



*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**

**December 6, 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. November 1 2022

**IV. New Business**

1. **APPLICATION SE 22-11-01:** Modestine Jones Harden requests a Special Exception from Article XXV of the *Statesboro Zoning Ordinance* in order to place a manufactured home on 0.33 acres at 433 Mincey Street (Tax Parcel # S35 000017 000).

2. **APPLICATION V 22-11-02:** Habitat for Humanity of Bulloch County requests a Variance from Article VII-A, Section 703-A, Subsection A of the *Statesboro Zoning Ordinance* to allow for the development of a single-family home on a 0.12 acre property located on West Inman Street (Tax Parcel S19 000092 001).

3. **APPLICATION SE 22-11-03:** Mike Crews request a Special Exception from Article IX, Section 901 of the *Statesboro Zoning Ordinance*, in order to relocate the Lion's Den barbershop to the existing building at 518 Gentilly Road (Tax Parcel # S53 000058D000).

4. **APPLICATION RZ 22-11-04:** Ball Company LLC requests a Zoning Map Amendment from the R20/LI (Single-Family Residential/Light Industrial) zoning districts to the R-6 (Single-Family Residential) zoning district in order to construct approximately 69 single-family homes on 32.16 acres of property at Timber Road (Tax Parcel # MS38000068 001).

**V. Announcements**

**VI. Adjourn**



*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**  
**November 1, 2022**  
**5:00 P.M.**  
**City Hall Council Chamber**  
**Meeting Minutes**

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

**I. Call to Order**

Commissioner Fox called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Fox led in the invocation & pledge.

**III. Approval of Minutes**

1.) October 4, 2022 Meeting Minutes.

**IV. New Business**

1.) **APPLICATION SE 22-10-01:** Samantha Lindley requests a Special Exception from Article IX of the *Statesboro Zoning Ordinance* in order to allow for a non-medical massage therapy office at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

Kathleen Field introduced case RZ 22-10-01, Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Samantha Lindley was introduced as the representative. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion passed 4-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner Hickson seconded and the motion passed 4-0.

2.) **APPLICATION SE 22-10-02:** Kirk Farrelly requests a Special Exception from Article X of the *Statesboro Zoning Ordinance* in order to develop a tire shop/minor auto repair store at 35 Freedom Way (Tax Parcel # MS84000102 07F).

Kathleen Field introduced cases AN 22-10-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Fox seconded, the motion carried 4-0. Michael Corcoran from Civilogistix was introduced as the representative for the application. Commissioner Fox asked if there was a fence with the landscape buffer. The representative stated that there was just a buffer but they would be open to putting a fence. Commissioner Cartee asked if the business would just be keeping derelict cars on the property, Kirk Farrelly confirmed that they would not. Commissioner Thibideau expressed his concern for tires being visible from the outside. Kirk Farrelly confirmed that all tire storage would be enclosed. Commissioner Fox made a motion to close the public hearing with a second from Commissioner Cartee. The motion passed 4-0. Commissioner Hickson expressed her concern for the longevity of business. Commissioner Fox made a motion to approve with staff recommendations. Commissioner Cartee seconded and the motion passed 4-0.

3.) **APPLICATION RZ 22-10-03:** Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district in order to develop a 180 unit apartment complex at 506 W Miller Street (Tax Parcels# MS49000004 000, MS49000004B000).

Kathleen Field announced that case RZ 22-10-03 was withdrawn by the applicant.

#### **V. Announcements**

Kathleen Field announced that the two zoning amendments were approved by City Council at the second reading. She added that the ordinance re-write should be completed by next year.

#### **VI. Adjourn**

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Fox seconded, and the motion carried 4-0.

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**Chair – Sean Fox**

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**Secretary – Kathleen Field**  
**Director of Planning & Development**



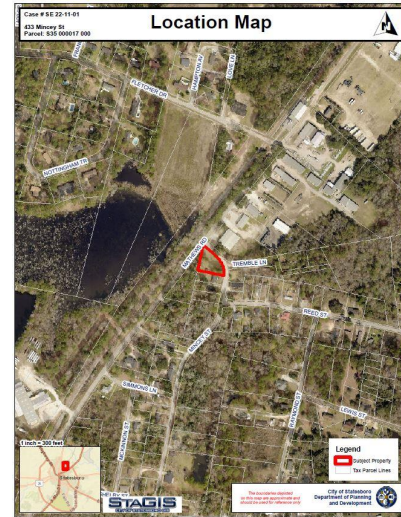
# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**SE 22-11-01  
SPECIAL EXCEPTION REQUEST  
433 MINCEY STREET**

<b>LOCATION:</b>	433 Mincey Street
<b>EXISTING ZONING:</b>	R10 (Single-Family Residential)
<b>ACRES:</b>	0.33 acres
<b>PARCEL TAX MAP #:</b>	S35 000017 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Manufactured House



**PETITIONER** Modestine Jones-Harden  
**ADDRESS** 10 Packinghouse Road #706, Statesboro, GA 30458

**REPRESENTATIVE** Same As Above  
**ADDRESS**

<b>PROPOSAL</b>
The applicant requests a special exception to locate a manufactured home on a 0.17 acre property located on Mincey Street. Manufactured dwelling units are not permitted in the R10 (Single-Family Residential) zoning district unless granted a special exception by the City Council.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>SE 22-11-01 APPROVAL</u></b>



Case # SE 22-11-01  
433 Mincey St  
Parcel: S35 000017 000

# Location Map



**Legend**

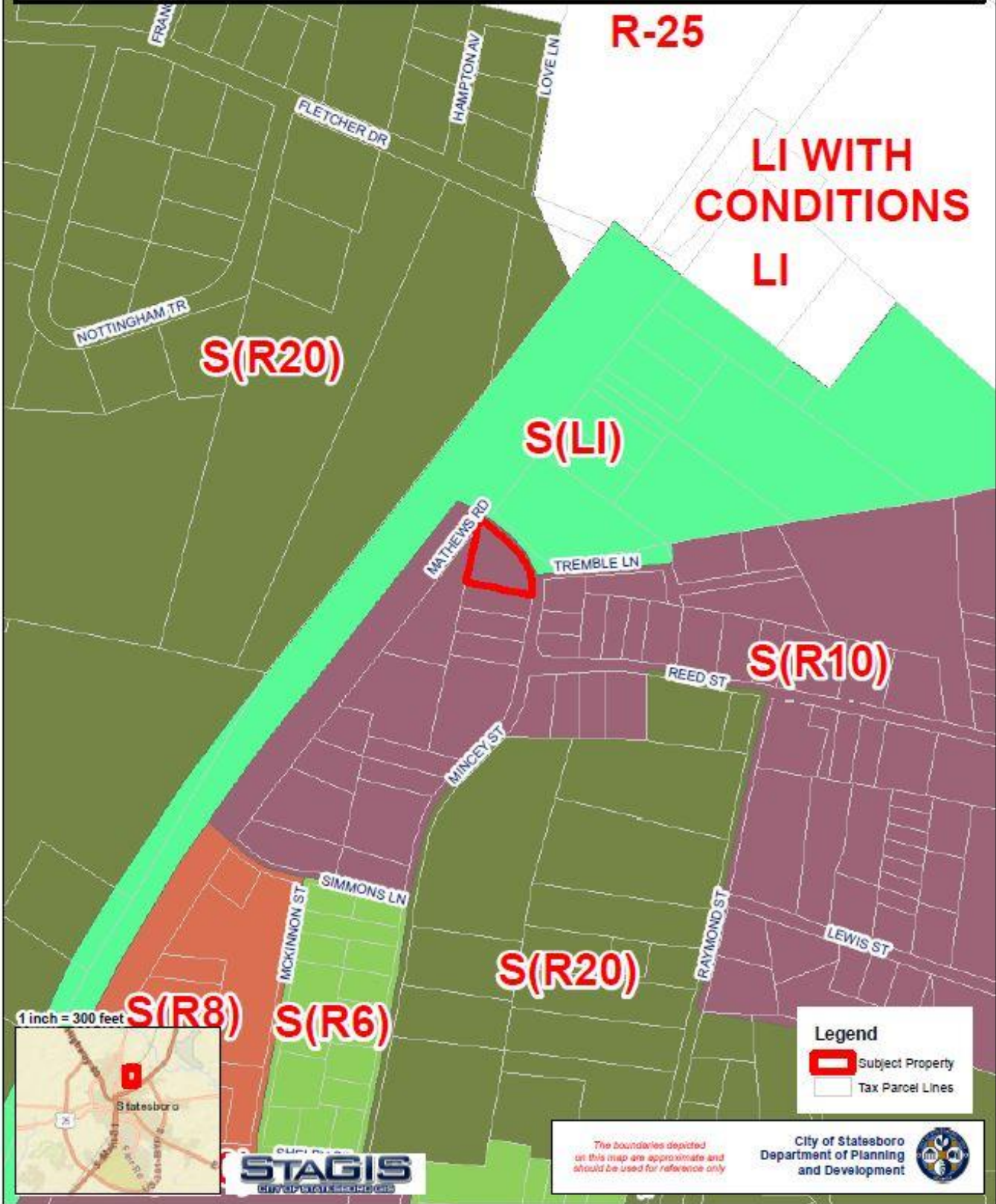
-  Subject Property
-  Tax Parcel Lines

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

City of Statesboro  
Department of Planning  
and Development

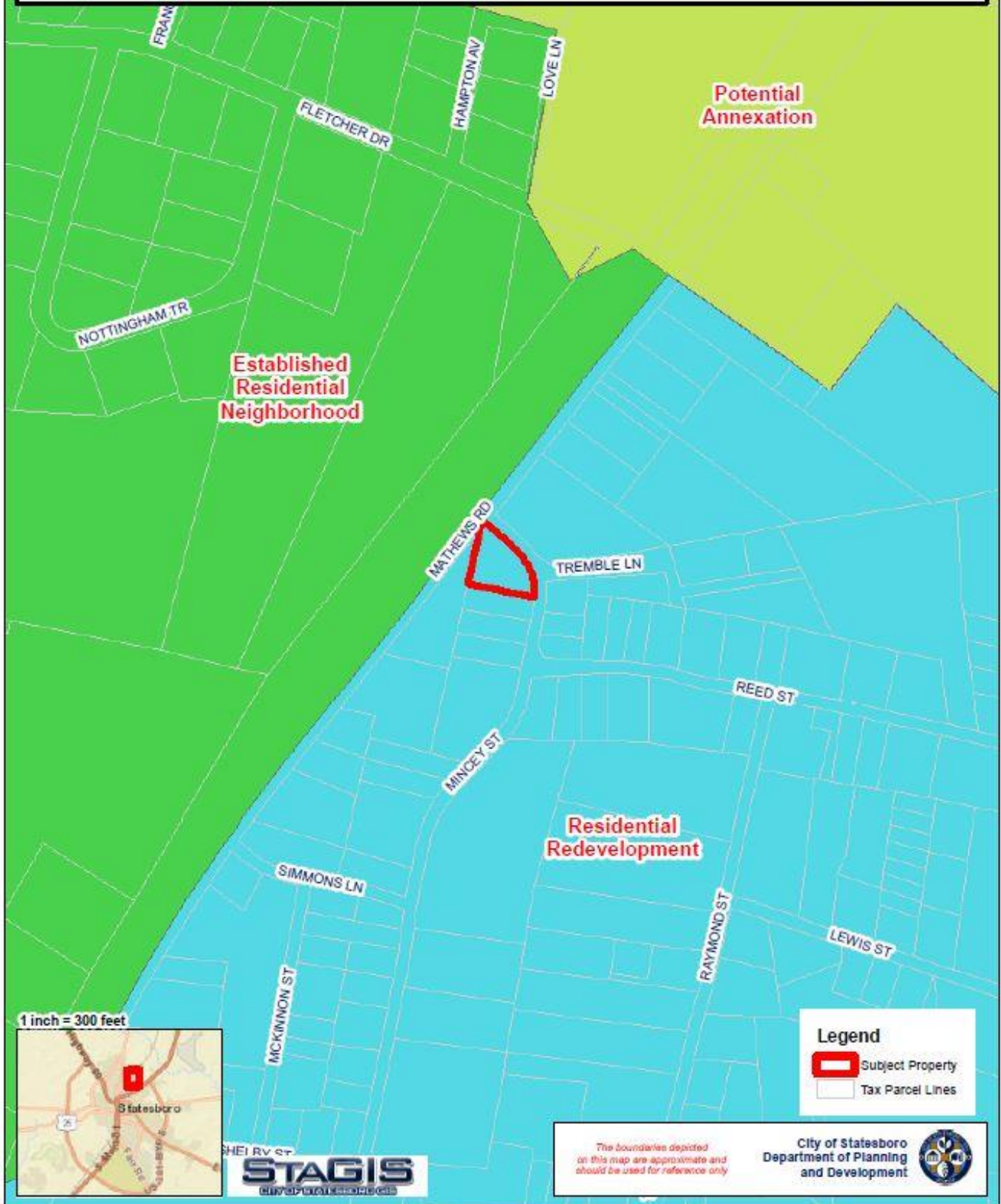




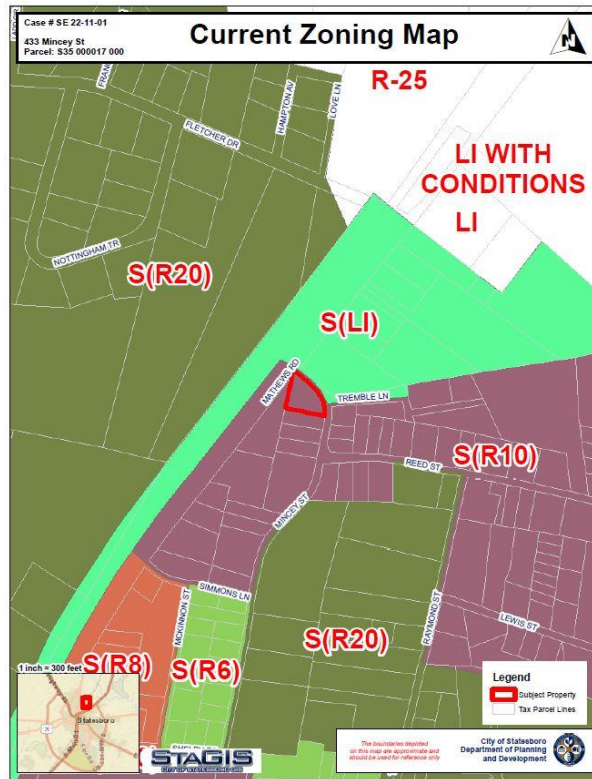


Case # SE 22-11-01  
433 Mincey St  
Parcel: S35 000017 000

# Future Landuse Map







**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> LI (Light Industrial)	Warehouse
Northeast	<b>Location Area #2:</b> R10 (Single Family Residential)	Vacant Lot
East	<b>Location Area #3:</b> R10 (Single Family Residential)	Shopping Center
Northwest	<b>Location Area #4:</b> R20 (Single-Family Residential)	Agricultural Land
Southeast	<b>Location Area #5:</b> R10 (Single Family Residential)	Single-Family Residential Dwelling
South	<b>Location Area #6:</b> R10 (Single Family Residential)	Single-Family Residential Dwelling
Southwest	<b>Location Area #7:</b> R10 (Single Family Residential)	Single-Family Residential Dwelling
West	<b>Location Area #8:</b> R10 (Single Family Residential)	Vacant Lot



## **SUBJECT SITE**

The subject site is a historically undeveloped land lot with a small shed on 0.33 acres. The general housing stock in the area is a mix of stick built and manufactured housing in various states of repair.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of both the “Residential Redevelopment” which is defined as an area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of home ownership and neglect of property maintenance.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by City utilities.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors”.

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

**(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- There have been no plans submitted showing that the addition of this structures would adequately reduce negative impacts on the parcel.

**(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- Plans have not been submitted showing the movement of pedestrians in the area. Currently, there are no sidewalks in the area, and it is unknown what the traffic volume is at this time

**(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**

- There is sufficient space on the parcel to provide the required 2 parking spaces for a single family home

**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- Public utilities are available throughout the area, but the specific availability on this parcel has not yet been determined.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- An appraisal has not been conducted, but it is likely that the level of property values would decrease in the area, as there are a number of stick built single-family homes in the area of varying values.

**(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**

- Although an updated survey has been provided for the parcel, specific plans have not yet been submitted to determine the location of the building.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by Staff.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor 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 generally consistent with the subject site's character area ("Residential Redevelopment") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*. Concerns regarding further deterioration of the area should be noted.

**Subject Property**



**Northern Property**





### Eastern Property



### Southern Property



**STAFF RECOMMENDATION**

Staff recommends **Approval of SE 22-11-01**. 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 special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**V 22-11-02  
ZONING VARIANCE REQUEST  
WEST INMAN STREET**

<b>LOCATION:</b>	West Inman Street
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	0.12 acres
<b>PARCEL TAX MAP #:</b>	S19 000092 001
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Single-Family Home



**PETITIONER**                      Habitat for Humanity of Bulloch County  
**ADDRESS**                         P.O. Box 1253, Statesboro GA 30459

**REPRESENTATIVE**          Kathy Jenkins  
**ADDRESS**                         Same As Above

**PROPOSAL**

The applicant requests a variance from the lot area requirements of Article VII-A, Section 703-A (1), of the *Statesboro Zoning Ordinance* to allow for the construction of a single-family home on West Inman Street.

**PLANNING COMMISSION RECOMMENDATION**

**V 22-11-02 CONDITIONAL APPROVAL**



Case # V 22-11-02

West Inman St  
Parcel: S19 000092 001

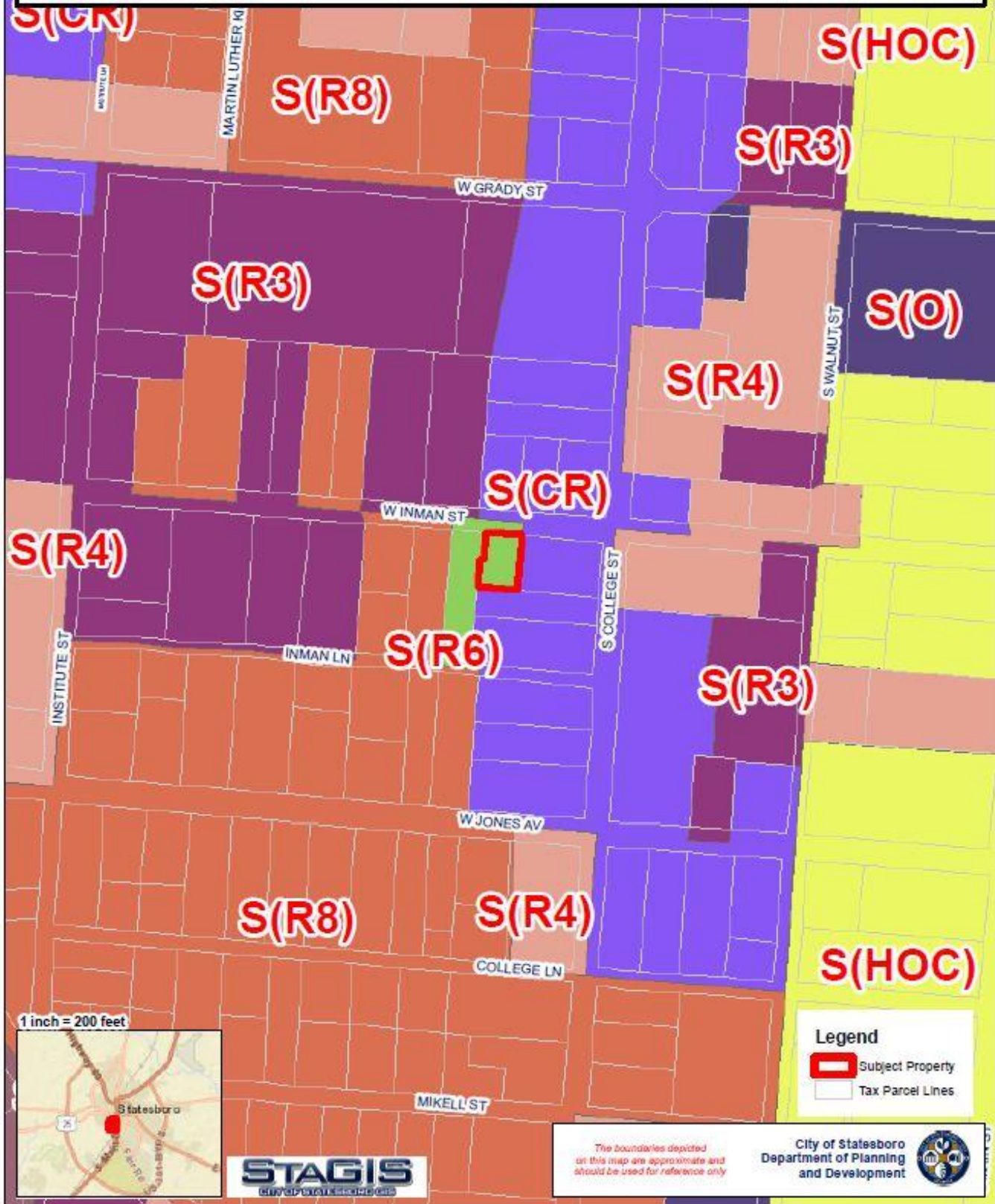
# Location Map





Case # V 22-11-02  
West Inman St  
Parcel: S19 000092 001

# Current Zoning Map



1 inch = 200 feet



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

### Legend

- Subject Property
- Tax Parcel Lines

City of Statesboro  
Department of Planning  
and Development



Case # V 22-11-02

West Inman St  
Parcel: S19 000092 001

# Future Landuse Map



Residential  
Redevelopment

Downtown

Commercial  
Redevelopment  
Area # 1

1 inch = 200 feet

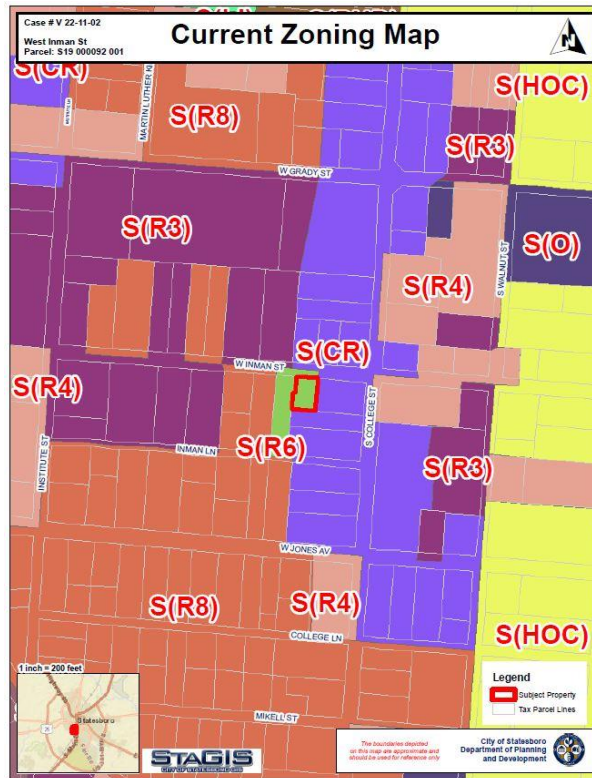


The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro  
Department of Planning  
and Development







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Single-Family Dwelling
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Single-Family Dwelling
East	<b>Location Area #3:</b> Cr (Commercial Retail)	Single-Family Dwelling
Northwest	<b>Location Area #4:</b> R-3 (Medium-Density Multiple Family Residential)	Single-Family Dwelling
Southeast	<b>Location Area #5:</b> R-8 (Single-Family Residential)	Single-Family Dwelling
South	<b>Location Area #6:</b> CR (Commercial Retail)	Single-Family Dwelling
Southwest	<b>Location Area #7:</b> R-8 (Single-Family Residential)	Single-Family Dwelling
West	<b>Location Area #8:</b> R-6 (Single-Family Residential)	Single-Family Dwelling

## **SUBJECT SITE**

The subject site is a 0.12 (5227.2 square foot) acre undeveloped lot. The applicant is seeking to construct a new single-family home on the property for sale to an eligible homeowner. As per Section 703-A of the ordinance, lots in the R-6 district must be no smaller than 6,000 square feet.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Downtown” character area, which is a historic area and should be redeveloped to promote pedestrian activity.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property has available city water and sewer.

## **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 has not been developed, and appears to have been legally subdivided prior to purchase by the owner. At this time, the property would not be considered buildable without the application of a variance.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The limited buildable space on the lot but the lot is located in an area that has mixed zoning designations, and similar uses. Historically, lots on the West side of town have been inappropriately zoned for their uses and many lots are undersized for the current ordinance.
- 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 undevelopable for even the lowest intensity use in the City.

**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 "Downtown" as stated in the *2019 – 2029 Comprehensive Master Plan*, as the area still has the historic housing stock in place and should be redeveloped to allow for easy proximity to the other areas of downtown.



**Subject Property**



**Eastern Property**





**Western Property**



**Northern Property**





**STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval V 22-11-02**. 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 variance does not grant the right to begin construction. All building must be reviewed and approved by the City.



# ZONING SERVICES REPORT

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**SE 22-11-03  
SPECIAL EXCEPTION REQUEST  
518 Gentilly Road**

<b>LOCATION:</b>	518 Gentilly Road
<b>EXISTING ZONING:</b>	O (Office)
<b>ACRES:</b>	0.1 acres
<b>PARCEL TAX MAP #:</b>	S53 000058D000
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)
<b>EXISTING USE:</b>	N/A
<b>PROPOSED USE:</b>	Barber Shop



**PETITIONER**                      Mike Crews  
**ADDRESS**                         518 Gentilly Road, Statesboro, GA 30458

**REPRESENTATIVE**    Same As Above  
**ADDRESS**

<b>PROPOSAL</b>
The applicant requests a special exception to relocate a barbershop in a multitenant building located on Gentilly Road. Barbershops are not permitted in the O (Office) zoning district unless granted a special exception by the City Council.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
  <b><u>SE 22-11-03 CONDITIONAL APPROVAL</u></b>  





Case # SE 22-11-03  
518 Gentilly Rd  
Parcel: S53 000058D000

# Location Map



**Legend**

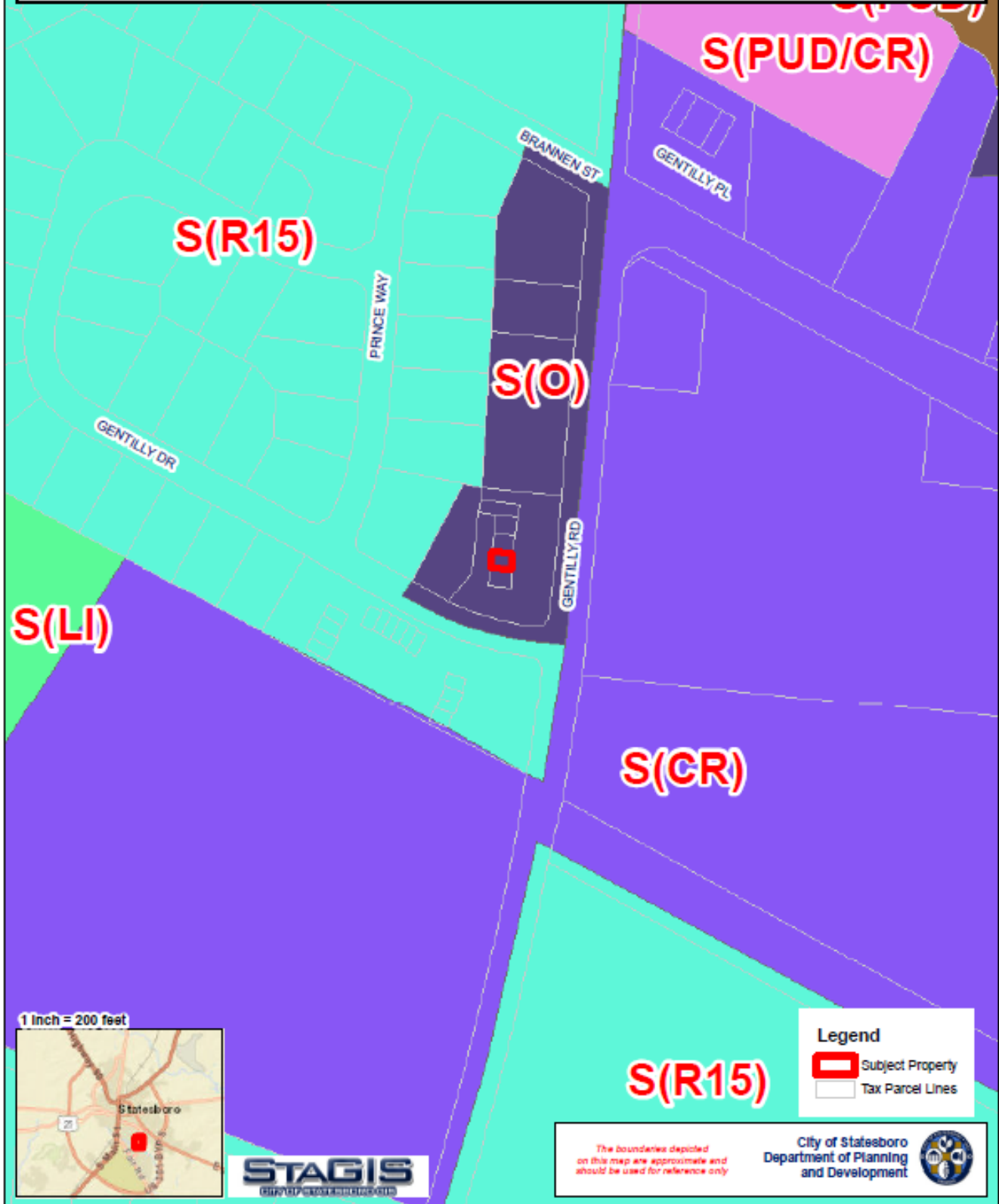
-  Subject Property
-  Tax Parcel Lines

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Case # SE 22-11-03  
518 Gentilly Rd  
Parcel: S53 000058D000

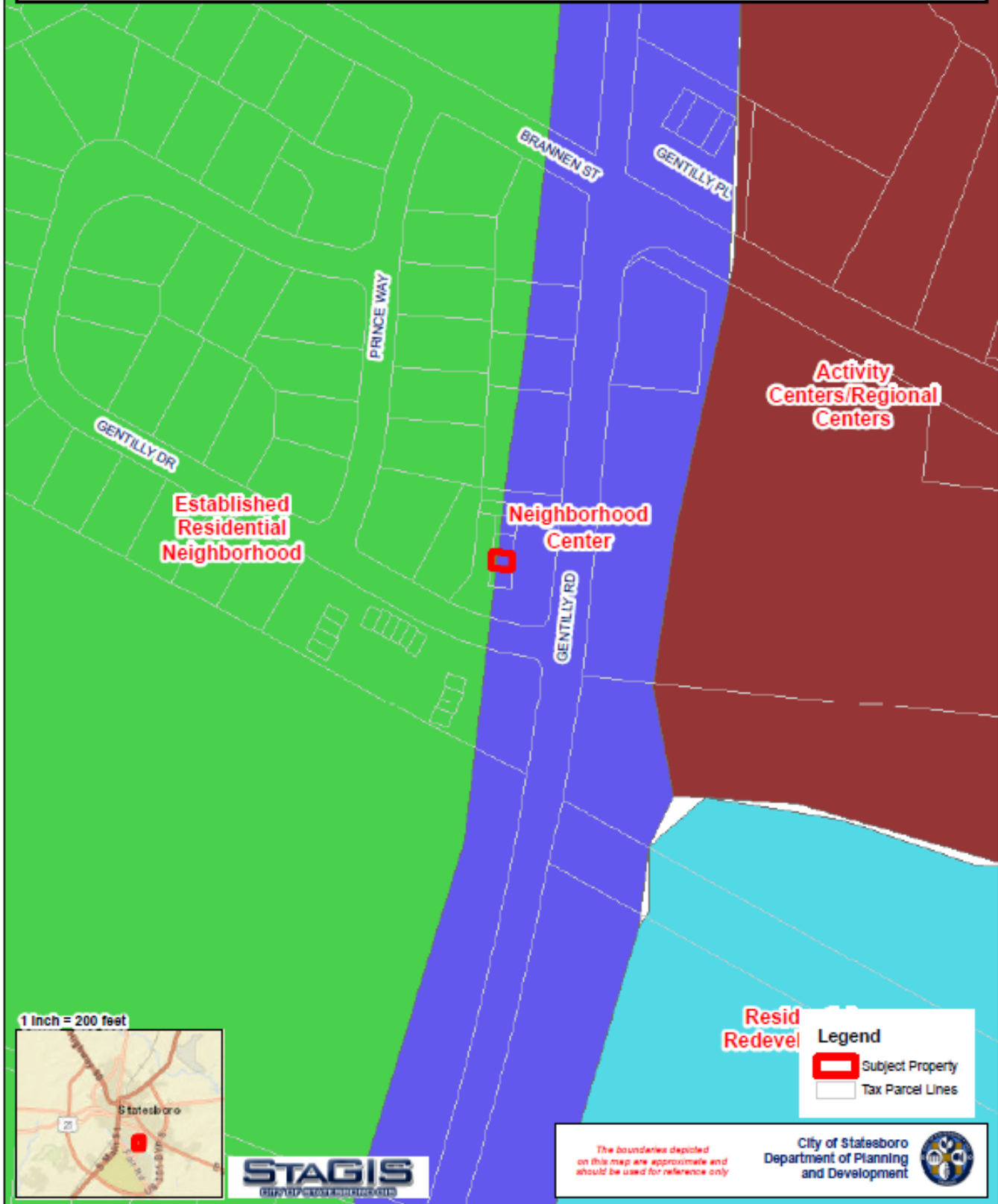
# Current Zoning Map

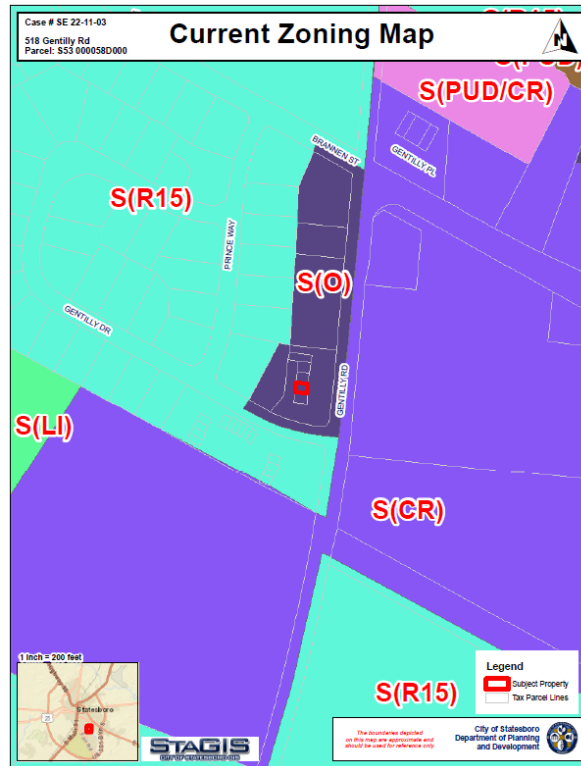




Case # SE 22-11-03  
518 Gentilly Rd  
Parcel: S53 000058D000

# Future Landuse Map





**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> O (Office)	Dentist Office
Northeast	<b>Location Area #2:</b> O (Office)	Therapy Office
East	<b>Location Area #3:</b> CR (Commercial Retail)	Shopping Center
Northwest	<b>Location Area #4:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Southeast	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Apartment Building
South	<b>Location Area #6:</b> O (Office)	Insurance and Tax Agency
Southwest	<b>Location Area #7:</b> R-15 (Single-Family Residential)	Apartment Building
West	<b>Location Area #8:</b> O (Office)	Single-Family Residential Dwelling

## **SUBJECT SITE**

The subject site is multitenant business building contained on 0.1 acres. The Lion's Den Barbershop has been located in this building for over 20 years. Generally, this use would not be permitted in the Office zoning district, but was legally non-conforming in the unit it was in. Because the building is split into multiple parcels based on the individual units, the legally non-conforming status of the site would not apply.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of both the "Neighborhood Center" which is defined as an area that has a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by City utilities.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors".

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council "in determining the compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

**(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- There would be no adverse impact at this location.

**(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- It is assumed that traffic in the area would not experience any significant change.

**(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**

- The parking lot already exists, and it is unlikely that the density of parking would change as a result of this exception.



**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- Public utilities are available in the area, but it should not affect the levels of service.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- An appraisal has not been conducted, but it is likely that the level of property values would not significantly change. The character of the neighborhood would not change due to the business relocation.

**(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**

- No plans have been submitted with this application as the building already exists.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by Staff.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor 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 generally consistent with the subject site's character area ("Neighborhood Center") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*. In addition, this use is not any significant change with the uses currently in the area.

**Subject Property**



**Northern Property**





## Eastern Property



## Southern Property



### **STAFF RECOMMENDATION**

Staff recommends **Approval of SE 22-11-03**. 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 special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.





# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**RZ 22-11-04  
ZONING MAP AMENDMENT  
TIMBER ROAD**

<b>LOCATION:</b>	Timber Road
<b>EXISTING ZONING:</b>	R-20/CR (Single-Family Residential/Commercial Retail)
<b>ACRES:</b>	32.16 Acres
<b>PARCEL TAX MAP #:</b>	MS38000068 001
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Wooded Lot
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER**                      Ball Company, LLC  
**ADDRESS**                        490 Turner Road; Statesboro GA, 30458

**REPRESENTATIVE**          Evan Bennett  
**ADDRESS**                        321 Commercial Drive; Savannah GA, 31406

**PROPOSAL**

The applicant requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district, in order to construct an approximately 69 unit single-family subdivision on the site.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 22-11-04 CONDITIONAL APPROVAL**



Case # RZ 22-11-04  
Timber Rd  
Parcel: MS38000068 001

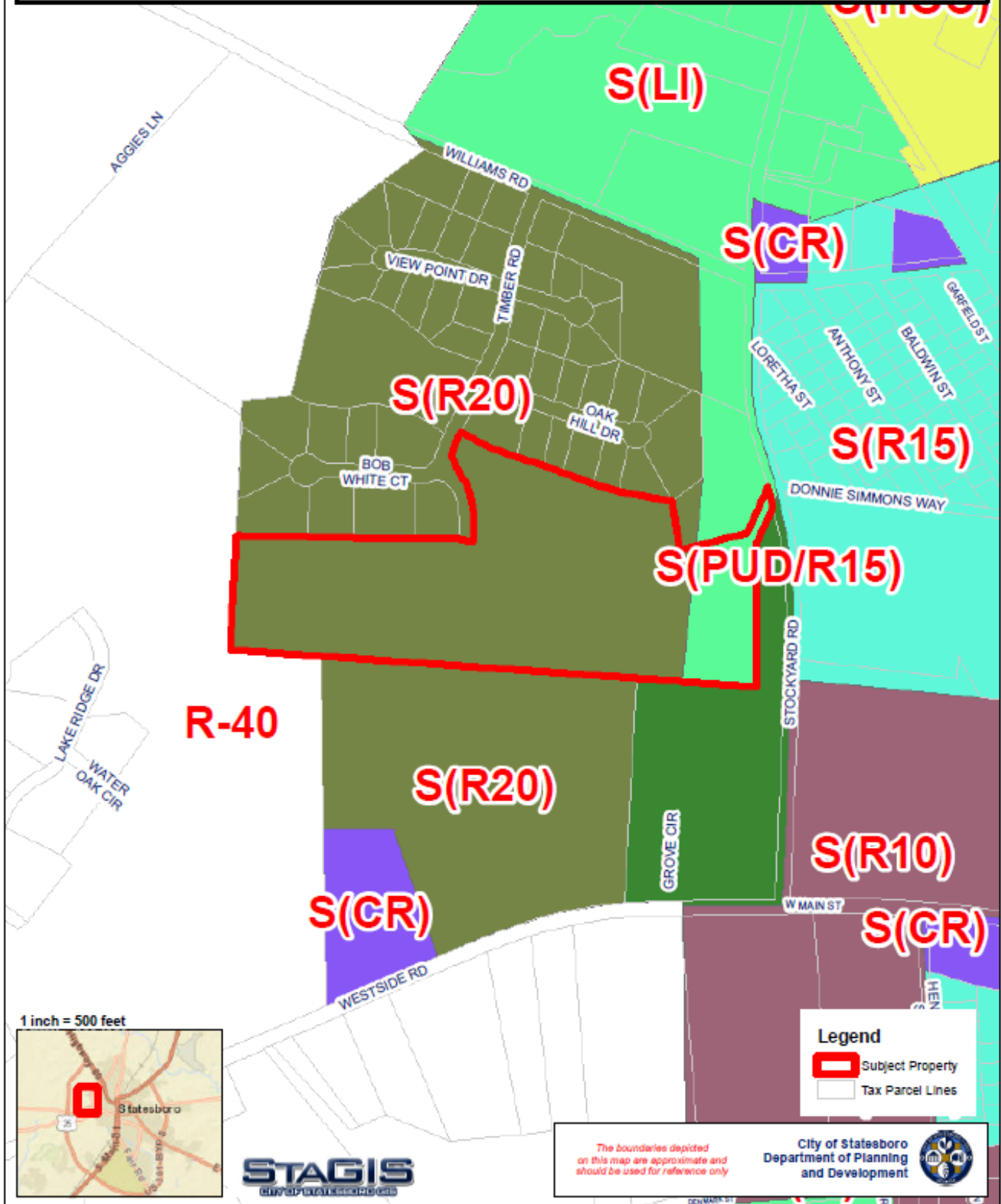
# Location Map





Case # RZ 22-11-04  
Timber Rd  
Parcel: MS38000068 001

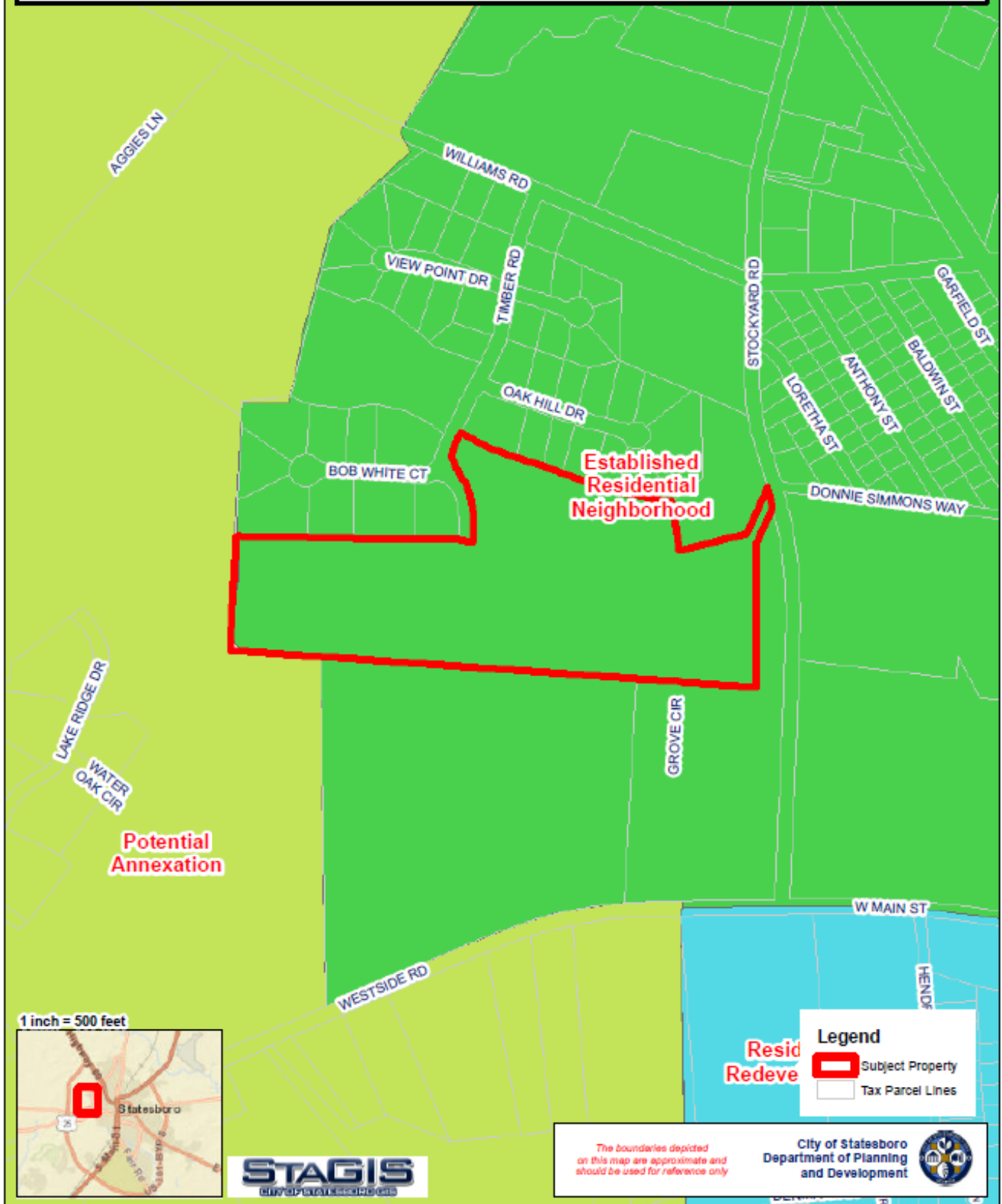
# Current Zoning Map

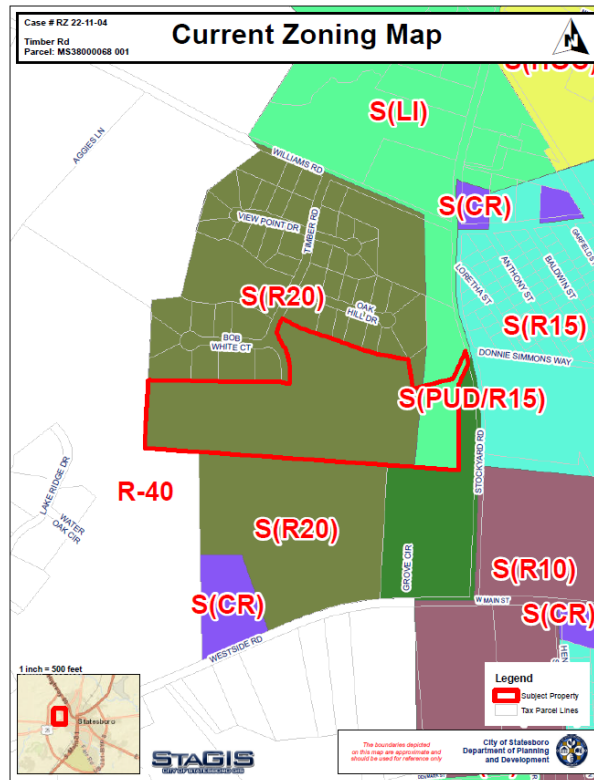




Case # RZ 22-11-04  
Timber Rd  
Parcel: MS38000068 001

# Future Landuse Map





**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> R-20 (Single-Family Residential)	Single Family Dwelling
Northeast	<b>Location Area #2:</b> R-20 (Single-Family Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> R-40 (Single-Family Residential)	Single Family Dwelling
North West	<b>Location Area #4:</b> R20/LI (Single-Family Residential/Light Industrial)	Nursing Home
Southeast	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Single Family Dwelling
South	<b>Location Area #7:</b> R-10/R-15 (Single-Family Residential)	School
Southwest	<b>Location Area #8:</b> PUD/R-15 (Planned Unit Development/Single-Family Residential)	Neighborhood
West	<b>Location Area #9:</b> R20/LI (Single-Family Residential/Light Industrial)	Undeveloped Land

## **SUBJECT SITE**

The subject site consists of one parcel containing 32.16 acres. Currently the parcel is a wooded lot with an electrical easement in the rear of the property. The property fronts on Stockyard Road with a small shared entrance with the adjacent medical facility, and terminates at the end of Timber Road/Bob White Court, immediately South of the Quail Run Subdivision.

The intent of the applicant is to place approximately 69 units of Single-Family Housing immediately adjacent to the developing Bryant's Landing Senior Housing Development to be funded with Low-Income Tax Credits.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in 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 on the north and south end of the property as noted in the preliminary plan. A full delineation will be required before development. There are no flood zones being projected on the site.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities, although significant extension will be required in some areas of the development.

## **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 variety of uses. These include residential, light industrial, a planned development, a nursing home, an elementary school, and undeveloped land.

### **2. The extent to which property values are diminished by the particular zoning restrictions**

- It is Staff's opinion that the property value would increase with the zoning change.



- 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 that are not townhomes. As recent development patterns suggest, these homes would be a small percentage of the new housing stock in the area.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The property is currently underutilized and would result in a significant improvement of usage if redeveloped.
- 5. The suitability of the subject property for the zoned purposes.**
  - There is nearby residential uses of a lower intensity, but this area has a variety of uses. Locations on the North side of Stockyard Road are generally residential uses (single-family and a nursing home) while those on the South are a mix of apartments, neighborhoods, light commercial, and a school.
- 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 beyond an electrical easement.
- 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 by a smaller ration than some other development types. This development is likely to increase congestion in the area.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
  - The proposed use is consistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use is consistent with the current development of the area which is primarily residential in nature.

**Subject Property**

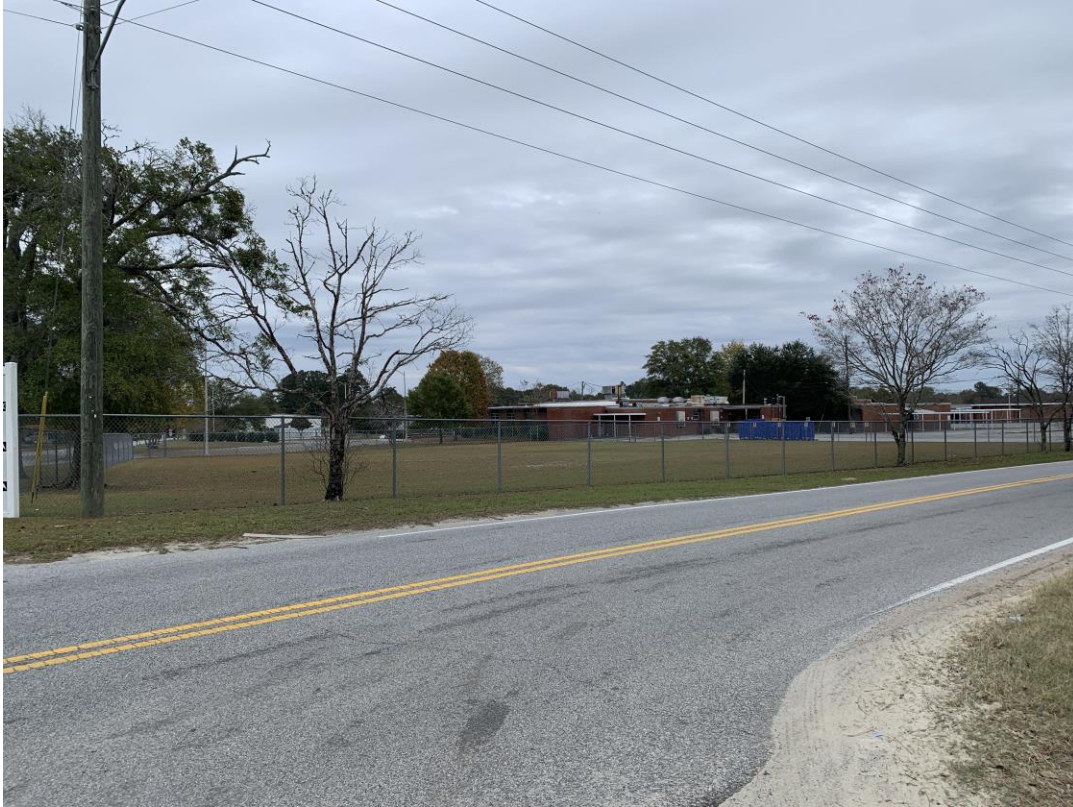


**Northern Property**





**Southeastern Property**

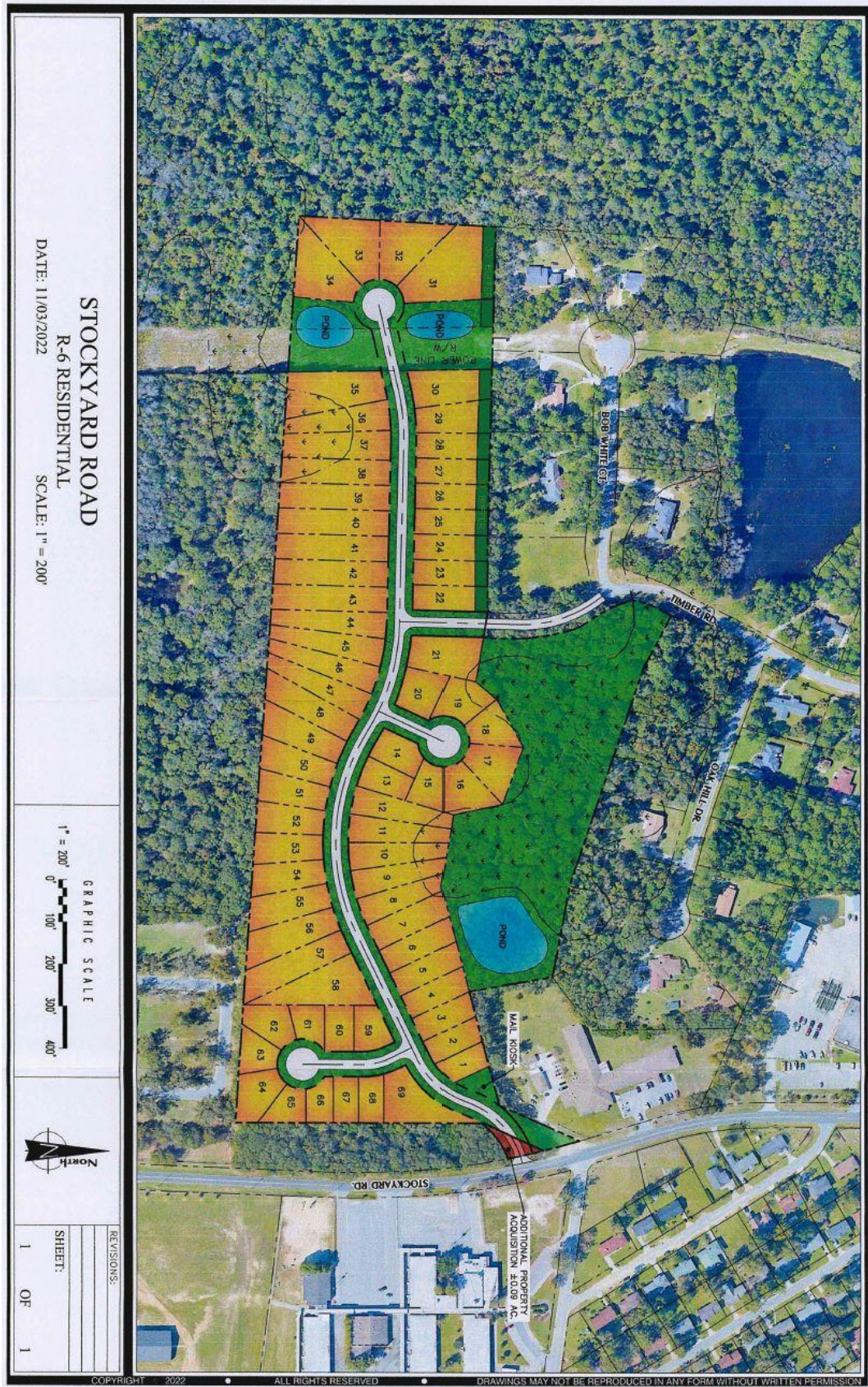


**Northeastern Property**





# Exhibit One



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

Staff recommends approval of **RZ 22-11-04**. 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 Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The applicant must provide a traffic study to determine any traffic calming measures that may be available for development.