



*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 5, 2025**

**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 1, 2025

**IV. New Business**

1. **APPLICATION RZ 25-05-08**: VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).
2. **APPLICATION RZ 25-07-01**: Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres that is split zoned R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).
3. **APPLICATION RZ 25-07-02**: Hussey Gay Bell requests a Zoning Map Amendment of 1.72-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on the corner of Northbridge and Drive Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C3).
4. **APPLICATION RZ 25-07-03**: Hussey Gay Bell requests a Zoning Map Amendment of 1.65-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C4).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**July 1, 2025**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Commission Members Present:** Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Ronald Simmons, and Len Fatica: **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Monica Gann (Senior Planner), Jermaine Foster (City Planner), Brad Deal (Director of Public Works and Utilities), and David Moyer (Assistant Civil Engineer). **Absent:** Matthew Lovett

**I. Call to Order**

Commissioner Dixon called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Dixon led in the invocation & pledge.

**III. Approval of Minutes**

1. June 3, 2025 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of June 3, 2025 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 6-0 vote.

**IV. New Business**

1. **APPLICATION V 25-05-08:** DEFERRED

2. **APPLICATION V 25-06-05:** VSB Development LLC requests a Zoning Map Amendment of 138.06-acres (corrected) an existing PUD in order to develop five hundred (500) multi-family units and three (3) commercial/retails spaces at 2457 Old Register Road (Tax Parcel#076 000001 000).

Justin Williams introduced the case. Commissioner Fatica asks Staff questions about the traffic study. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Simmons. The Motion passed on a 6-0 vote. A representative for the applicant Christopher Gohagen spoke regarding how the proposed project meets the City's Comprehensive Plan and the current PUD is a Tax Allocation District. Additionally, Clark O'Barr the engineer for the project answers question about the traffic study. A property owner adjacent to the proposed project voiced concerns about the impact to the wetlands on the proposed project site. Commissioner Fatica motion to close public discussion with a second from Commissioner Beck. The Motion passes 6-0.

Commissioner Simmons makes a motion to approve with stated conditions for the case  
Commissioner Fatica seconds. The motion passed 6-0.

**V. Announcements**

**VI. Adjourn**

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

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**Chair – Cathy Dixon**

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**Secretary – Justin Williams**  
**Director of Planning & Development**



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

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<b>RZ 25-05-08</b>	
<b>ZONING MAP AMENDMENT REQUEST</b>	
<b>LOCATION:</b>	376 Tormenta Way
<b>PETITIONER/REPRESENTATIVE</b>	VS Development, LLC/ Christopher Gohagan
<b>EXISTING ZONING:</b>	PUD (Planned Unit Development), R-40 (One-Household Residential), Bulloch County-HC/PUD (Highway Commercial/Planned Unit Development), Bulloch County-PUD (Planned Unit Development)
<b>PROPOSED ZONING:</b>	PUD (Planned Unit Development)
<b>FUTURE LAND USE CLASSIFICATION</b>	Activity Centers/ Regional Centers
<b>ACRES:</b>	99.53-acres under consideration Total: 237.59-acres
<b>PARCEL TAX MAP #:</b>	076 000001 000 (138.06 acres) (Statesboro City Limits PUD) <b>077 000059 000 (30.89-acres) (Bulloch County HC/PUD)</b> <b>077 000053 000 (5.02-acres) (Bulloch County-PUD)</b> <b>076 000001 005 (11.62-acres) (Bulloch County-PUD)</b> <b>076 000001 003 (52.0-acres) (Bulloch County-PUD)</b>
<b>COUNCIL DISTRICT:</b>	District 3 (Hendley)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Residential and Commercial

**Planning Commission: August 5, 2025**

**City Council: August 19, 2025**

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 25-05-08 CONDITIONAL APPROVAL**

## DETAILED DISCUSSION

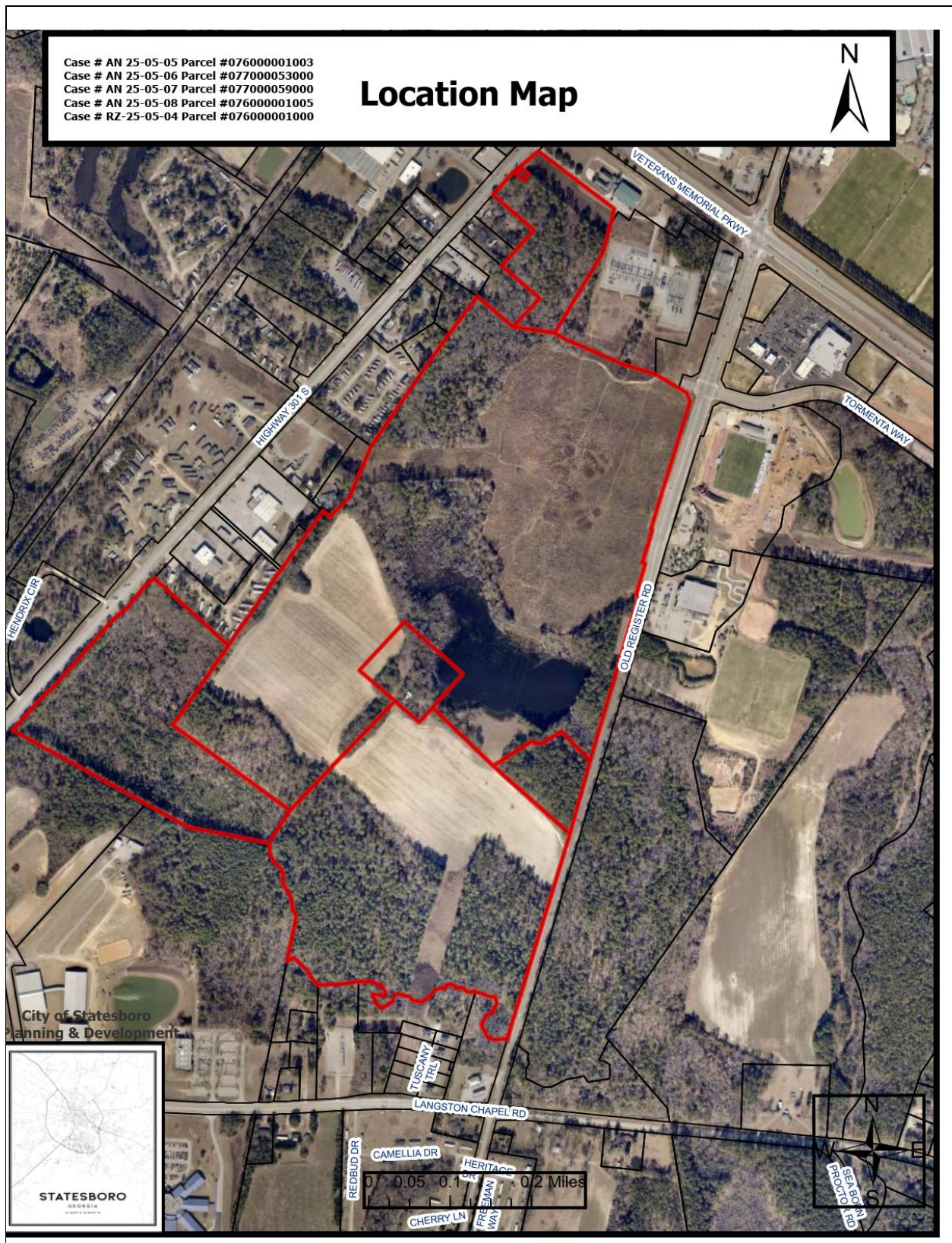
### HISTORY

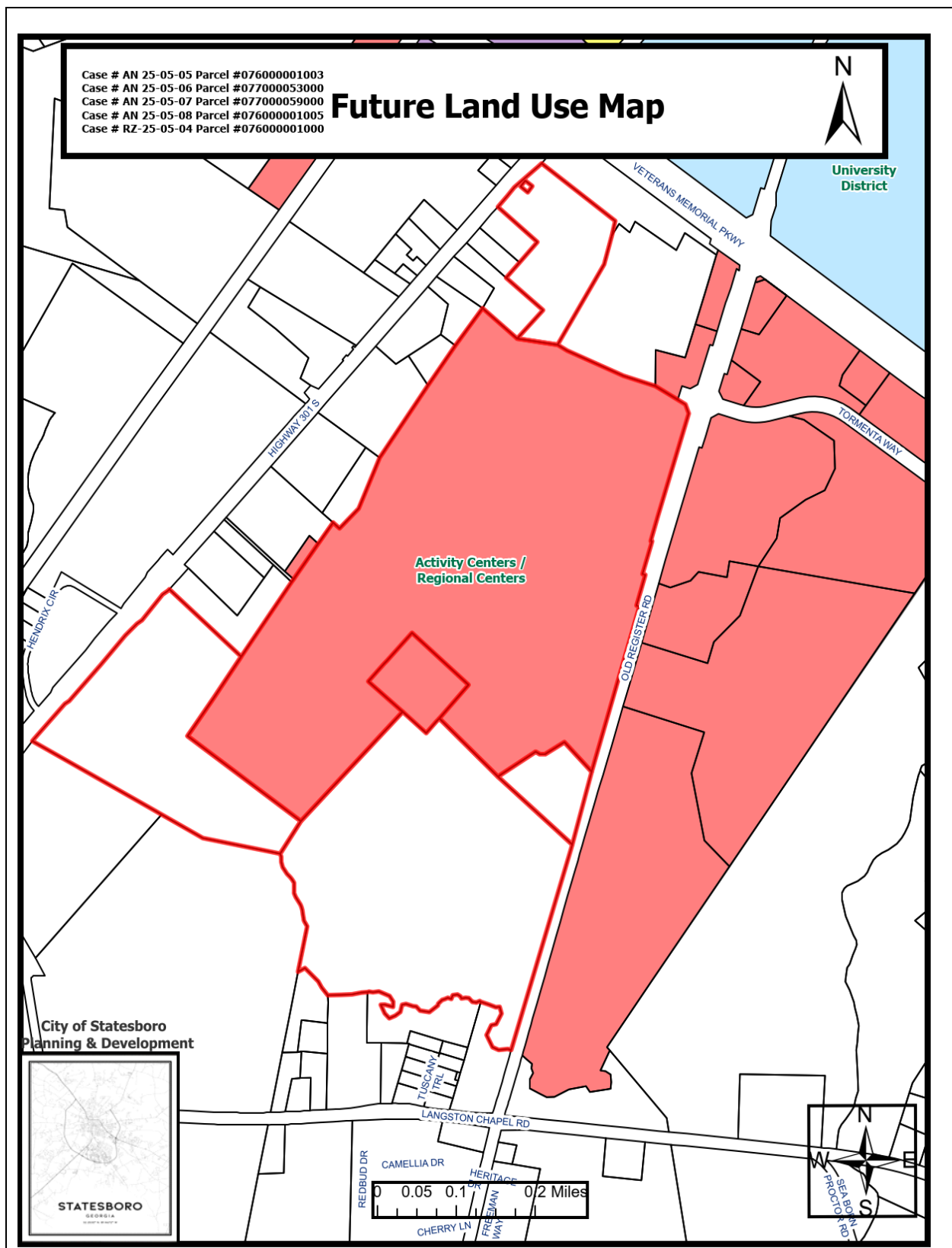
**Timeline of the project:** July 2010, the City previously received an annexation and zoning map amendment application (AN 10-06-01) to annex and rezone 291.74 acres which included a shopping center on the northeast corner of Old Register Road and of Veterans Memorial Parkway; 227.69 acres was proposed to be zoned R-40 (Single Family Residential) District and the remaining 64.05 acres proposed to be zoned PUD-CR (Planned Unit Development – Commercial Retail) District. In August 2010, the city approved the annexation and zoning map amendment request under Ordinance #2010-17. August 2018 zoned 138.06-acres from R-40 to PUD. Currently, the annexation of 99.53-acres is being considered.

### REQUEST

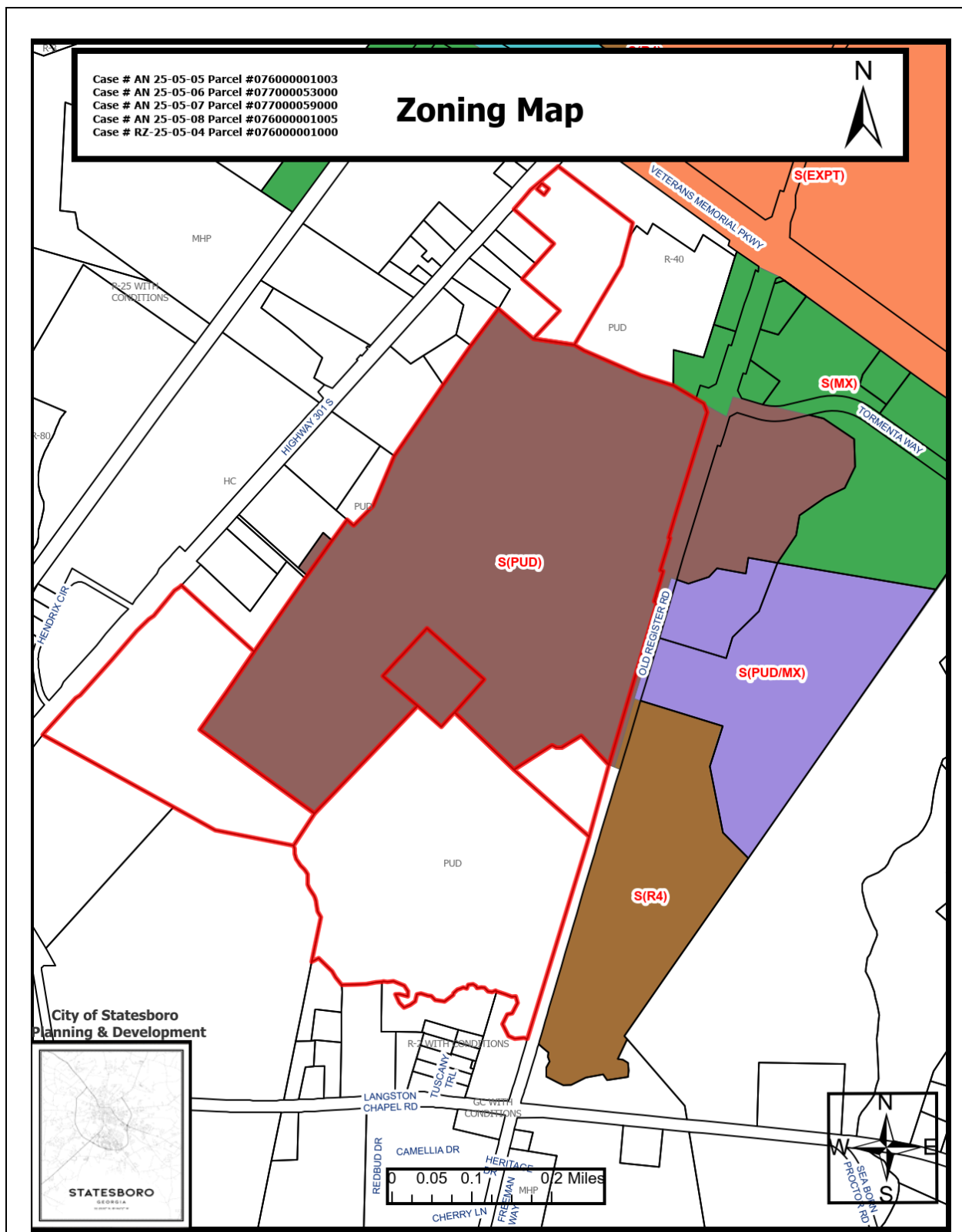
The petitioner is requesting a Zoning Map Amendment from a R40 (One-Household Residential) to PUD (Planned Unit Development). The property is located south of Tormenta Way, and on the west side of Old Register Road. The PUD consists of five (5) separate parcels, combined to total 237.59-acres. The majority of the property is already designated as a PUD and is part of the City's boundaries. Remaining parcels are all adjacent to the existing PUD which are under consideration for annexation. The remaining parcels that consist of 11.62 acres to the northwest, off Highway 301, 5.02-acres to the southeast off the Old Register Road, 52.00 acres to the south, off of Old Register Road and 30.89-acres to southwest off Highway 301, for a total of 104.53-acres.









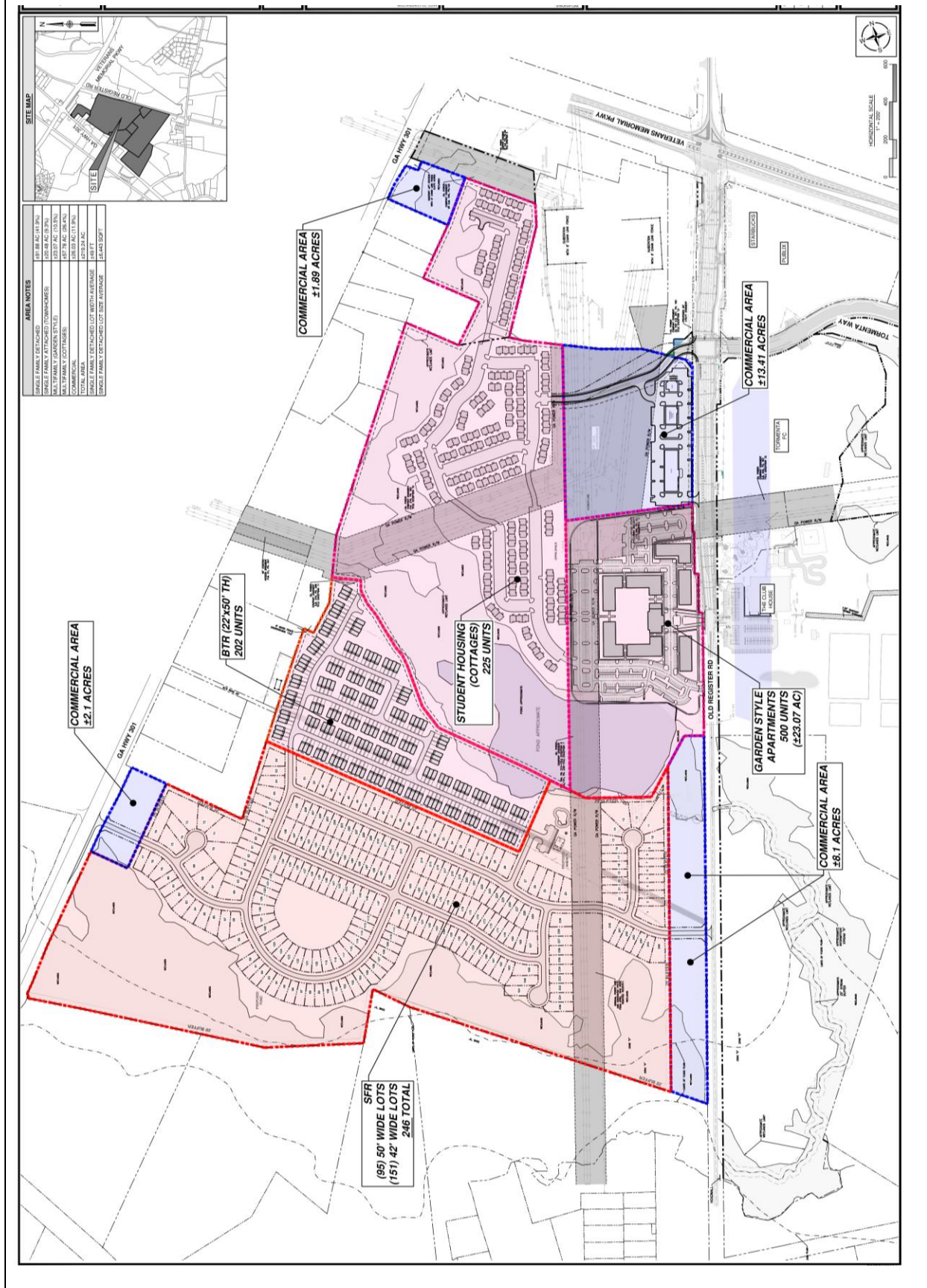




SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	Bulloch County (Georgia Power Station)	Georgia Power Station
Northeast	MX (Mixed-Use)	Commercial
East	PUD/MX (Planned Unit Development/Mixed Use)	Commercial
Northwest	Bulloch County (HC/PUD) (Highway/Planned Unit Development)	Agriculture
Southeast	R-4 (High Density Residential)	Single Family Residences
South	Bulloch County (PUD) (Planned Unit Development)	Agriculture
Southwest	Bulloch County (HC/PUD) (Highway/Planned Unit Development)	Agriculture
West	Bulloch County (HC/PUD) (Highway/Planned Unit Development)	Single-Family House

SITE CHARACTERISTICS	
Acreage	Total of acres 237.59-acres (10,349,420.4 square feet)
Lot	Mostly cleared, old farm land, National Register Historic Resource (house and outbuildings)
Flooding	Flooding to the south and south west of parcel 076 000001 003
Wetlands	There is a total of 27.91-acres of wetlands to the south and southwest of parcel 076 000001 003. And west to southeast on parcel 076 000001 000.

## CONCEPT PLAN



## SITE DETAILS

### Site Design and Layout

The proposed project consists of 237.59-acres consisting of the following:

#### Garden Style Apartments.

Proposed to be five (5) stories high and proposed to be about 500 units facing Old Register Road.

#### Student Housing

Proposed 225 cottage style units situated behind the proposed apartments, to the north-northwest of the parcel.

#### Townhouses

Proposed to be 202 units on 22x50 sq feet lots about center of the parcels to the south-southwest of the proposed apartments.

#### Single-Family Residences

Proposed total of 246 single-family units, with approximately 95 units on 50' wide lots and about 151 units on 42' wide lots, situated on the south end of the proposed project. Lot makeup is below the R-6 standards, but do fall within the sliding scale for historical lots.

#### Commercial and Retail Areas

The proposed project contains commercial and retail components. The designated commercial area located off of Old Register Road north of the approved apartments, is proposed to consist of a hotel, professional offices and a bank. There are designated commercial areas at the time of writing this staff report that do not have specified retailers.

#### Roadways and Access

The proposed project is for a Planned Unit Development (PUD) with public and private roads with five (5) access points. One (1) access point from Highway 301, and four (4) access points from Old Register Road. All roads are to be constructed under the City standards based on the updated Unified Development Code.

The project proposes five (5) foot wide sidewalks to be provided within the community. Additionally, five (5) foot wide sidewalks along Old Register Road and Highway 301. UDC amendments for roads will apply.

#### Infrastructure /Public Utilities

The project is planning to connect to City of Statesboro utilities. There is a Georgia Power Easement that runs north-south through the eastern portion of the PUD, between the apartments and the cottages.

#### Recreational Facilities

The project does not propose any substantial greenspace or amenity space for the overall PUD. However, to the east of the proposed project is the athletic field for Tormenta FC. In addition, it is less than one mile from the Georgia Southern University Recreation Activity Center.

### National Register Historic Building

The historic house is proposed to be retained on the property and be relocated on the parcel.

## **STAFF SUMMARY AND ANALYSIS**

The subject site is a mostly vacant lot with 138.06-acres that is already designated as a PUD (Planned Unit Development). The petitioner is requesting to modify the existing PUD and add four (4) additional parcels for a total of 237.59-acres.

The property is located within Bulloch County and it is characterized as “*Suburban Neighborhood*” as defined by the *Bulloch County Comprehensive Plan*. The development is shown as a part of the “*Developing Area*” in accordance with the *Bulloch County Future Development Map*. The area was once considered as an “*Emerging Business*,” under the *City of Statesboro 2018 Comprehensive Master Plan*. However, with the adoption of the *City of Statesboro 2024 Comprehensive Master Plan*, it now shows this area as a part of the “*Activity Centers/ Regional Centers*,” which is an area dominated by auto-oriented design. However, it may evolve into pedestrian oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The changes within the area show how the area has developed and continues to grow in direction with 2024 Comprehensive Master Plan. In addition, the proposed project is aligned with the Future Land Use and Comprehensive Plan. The proposed project is consistent with nearby development patterns of suburban agriculturally zoned land transitioning to planned development of residential and commercial growth. The proposed project offers a variety of residential types. The proposed project aligns with both Bulloch County and City of Statesboro future development of the area.

### **ENVIRONMENTAL SITE ANALYSIS**

The proposed addition of annexed parcels to the south of the parent parcel there is a total of 27.91-acres of wetlands which are not to be impacted by the proposed project.

### **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently not serviced by City Water or Sewer, but water, sewer and natural gas are all available.

The proposed project would consist of inter-parcel vehicular access. Old Register Road is considered an Urban Collector Road and Veterans Memorial Parkway is considered a Principal Urban Arterial. Based on the traffic study, improvements to Old Register Road and Highway 301 South would be required. Additionally, the needed access point off Highway 301 South would require GDOT approval.





Subject property: view of the property from the ROW on Old Register Road, facing west.



Subject property: view of the property from the ROW on Old Register Road, facing south.





Property to the southeast of the subject project from the ROW of Old Register Road, facing south east.



Property to east of the subject property from the ROW of Old Register Road, facing east.



Property to the northeast of the subject property from the ROW of Old Register Road, facing north.



View of the Georgia Power Station north of the subject property from the ROW of Old Register Road, facing southwest.

## STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-05-08**. If this petition is approved the following enumerated condition(s) shall apply:

1. In adherence to the recommendations of the Ogeechee Riverkeeper, the applicant must submit a wetland plan in addition to all standard plan requirements prior to the issuance of a Land Disturbance Permit.
2. To reduce the potential of negative environmental impacts on the site, the property owner must utilize standards from the Georgia Stormwater Management Manual (GSMM) to provide stormwater detention, TSS removal, overbank protection, and extreme flood protection in submitting the engineering plans for this project.
3. The applicant will be required to submit tree plans showing the inclusion of tree canopy based on the type of development as outlined in the UDC, i.e., individual trees for single-family lots, appropriate street trees for townhouses and standard trees for commercial areas.
4. The applicant must submit final site plats corresponding to each phase of development.
5. The applicant must ensure appropriate improvements are made to Old Register Road in accordance with the traffic study, specifically in the areas directly adjacent to the property.
6. If established, any HOA and restrictive covenants documents must be submitted to the City for review prior to issuance of a certificate of occupancy.



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

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<b>RZ 25-07-01</b>	
<b>ZONING MAP AMENDMENT REQUEST</b>	
<b>LOCATION:</b>	107 Parrish Street
<b>PETITIONER/REPRESENTATIVE</b>	Bobby Vangiller
<b>EXISTING ZONING:</b>	HOC (Highway Oriented Commercial)/ R-15 (One-Household Residential)
<b>PROPOSED ZONING:</b>	HOC (Highway Oriented Commercial)
<b>OVERLAYS/DISTRICTS:</b>	N/A
<b>FUTURE LAND USE CLASSIFICATION</b>	Redevelopment Area
<b>TOTAL ACRES:</b>	0.95-acres (41,382.0 square feet)
<b>PARCEL TAX MAP #:</b>	S26 0000051 000
<b>COUNCIL DISTRICT:</b>	District 1 (Johnson)
<b>EXISTING USE:</b>	Shopping center and two (2) storage warehouses
<b>PROPOSED USE:</b>	Same as above

**Planning Commission: August 5, 2025**

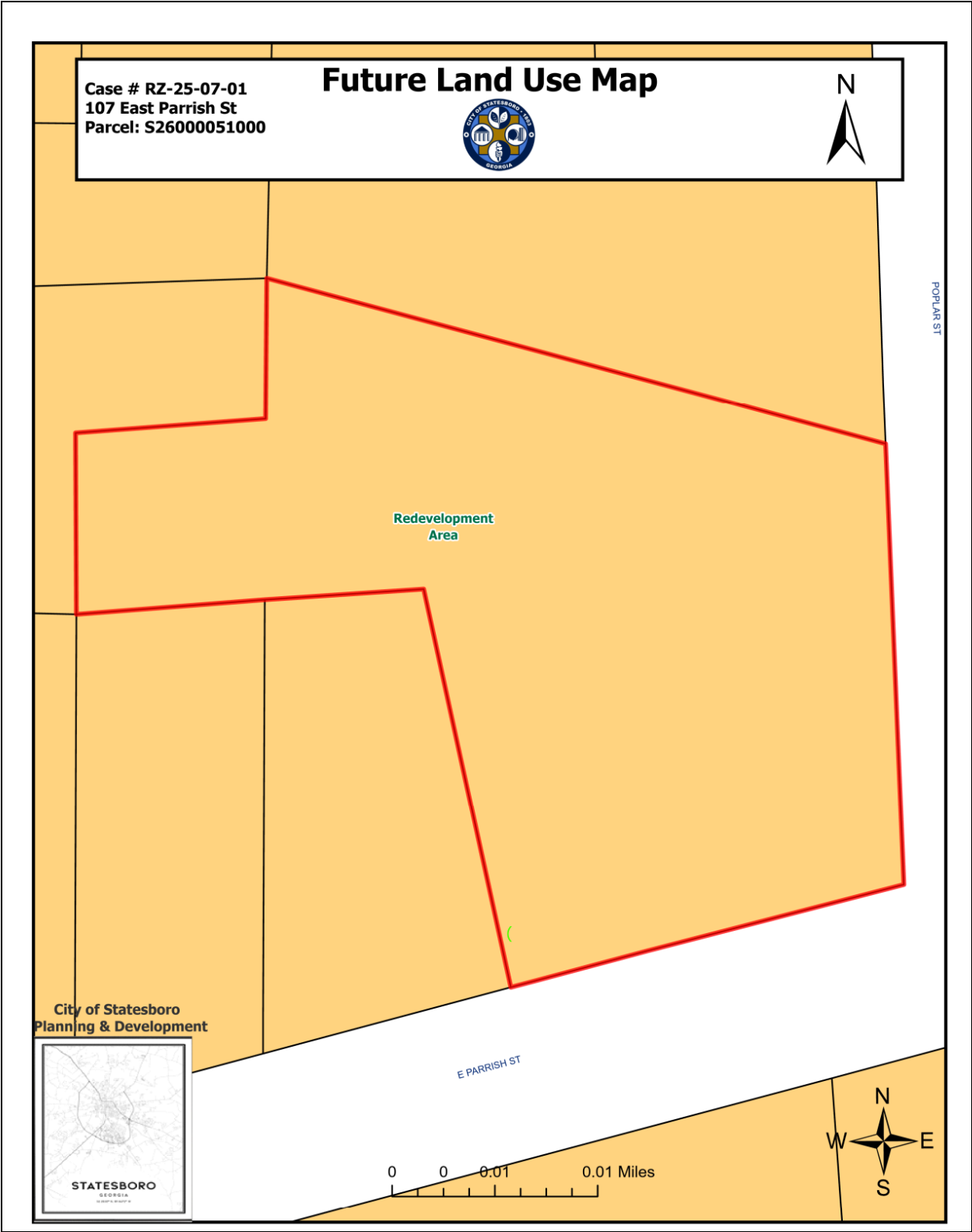
**City Council: August 19, 2025**

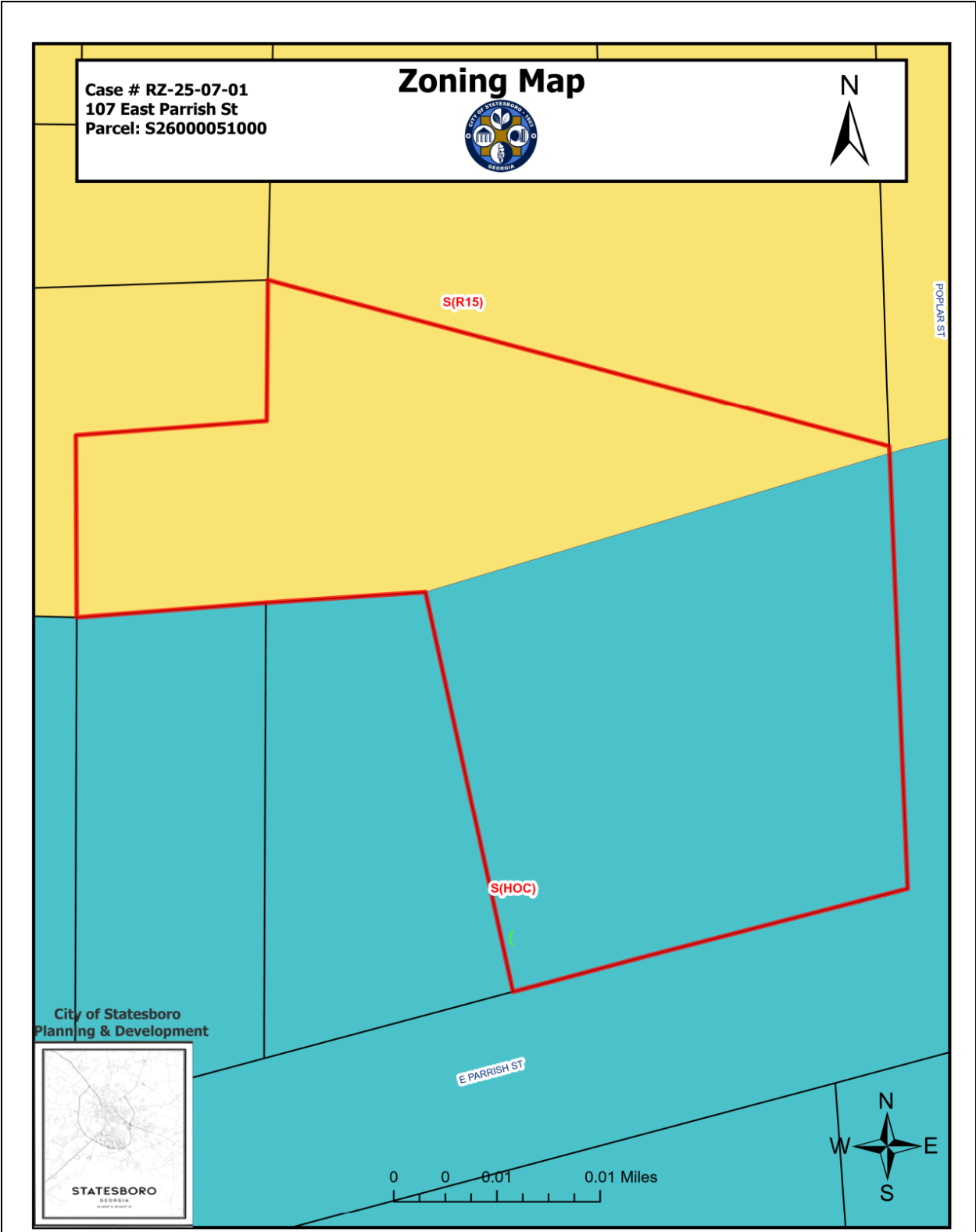
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 25-07-01 CONDITIONAL APPROVAL</u></b>

DETAILED DISCUSSION	
<b>HISTORY</b>	
<p>The shopping center was constructed in approximately 1970. The two (2) storage warehouses were constructed at a later date. The storage warehouse farthest back on the property at one time was a different parcel which led to the split zone on this particular, now combined lot.</p>	
<b>REQUEST</b>	
<p>The petitioner is requesting a Zoning Map Amendment from two zoning districts; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of HOC (Highway Oriented Commercial). The parcel consists of 0.95-acres comprised of a shopping center and two (2) storage warehouses. The property is on northwest corner of East Parrish Street and Poplar Street.</p>	









SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household Residential)	Single Family House
Northeast	R-15 (One-Household Residential)	Single Family House
East	HOC (Highway Oriented Commercial)	Retail
Northwest	R-15 (One-Household Residential)	Single Family House
Southeast	HOC (Highway Oriented Commercial)	Service Garage
South	HOC (Highway Oriented Commercial)	Convenience Store
Southwest	HOC (Highway Oriented Commercial)	Storage Warehouses
West	HOC (Highway Oriented Commercial)	Single Family House

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	.95-acres (41,382.0 square feet)
Lot	Comprised of a shopping with associated parking and storage warehouses.
Flooding	There are no floodway and floodplain on the property. However, both are in close proximity on the adjacent lot.
Wetlands	No wetlands on the property.

SITE DETAILS
<p>The commercial/retail building and associated parking spaces sits along East Parrish Street. The shopping center has five (5) storefronts housing a variety of different businesses. One of the two storage warehouse abuts to the rear shopping center with its long side facing Poplar Street. The second storage warehouse is connected to the first warehouse building, with its short side facing Poplar Street and stretching back toward the northwest corner of the property. The space between the warehouse buildings and Poplar Street is a semi-paved driveway. There are no proposed changes to the site.</p>

## STAFF SUMMARY AND ANALYSIS

The subject site is a .95-acre lot with a commercial building and storage warehouses. The petitioner is requesting a Zoning Map Amendment to unify the parcel under one (1) zoning district of HOC (Highway Oriented Commercial) to allow the zoning to be consistent across the entire parcel. The HOC district is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements, and service establishments which, although serving the entire community and its trading area, do not and should not be encouraged in other retail commercial or nonretail commercial districts. The HOC districts ordinarily must be located on roads designated in the major thoroughfare plan as major highways. Here, the request is appropriate for the parcel and the surrounding area due to its prominent location on East Parrish Street/Highway 301 North.

*City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of the “*Redevelopment Area*,” which is an area generally consistent with the Statesboro URP (Urban Redevelopment Plan) area and is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within the area will generally be a medium density and will be characterized by pedestrian-oriented neighborhood scale development. This area may contain residential and no-residential uses.

The request is consistent with the comprehensive plan and the City of Statesboro development patterns and the revitalization efforts in the area. The parcel is surrounded by established neighborhoods and provides retail and commercial services that can be reached by pedestrians and motorists alike.

### **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not have wetlands. There is no associated water retention pond.

### **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently serviced by City Water or Sewer. In addition, there are Natural Gas and existing services behind the existing block building.



## **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, most of the parcel is already zoned HOC. The rezone would allow the entirety of the parcel to be consistent with the zoning map.

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

Analysis: No, most of the parcel is already zoned HOC. The rezone would allow usability to be uniform across the whole parcel.

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

Analysis: Yes, part of parcel fronting East Parrish is already HOC and has existing commercial businesses. The rezone would allow uniformity across the entire parcel.

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 so it's no longer a split zone 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 proposed realign of zoning 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 due uniformity and consistency across the parcel.



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



View of the property to the east of the subject property, facing northeast.



View of the property to the west of the subject property from the ROW on East Parrish Street, facing northwest.



View of the property to the south of the subject property from the ROW on East Parrish Street, facing south.





View of the property to southwest of the subject property from the ROW on East Parrish Street, facing southwest.



View of the property to the southeast of the subject property from the ROW on East Parrish Street, facing southeast.



### STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-07-01** If this petition is approved the following enumerated condition(s) shall apply:

- (1) The approval of this zoning does not allow for the commencement of any work to the property without appropriate permitting.



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

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<b>RZ 25-07-02 and RZ 25-07-03 ZONING MAP AMENDMENT REQUEST</b>	
<b>LOCATION:</b>	Highway 301 North
<b>PETITIONER/REPRESENTATIVE</b>	Haydon Rollins (Hussey Gay Bell)
<b>EXISTING ZONING:</b>	HOC (Highway Oriented Commercial District)
<b>PROPOSED ZONING:</b>	R-2 (Townhouse Residential District)
<b>OVERLAYS/DISTRICTS:</b>	N/A
<b>FUTURE LAND USE CLASSIFICATION</b>	Neighborhood Center
<b>TOTAL ACRES:</b>	3.37-acres (146,797.2 square feet)
<b>PARCEL TAX MAP #:</b>	MS80000013 0C3 and MS80000013 0C4
<b>COUNCIL DISTRICT:</b>	District 1 (Johnson)
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Residential - Townhouses

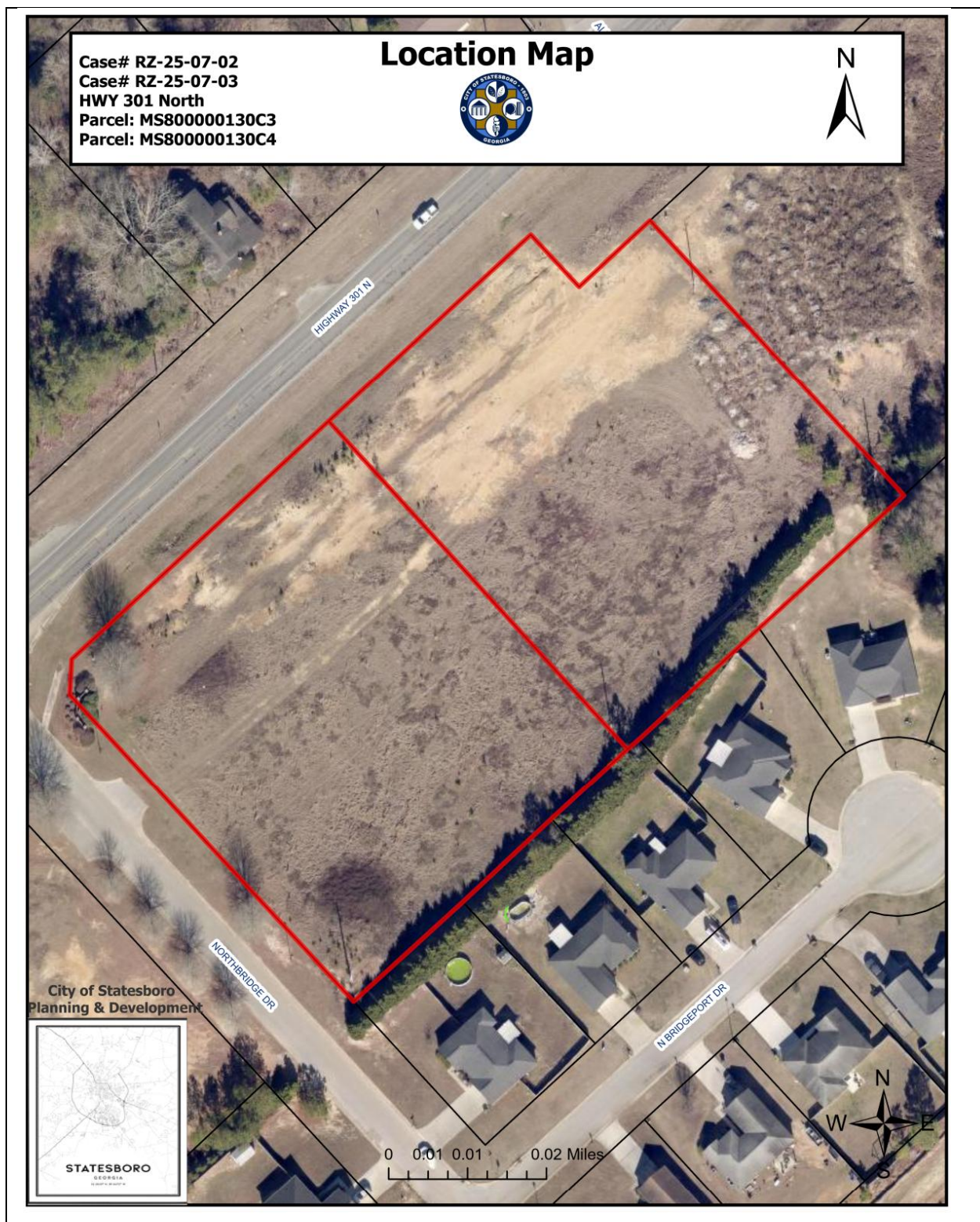
**Planning Commission: August 5, 2025**

**City Council: August 19, 2025**

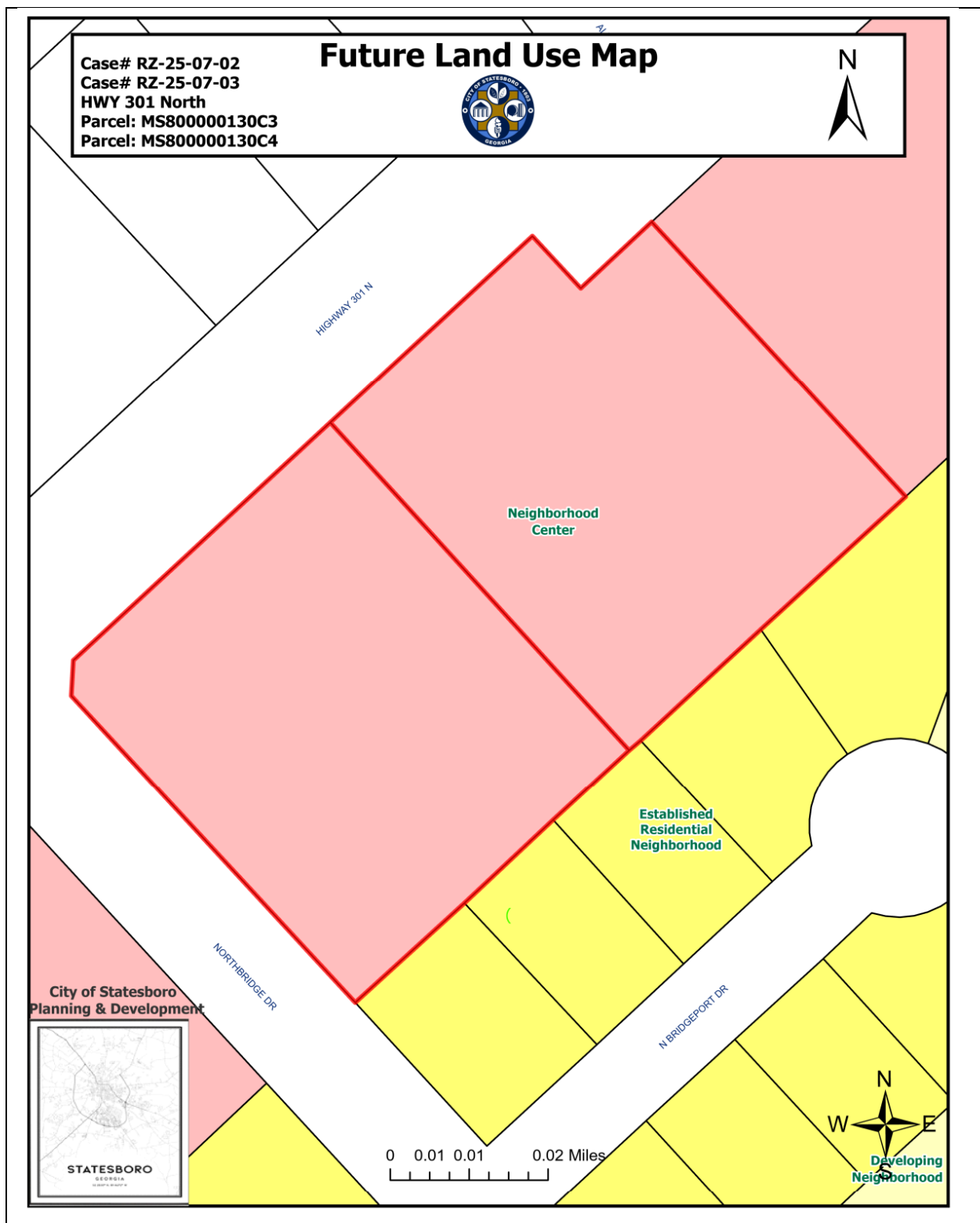
**STAFF/PLANNING COMMISSION RECOMMENDATION**

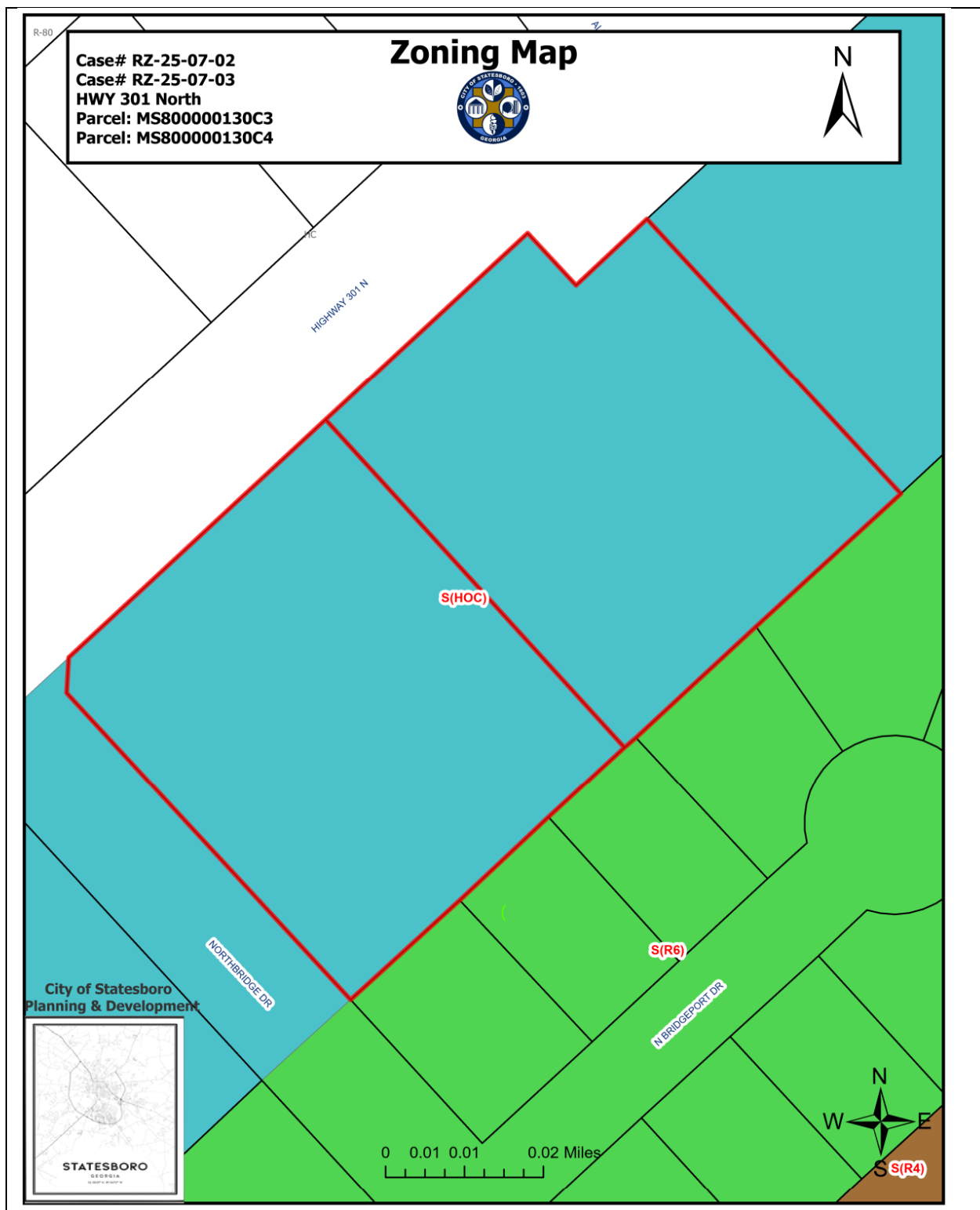
**RZ 25-07-02 and RZ 25-07-03- CONDITIONAL APPROVAL**

DETAILED DISCUSSION
<b>HISTORY</b>
<p>In March of 2007, the City received an annexation (Ordinance #2007-08) for a non-contiguous 87.3-acres, which was approved subsequently by the United States Department of Justice in May 2007. About the same time the annexation site was rezoned to R-10 and HOC. The 80.93-acres has since then been rezoned to R-6 (One-Household Residential) with development of a single-family home subdivision in 2008 and R-4 (High Density Residential District) which is currently undergoing development of houses. However, 3.00-acres to southwest of the subject site has remained zoned HOC (Highway Oriented Commercial).</p>
<b>REQUEST</b>
<p>The petitioner is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to a R-2 (Townhouse Residential District). The proposed rezone is to combine two (2) parcels for a total of 3.37-acres on the northeast corner of Northbridge Drive and Highway 301 North for the development townhouses.</p>









SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	Bulloch County HC (Highway Commercial)	Abandoned Apartments
Northeast	HOC (Highway Oriented Commercial)	Vacant
East	R-6 (One Household Residential)	Residential
Northwest	Bulloch County HC (Highway Commercial)	Convenience Store
Southeast	R-6 (One-Household Residential) and R-4 (High Density Residential District)	Residential
South	R-6 (One-Household Residential) and R-4 (High Density Residential District)	Residential
Southwest	HOC (Highway Oriented Commercial)	Vacant
West	Bulloch County HC (Highway Commercial)	Motel

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	3.37-acres (146,797.2 square feet)
Lot	Most cleared, vacant land.
Flooding	No floodplain. No floodway
Wetlands	There are no wetlands on this property. There are wetlands to northeast of the said parcel.
Easements	There is 50' access easement and 20' utility easement along Highway 301 north.

## CONCEPT PLAN





## SITE DESIGN AND LAYOUT

The proposed project consists of 3.37-acres comprised of the following:

### Townhouses

Proposed to be thirty (30) dwelling units with associated parking.

### Roadways and Access

The proposed project is for a townhouse subdivision with one public or private road with one (1) access point from Northbridge Drive. There is no direct access to Highway 301 north. Additionally, the road ends in a cul-de-sac.

The project proposes five (5) foot wide sidewalks to be provided within the community.

### Infrastructure/Public Utilities

The project is planning to connect to City of Statesboro utilities. In addition, the project is planning to build a detention pond for this specific site.

### Amenity Space

There is amenity space proposed in order to fulfill the requirement for R-2 zoning, the specifics of the amenity space is unknown at the time of writing this staff report.

## SITE DESIGN DETAILS

### R-2 Townhouse Residential District

<u>Required</u>		<u>Proposed</u>
Maximum Building Height	35 feet	35 feet
Setbacks:		
Front yard:	20 feet	20 feet
Side yard:	10 feet for each side	20 feet (between buildings)
Rear yard:	20 feet	20 feet
Minimum Amenity Space Development less than five (5) acres:	Five (5) percent	Five (5) percent
Buffer:	10 feet perimeter of the site	10 feet perimeter of the site
Parking:		
Per bedroom:	Two (2) per dwelling unit	Two (2) per dwelling units
Guest parking:	1 visitor space per 10 dwelling units	One (1) per 10 dwelling units

Additional Dimensional Standards:	Maximum residential density of twelve (12) units per acre	8.90 units per acre
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## STAFF SUMMARY AND ANALYSIS

The subject sites are mostly vacant lots for which the petitioner is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to R-2 (Townhouse Residential District).

The proposed site's physical characteristics and conditions are appropriate for residential development. The surrounding area of the project site is an area of varying residential densities and the proposed rezone is compatible with the established districts. There is a single-family residential subdivision that abuts to the south of the proposed project site, which the proposed project would have little impact to. The request is consistent with the City's development patterns, by offering residential units that help establish the trending patterns of growth in this specific area.

*City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Neighborhood Center," which is an area that is characterized by a blend of low to medium, density neighborhood scale development that may be commercial, office or mixed-use, with some residential. Additionally, it is adjoined to the south by "Establish Residential Neighborhood and Developing Neighborhood," which are areas that are primarily residential neighborhoods that have been developed with low to medium density including single-families, townhouses, or other residential developments.

The proposed project is consistent with the Comprehensive Plan, with applicable densities and appropriate uses per the Future Land Use map. Additionally, this request moves towards a Comprehensive Plan goal of the increase of new housing options within the city limits.

### **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not have wetlands. Additionally, there are no other wetland impacts from adjacent properties.

### **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently not serviced by City Water or Sewer, but water and sewer are both available. However, if any existing utilities on site, may change with potential elevations of valves,

manholes or fire hydrant will need to be adjusted to new grade. In addition, Natural Gas is not readily available for this project.

### **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, there are recent growth developments to the south of the proposed project site of single-family houses.

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

Analysis: No, the properties in surrounding area are established neighborhoods with single family houses.

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

Analysis: Yes, it does. However, the established neighborhoods to south of said parcels, commercial development would fall out of alignment with growth pattern of area on Highway 301. This specific part of Highway 301 North has transitioned from commercial to residential.

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

Analysis: The site is within Neighborhood Center as categorized in the Comprehensive Plan. It is believed that development of the proposed project would meet housing shortages in the city.

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 the proposed development would improve housing options in the area.

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 due to the proposed project and associated development area.



Subject property: view of from the ROW on Highway 301 North, facing south.



Property to west of the subject property from the ROW of Highway 301 North, facing west.





Property to northeast of the subject property from the ROW of Highway 301 North,  
facing northeast



Property to the east of the subject property from the ROW of Highway 301 North, facing  
southeast



Property to the north of the subject property from the ROW of Highway 301 North, facing north.



Property to the northwest of the subject property from the ROW at the intersection of Northbridge Drive and Highway 301 North, facing northwest

### STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-07-02 and RZ 25-07-03.** If this petition is approved the following enumerated condition(s) shall apply:

- (1) All HOA and restrictive covenants must be submitted to the City prior to issuance of any certificates of occupancy.