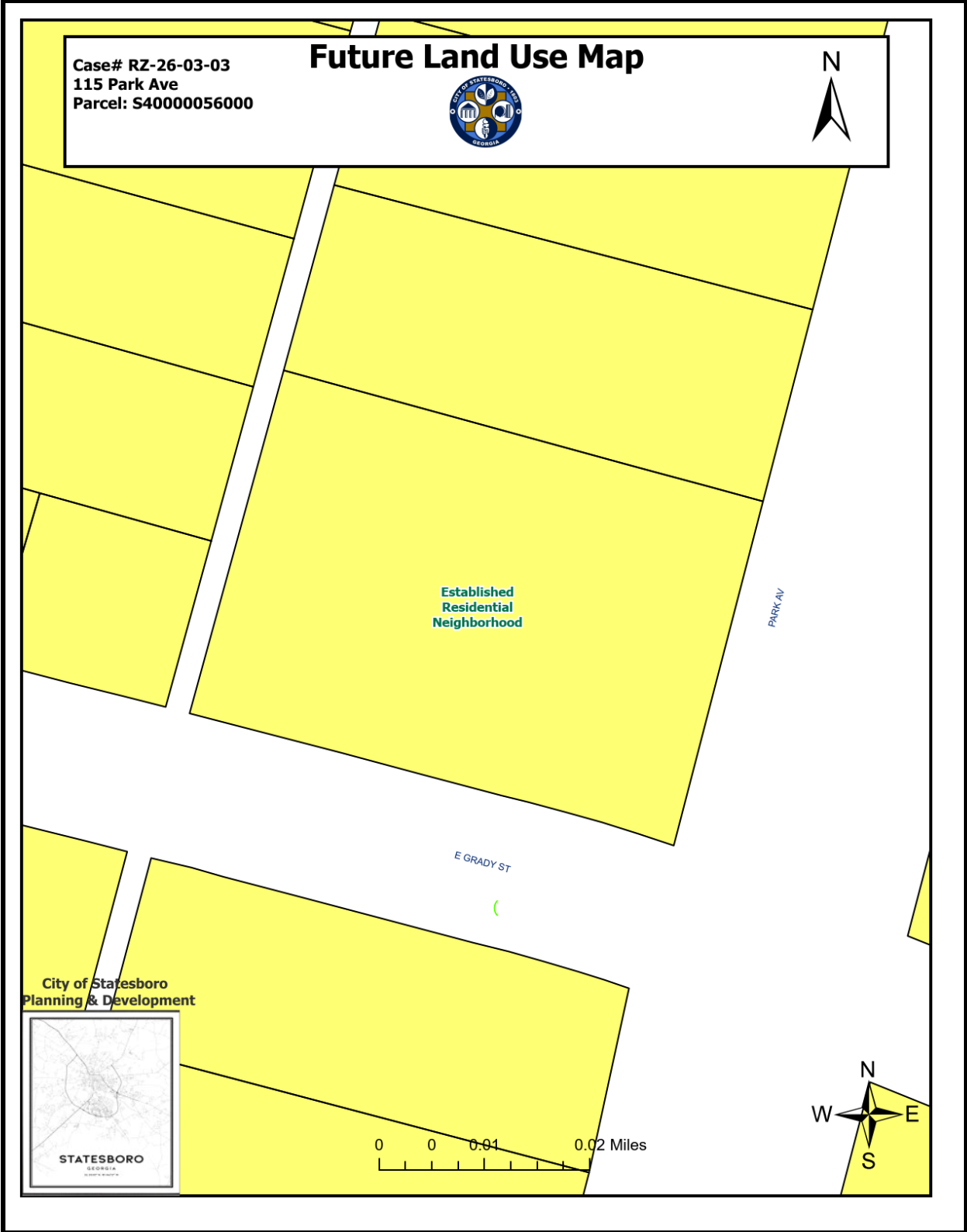
Case# RZ-26-03-03
115 Park Ave
Parcel: S40000056000

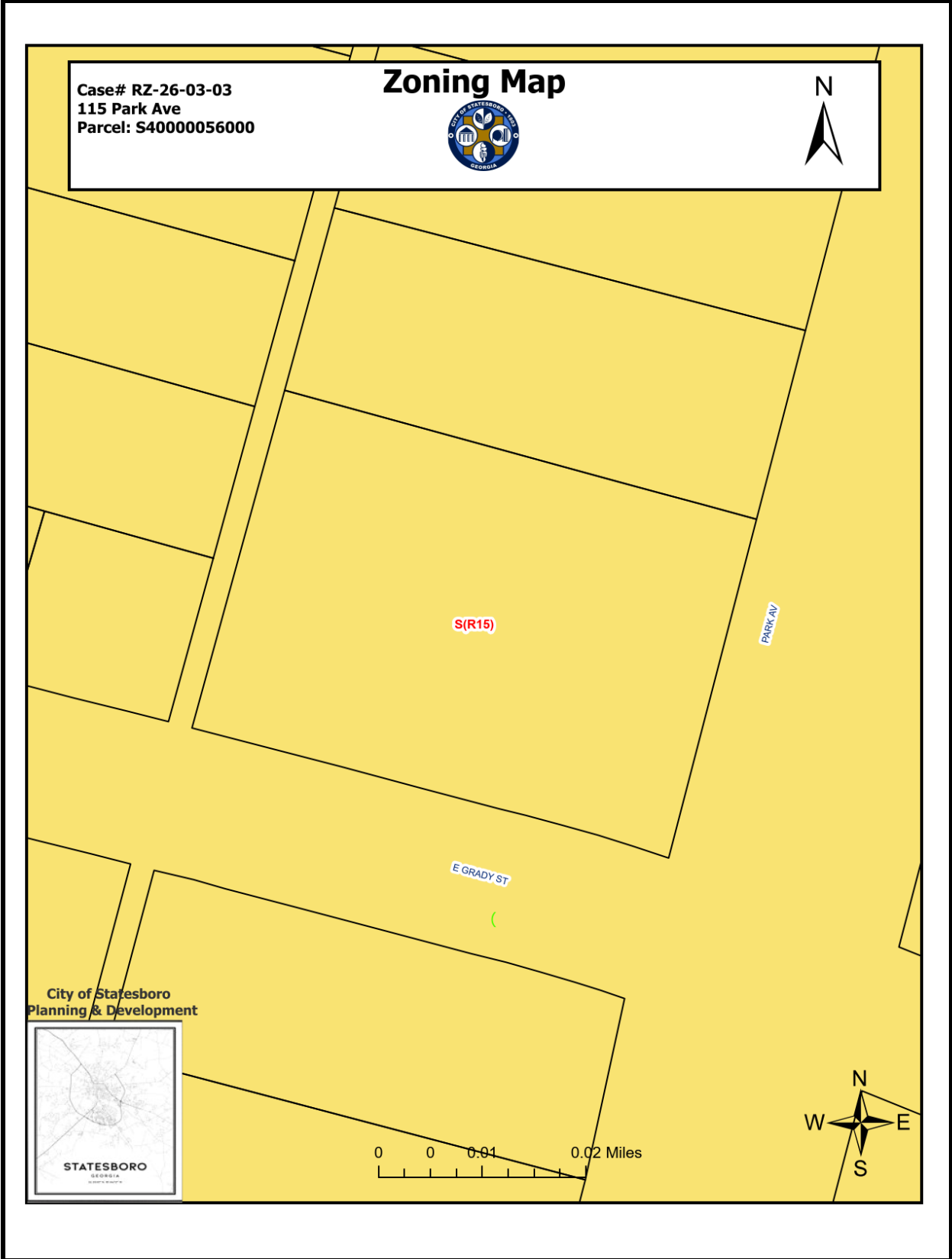
Location Map



City of Statesboro
Planning & Development







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-household Residence District)	Duplex
Northeast	R-15 (One-household Residence District)	Single-Family
East	R-15 (One-household Residence District)	Single-Family
Northwest	R-15 (One-household Residence District)	Single-Family
Southeast	R-15 (One-household Residence District)	Single-Family
South	R-15 (One-household Residence District)	Single-Family
Southwest	R-15 (One-household Residence District)	Vacant Lot
West	R-15 (One-household Residence District)	Single Family/ Duplex

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.69-acres
Lot	150 X 220
Flooding	None
Wetlands	None

SITE DETAILS
<p><u>Site Design and Layout</u></p> <p>The proposed project consists of a single-family house to be subdivided into four (4) dwelling units. Additionally, an attached ADU would be constructed next to the existing car port with an additionally unit on the second floor.</p>

SITE DESIGN DETAILS			
R-15 (One-Household Residential)		R-3 (Multi-Household Residential District)	
<u>Required</u>		<u>Proposed</u>	
Residential Uses	Dwelling, One-Household	Multi-family household, four (4) dwelling units, with an accessory dwelling unit subdivided into one (1) additional unit. Total units on the properties five (5) units.	
		<u>Required</u>	<u>Proposed</u>
Minimum Lot Area:	15,000 square feet per dwelling unit	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Maximum Building Coverage:	25%	50%	
Parking per dwelling:	2 per dwelling	Lesser of 1 bedroom or 2 per dwelling	parking plan was not provided
<u>Section 2.4.9 - Residential Uses</u>			
<u>Required</u>		<u>Proposed</u>	
B. Minimum dwelling size: (5) Multi-household dwelling: each unit must have at least 288 square feet and the average square footage per unit for any one multi-household development must be at least 576 square feet.		Unit 1: 555 sq feet Unit 2: 617 sq ft Unit 3: 640 sq ft Unit 4: 811 sq ft Unit 5: 658 sq ft (ADU)	
E. Multi-household dwellings. In addition to other applicable standards, the following provisions apply to multi-household dwellings. (1) Vehicular access to multi-household dwellings. Where vehicular access is required or otherwise provided, provisions must be made for ingress and egress to and from vehicle streets and highways		Parking plan was not provided.	

serving multi-household dwellings without congestion to or interference with normal traffic flow.	
(2) Recreational features for multi-household dwellings. Multi-household dwelling developments are encouraged to provide community areas, laundry facilities, playgrounds, tot lots, and other services necessary for the comfort and convenience of multi-household dwelling residents.	Information was not provided.
<u>Section 2.4.1 Accessory Dwelling Unit</u>	
<p>A. Attached and detached units. Accessory dwelling units may be attached to the principal building or detached from the principal building in a separate building on the same lot, subject to all applicable standards including the dimensional standards in Table 2.3.3-A - Comprehensive Dimensional Standards Table.</p> <p>B. Maximum floor area. The maximum floor area for an accessory dwelling unit is 750 square feet.</p>	

STAFF SUMMARY AND ANALYSIS
<p>The petitioner is requesting to rezone from a R-15 (One-Household Residential District) to a R-3 (Medium Density Multi-Household Residential District). The subject site is currently part of significant large R-15 district. The proposed R-3 rezone would a create an outlier zone within the R-15 zone. In addition, the proposed project increases density in an area</p> <p>The <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “<i>Established Residential Neighborhood</i>,” is a primarily residential neighborhoods that been developed. Growth is generally not anticipated in this area.</p> <p>Many of the Established Residential Neighborhoods were developed from the late 19th century to mid-20th century and feature connected street grids linked with downtown. The entrance onto Park Ave from Savannah Ave is the Savannah Historic District which is a National Registered Historic District, consisting of single-family homes dating back to the early 1900s.</p>

The request presented by the petitioner is not consistent with the *City of Statesboro's Comprehensive Plan* and the city's development patterns in this area. Though there are a limited number of houses that have been converted into multi-family households, those were converted before the UDC was implemented, are considered legal non-conforming.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City Water and would not require a traffic study.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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?

Analysis: No, the neighborhood is an established neighborhood and the surrounding area is a historic district that is National Registered. The two multi-family conversions were completed before the UDC was implemented.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: Yes, the multi-family use would add traffic to the immediate area. Additionally, parking is a concern. Street parking would create congestion in the neighborhood. Furthermore, the added density would adversely affect the adjacent and nearby properties.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, the existing R-15 allows the property to be used as is. Additionally, the property could be subdivided and still follow the R-15 requirements for the size lots.

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

Analysis: The site is within the Established Neighborhood area categorized in the Comprehensive Plan. The parcel as its currently zoned can be developed in accordance with UDC and the Comprehensive Plan.

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?

Analysis: No, it's the opinion of Staff that proposed rezone would not be beneficial to the City and the immediate surrounding area.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: No, it's the opinion of Staff the proposed project does not conform to the Comprehensive Plan of the City.



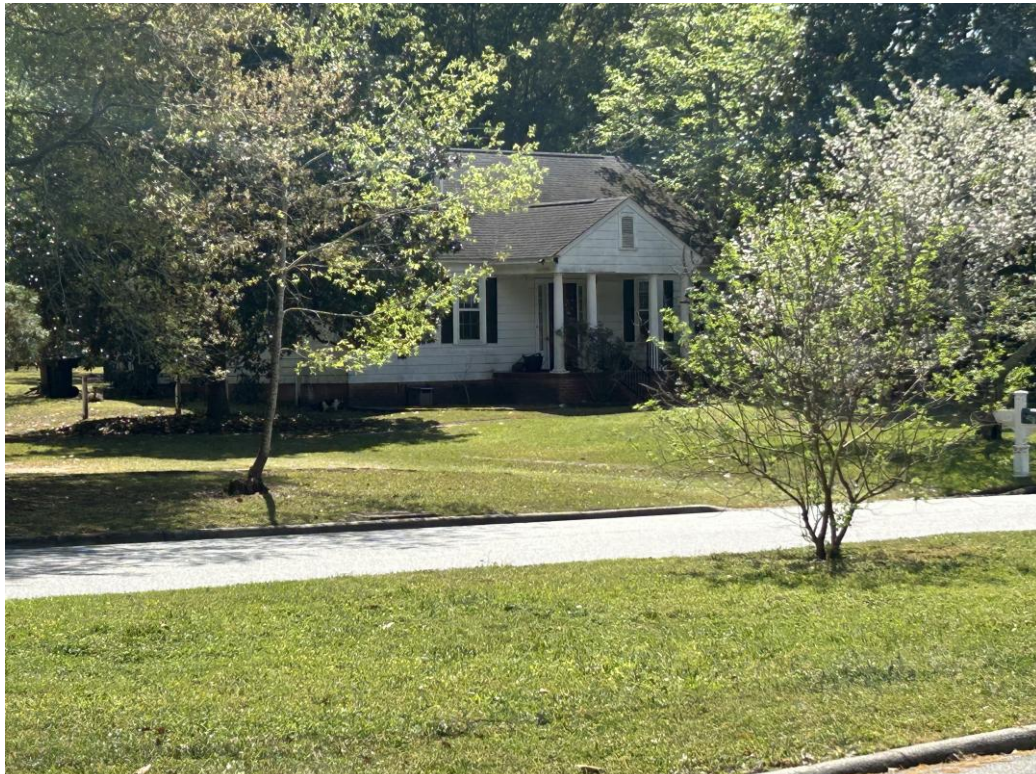
Subject Property: view of the property from the ROW on Park Ave, facing west.



View of the property to the north of the subject property on Park Ave, facing northwest.



View of the property across from the subject property on Park Ave, facing east.



View of the property southeast from the subject property, facing southeast.



View of the property southwest from the subject property, facing southwest.



View of properties entering Park Ave, part of the Savannah Historic District, facing north.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **DENIAL of RZ 26-03-03**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of this request does not grant permission to begin building modifications. All construction must be reviewed and approved by the City.
2. The applicant must submit a parking plan prior to the issuance of any permits.
3. The ADU may not exceed square footage as outlined in Section 2.4.1.



ZONING SERVICES REPORT

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V 26-03-04 and V 26-03-05 ZONING VARIANCE REQUEST	
LOCATION:	137 East Parrish Street
PETITIONER/REPRESENTATIVE	Jason Wager
EXISTING ZONING:	HOC (Highway Oriented Commercial District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment Area
TOTAL ACRES:	0.36-acres (15,681.6 sq ft)
PARCEL TAX MAP #:	S37 000004 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Commercial (car detailing)
VARIANCE REQUEST(S):	Variance to the required front and side setback of the UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards.

Planning Commission: April 7, 2026

City Council: April 21, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-03-04 and V 26-03-05 DENIAL

DETAILED DISCUSSION

HISTORY

The parcel and the surrounding area were once owned by S.F. Olliff. This specific parcel was owned by Standard Oil Company out of Kentucky and operated a fueling station at this location as early as 1950. According to the Tax Assessor website, this property has maintained a similar use for the last fifty years (fueling station, tire repair shop, and a car detailing business). The property was rezoned in 2019 RZ 19-07-02 from a commercial retail to the current zoning HOC (Highway Oriented Commercial).

REQUEST

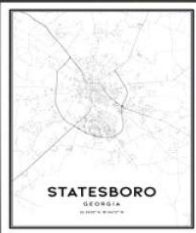
The petitioner is requesting two (2) variance requests which are to the required front and side setbacks of the UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards. The first variance request is to allow a zero (0) front setback from the required sixty (60). Also, to allow twelve (12) feet setback from the required twenty (20) feet in order to be able to build additional work space for the current car detailing business.

Case# V-26-03-04
Case# V-26-03-05
137 East Parrish Street
Parcel: S37000004000

Location Map



City of Statesboro
Planning & Development



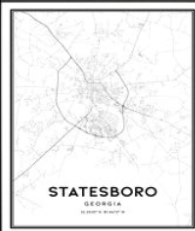
Case# V-26-03-04
Case# V-26-03-05
137 East Parrish Street
Parcel: S37000004000

Future Land Use Map



Redevelopment
Area

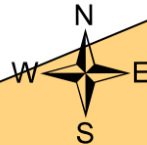
City of Statesboro
Planning & Development

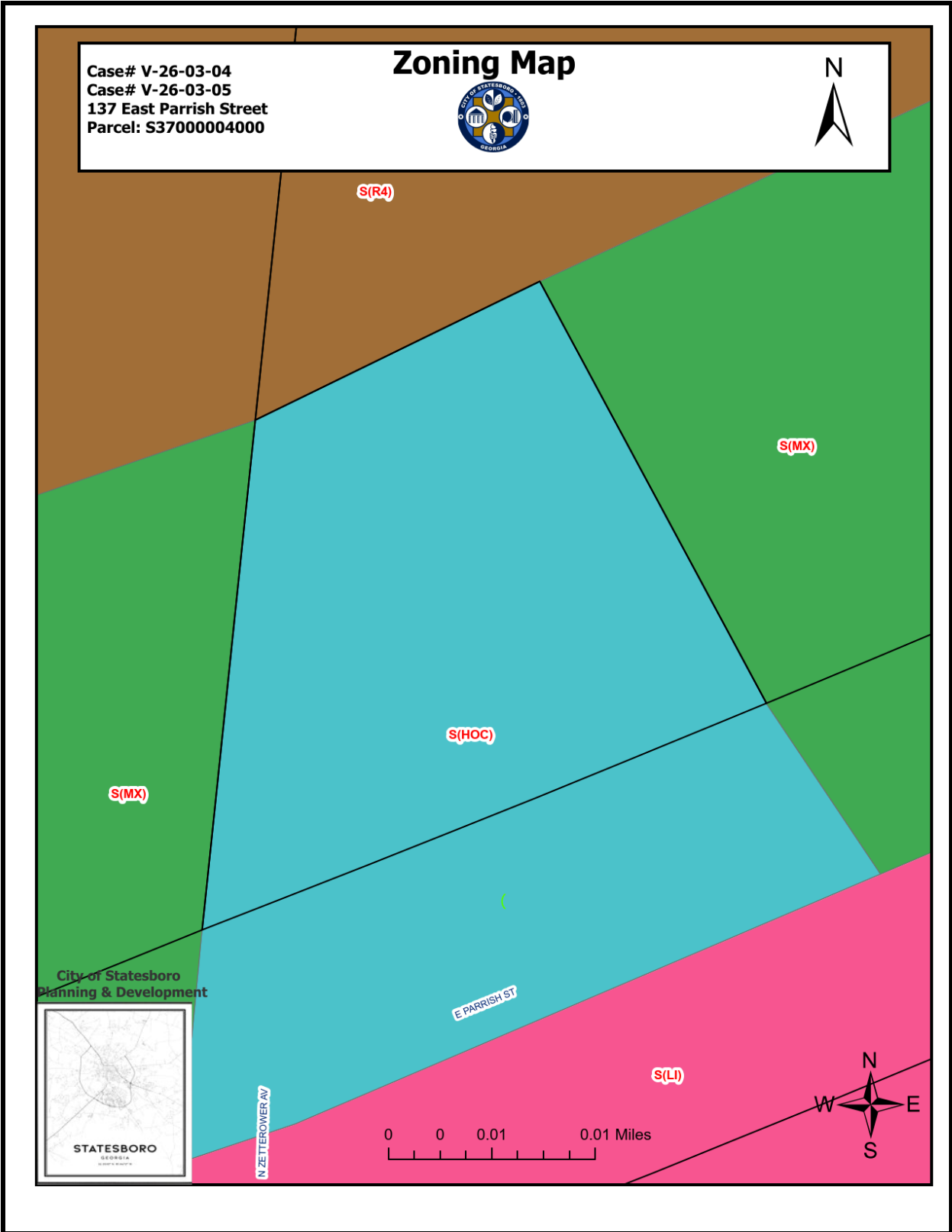


E PARRISH ST

N ZETTEROWER AV

0 0 0.01 0.01 Miles





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-4 (High Density Residential District)	Undeveloped
Northeast	R-4 (High Density Residential District)	Undeveloped
East	MX (Mixed Use)	Vacant commercial building
Northwest	R-4 (High Density Residential District)	Undeveloped
Southeast	LI (light Industrial)	Commercial
South	LI (Light Industrial)	Commercial
Southwest	LI (Light Industrial)	Vacant lot
West	MX (Mixed Use)	Undeveloped

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	0.36-acres
Lot	150 x 125
Flooding	None
Wetlands	None
Easements	None

SITE DESIGN DETAILS		
UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards.		
	<u>Required</u>	<u>Proposed</u>
Minimum Front Yard Setback:	60 feet generally; if 20 feet if no front yard parking is provided	Zero (0)
Minimum side yard Setback:	20 feet	Twelve (12)

STAFF SUMMARY AND ANALYSIS
<p>The petitioner is requesting two variances from UDC Section 2.2.10 from the required front yard setback of sixty (60) foot to allow a zero front yard setback and from the required twenty (20) foot side yard setback to a twelve (12) foot side yard setback. The petitioner is requesting the variances in order to expand the growing existing business.</p> <p>The <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “<i>Redevelopment Area</i>,” which is generally consistent with Statesboro URP area and is an area where the city shall encourage redevelopment of underutilized and neglected structures.</p> <p>The request to allow a variance from the required setback does not align with Comprehensive Plan and the UDC.</p> <p><u>ENVIRONMENTAL SITE ANALYSIS</u></p> <p>The subject property is not in a special flood hazard area, and does not contain wetlands.</p> <p><u>COMMUNITY FACILITIES AND TRANSPORTATION</u></p> <p>Property is connected to city utilities.</p> <p><u>ZONING VARIANCE STANDARDS OF REVIEW</u></p> <p>The <i>Statesboro Unified Development Code</i> provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the <i>Unified Development Code Ordinance</i> states that the Mayor and Council shall consider the following criteria:</p> <ol style="list-style-type: none"> 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;

Analysis: Yes, the shape and size of the lot is smaller compared to the surrounding area.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: No, the conditions of the parcel are not the result of the applicant.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC. However, this particular piece of property is limiting the ability expand the business.

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

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations. However, the road is a GDOT road, which requires a setback.

5. 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.

Analysis: The proposed variances of the front and side yard setbacks do not align with current requirements of the zoning districts and would not align with surrounding area's character.

Based upon review of the proposed setbacks and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the proposed setbacks are not aligned with the UDC and the City's Comprehensive Plan. Therefore, the proposed variance does not meet the review criteria on the Standards of Review.



Subject property: the south view of the property from the ROW on East Parrish Street, facing north.



Subject property: west side view of the property, facing east.



Subject property: view of the side yard and property line to northwest of the existing building, facing north.



View of the property southwest from the subject property, facing southwest.



View of the property to the southeast of the subject property, facing southeast.



View of the property directly across from the subject property on East Parrish Street, facing east.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **DENIAL for V 26 03-04 and V 26-03-05**. If this petition is approved, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to build without appropriate permitting.