



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
February 2, 2021
5:00 P.M.
City Hall Council Chamber
Meeting Agenda

I. Call to Order

II. Introduction of New Members

III. Invocation & Pledge of Allegiance

IV. Approval of Minutes

1. December 1, 2020 Meeting Minutes.

V. New Business

1. **APPLICATION RZ 21-01-02:** Matthew Lovett requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the O (Office) zoning district for 3.2 acres of property located at 16303 Highway 80 West to establish a mortuary (Tax Parcel MS37000023A000).
2. **APPLICATION RZ 21-01-03:** Beyond JPR Properties requests a Zoning Map Amendment from the HOC (Highway Oriented Commercial) zoning district to the R4 (High-Density Residential) zoning district for 0.848 acres of property located at 231 South Main Street & 232 South Walnut Street to develop multi-family residential housing (Tax Parcels S19 000018 000 & S19 000020 000).
3. **APPLICATION V 21-01-04:** Beyond JPR Properties requests a variance from Article VII, Section 703(B) 1 of the Statesboro Zoning Ordinance to allow for the construction of an additional 12 dwelling units on the property located at 231 S Main Street & 232 S Walnut Street (Tax Parcels S19 000018 000 & S19 000020 000).

VI. Announcements

1. CHIP Grant Submission
2. Commission Chair Selection

3. Downtown Master Plan

VII. Adjourn



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Statesboro Planning Commission
December 1, 2020
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission members: James Byrd Sr., Sean Fox, Russell Rosengart, Carlos Brown Jr.; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Jason Boyles (Assistant City Manager), Justin Williams (City Planner II), and Elizabeth Burns (City Planner I); **Absent:** Mary Foreman, Benjamin McKay, and Jamey Cartee

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) November 3, 2020 Meeting Minutes.

Commissioner Rosengart made a motion to approve the November 3, 2020 meeting minutes, seconded by Commissioner Brown. The motion carried 3-0.

IV. New Business

1.) **APPLICATION V 20-11-01:** East Georgia Medical Center requests a special exception to allow for the placement of mobile food trucks as temporary vendors in the O (Office) zoning district on a 30.67 acre property located at 1499 Fair Road (MS74000198 001).

Kathleen Field introduced case 20-11-01, Commissioner Rosengart made a motion to open the public hearing of 20-11-01. Commissioner Fox seconded, and the motion carried 3-0. There were no individuals to speak for or against at the time. Commissioner Fox made a motion to close the public hearing with a second from Commissioner Rosengart. The motion carried 3-0. Discussion was opened. Commissioner Rosengart questioned if the cafeteria was able to provide food for the hospital and about the need for food trucks. Justin Williams explained that the

cafeteria can sufficiently provide food for the staff but that there is a desire for foodtrucks that would bring a variety for the nurses in close proximity. Commissioner Rosengart expressed his concerns by adding that there are restaurants in proximity to the hospital. Commissioner Rosengart, mentioned that the restaurants pay property taxes. Commissioner Rosengart questioned if the request was a temporary or permanent need. Justin Williams stated that the special exception requested would go with the land and would have to follow any ordinance pertaining to food trucks. Marie Burdett introduced as the representative for the application. Marie Burdett explained why the need was presented for the nurses and in support of the community. Commissioner Byrd expressed his support of the issue in the given conditions. Marie Burdett clarified that nurses have thirty minutes for lunch and would not impact restaurants. Commissioner Fox expressed his concern for local restauranteurs and the hospital staff. Commissioner Rosengart expressed his concerns for the restaurants that located their property near the hospital. Marie Brudett clarified that they would only request food trucks twice a month, on Fridays. Commissioner Fox made a motion to approve with staff recommendations with a second from Commissioner Brown. The motion passed 3-0.

V. Announcements

Kathleen Field introduced the new City Planner I, Elizabeth Burns.

Mrs. Field announced the potential passage of a contract to update the City's Downtown Master Plan. This plan will also update the Zoning Ordinance for the Downtown area. This item will go before Council at the next Council Meeting in December.

Justin Williams announced the final day of service for both Commissioner Foreman and Commissioner Brown.

VI. Adjourn

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

Chair – James W. Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development

STATESBORO PLANNING COMMISSION

January 5, 2021

5:00 P.M.

City Hall Council Chambers

Meeting Minutes

The January 5, 2021 Planning Commission meeting was cancelled due to a lack of agenda items.

Chair – James W. Byrd, Sr.

Secretary – Kathleen Field
Director, Department of Planning & Development



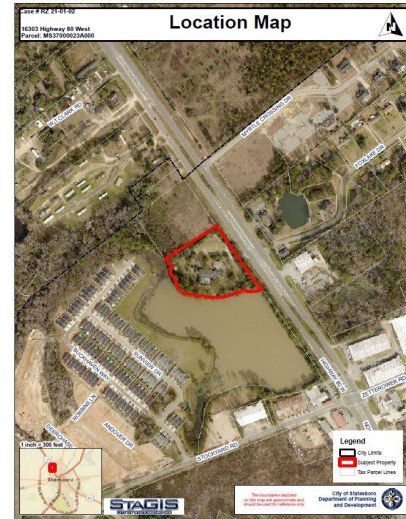
City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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 Statesboro, Georgia 30458

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RZ 21-01-02
ZONING MAP AMENDMENT REQUEST
16303 Highway 80 West

LOCATION:	16303 Highway 80 West
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	3.2 Acres
PARCEL TAX MAP #:	MS37000023A000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Event Center (Robbins Nest)
PROPOSED USE:	Lovett Funeral Home



PETITIONER Matthew Lovett
ADDRESS P.O. Box #373, Statesboro, GA 30459

REPRESENTATIVE Same as Above
ADDRESS

PROPOSAL
<p>The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the O (Office) zoning district in order to allow for the conversion of an event space to a local funeral home. Historically, the property has served as an event venue for weddings, parties, etc. known as the “Robbins Nest.”</p>
PLANNING COMMISSION RECOMMENDATION
<p>RZ 21-01-02 CONDITIONAL APPROVAL</p>

Case # RZ 21-01-02

16303 Highway 80 West
Parcel: MS37000023A000

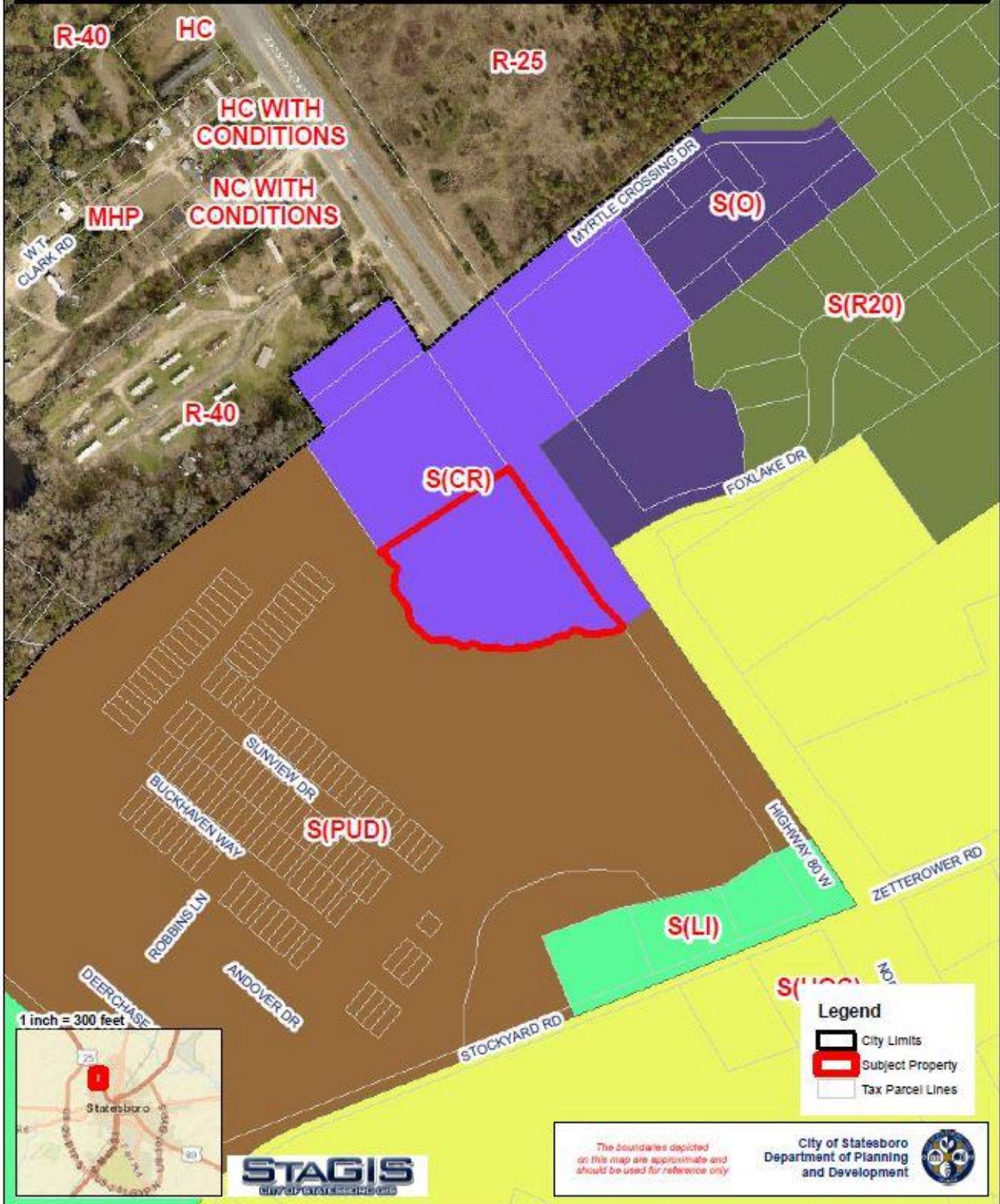
Location Map



Case # RZ 21-01-02

16303 Highway 80 West
Parcel: MS37000023A000

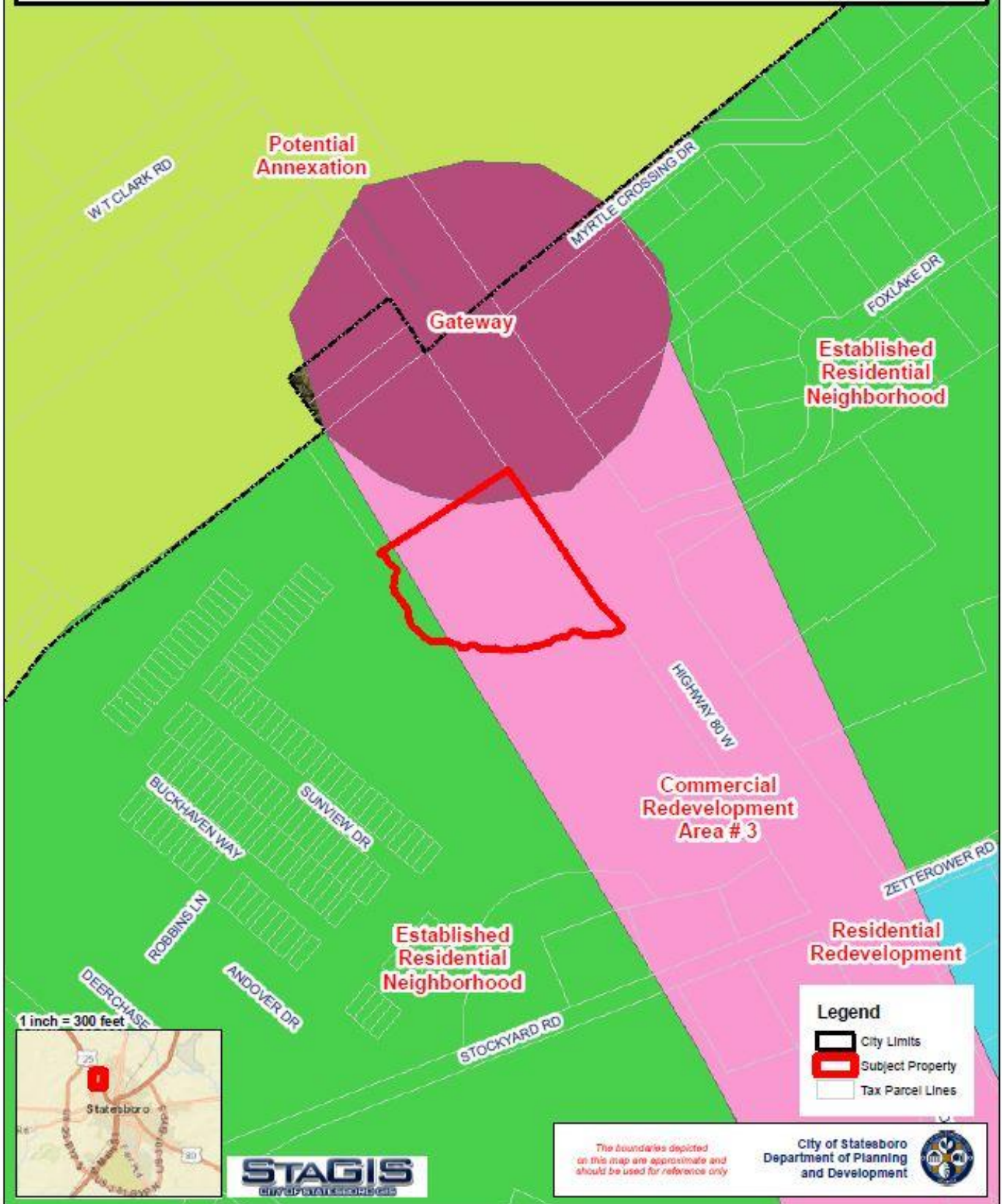
Existing Use Map

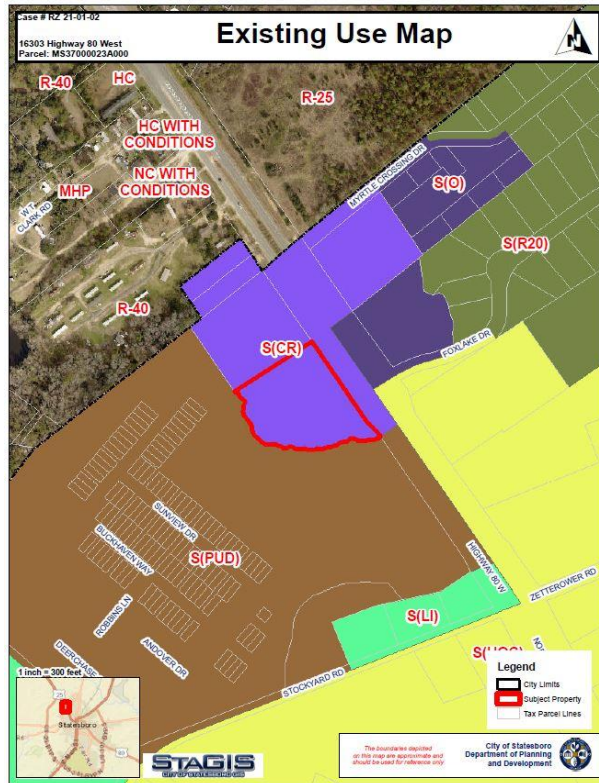


Case # RZ 21-01-02

16303 Highway 80 West
Parcel: MS37000023A000

Future Landuse Plan Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Vacant Land
Northeast	Location Area #2: CR (Commercial Retail)	Vacant Land
East	Location Area #3: O (Office)	CPA Office
North West	Location Area #4: R-40 – Single-Family Residential (County Zoning)	Trailer Park
Southeast	Location Area #5: HOC (Highway Oriented Commercial)	Heavy Equipment Rentals
South	Location Area #7: PUD (Planned Unit Development)	Cobblestone Subdivision
Southwest	Location Area #8: PUD (Planned Unit Development)	Cobblestone Subdivision
West	Location Area #9: PUD (Planned Unit Development)	Cobblestone Subdivision

SUBJECT SITE

The subject site is a currently existing event center on 3.2 acres. The building structure in place has no significant pending changes, and has an existing lake separating it from the Cobblestone subdivision. The site has sufficient entry and exit onto Highway 80, with two gated entryways.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #3” character area, which is located in an area that may be in decline, but is meant to maintain a lower density and greenspace. These areas are also meant to be sensitive to the natural features of an area.

ENVIRONMENTAL SITE ANALYSIS

There are no wetlands on the property. There is a lake to the South and Southwest of the property which provides significant buffer from the adjacent property. This area is not in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. There will be no proposed increase in the usage of facilities to this site. It is not projected that this site will cause a significant increase in traffic to the area, outside of sporadic funeral services, which may be mitigated with police escort.

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.

- There is an adjacent lot zoned Office in the area, but the majority of the surrounding area is a mix of residential development and vacant/unusable land.

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

- It is staff’s opinion that the proposal will not adversely affect the use of the surrounding properties. The proposal is not expected to have an adverse effect on the property values of the area.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- It is Staff’s opinion that the zoning for the property will have no adverse impact on the value of the surrounding properties.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The property owner cannot at this time conduct the proposed type of work. There is no crematorium on site, and the use is passive compared to more intense commercial uses.
- 5. The suitability of the subject property for the zoned purposes.**
 - There is no indication that the subject property is not suitable for the requested zoning.
- 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 recently been utilized as an event center.
- 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**
 - Any significant future phases or changes to this proposal must first be reviewed and approved by City Council. No other impacts are likely due to the surrounding, and proposed uses.
- 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 ("Commercial Redevelopment Area #3") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use does not generally cause negative effects to the surrounding area's character, uses and zones. The subject site is located near a gateway to the City and abuts multiple low intensity uses.

STAFF RECOMMENDATION

Staff recommends **Approval of RZ 21-01-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the allowance for any structural changes to be made onto the building without approval from the City.
- (2) Parking shall be provided at a ratio of 1 parking space for every 4 seats located within the chapel of the mortuary, and shall be subject to an approved parking plan.



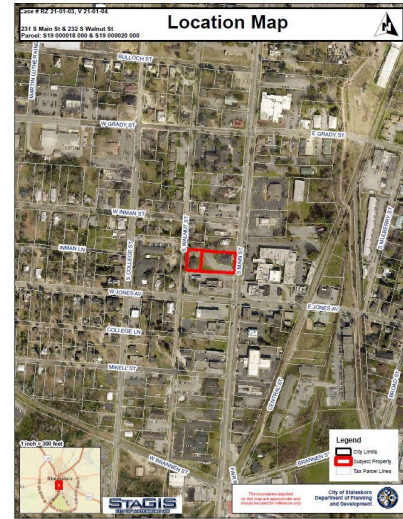
City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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**RZ 21-01-03, V 21-01-04
 ZONING MAP AMENDMENT & VARIACE REQUEST
 231 S Main Street/232 S Walnut Street**

LOCATION:	231 S Main St/232 S Walnut St
EXISTING ZONING:	HOC (Highway Oriented Commercial)
ACRES:	0.848 Acres
PARCEL TAX MAP #:	S19 000018 000 & S19 000020 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Apartment Building
PROPOSED USE:	Apartment Building Complex



PETITIONER Beyond JPR Properties LLC
ADDRESS 107 N Reino #232, Newbury Park, CA 91320

REPRESENTATIVE Jamey Cartee
ADDRESS

PROPOSAL
The applicant requests a zoning map amendment from the HOC (Highway Oriented Commercial) zoning district to the R-4 (High-Density Residential) zoning district, in order to construct two additional apartment buildings on the site. The applicant also requests a variance from Article VII, Section 703 (B) 1, in order to exceed the units per developable acre in the R-4 (High-Density Residential) zoning district, to allow for the placement of an additional 12 units on the property.
STAFF RECOMMENDATION
RZ 21-01-03 & V 21-01-04 CONDITIONAL APPROVAL

Case # RZ 21-01-03, V 21-01-04

231 S Main St & 232 S Walnut St
Parcel: S19 000018 000 & S19 000020 000

Location Map



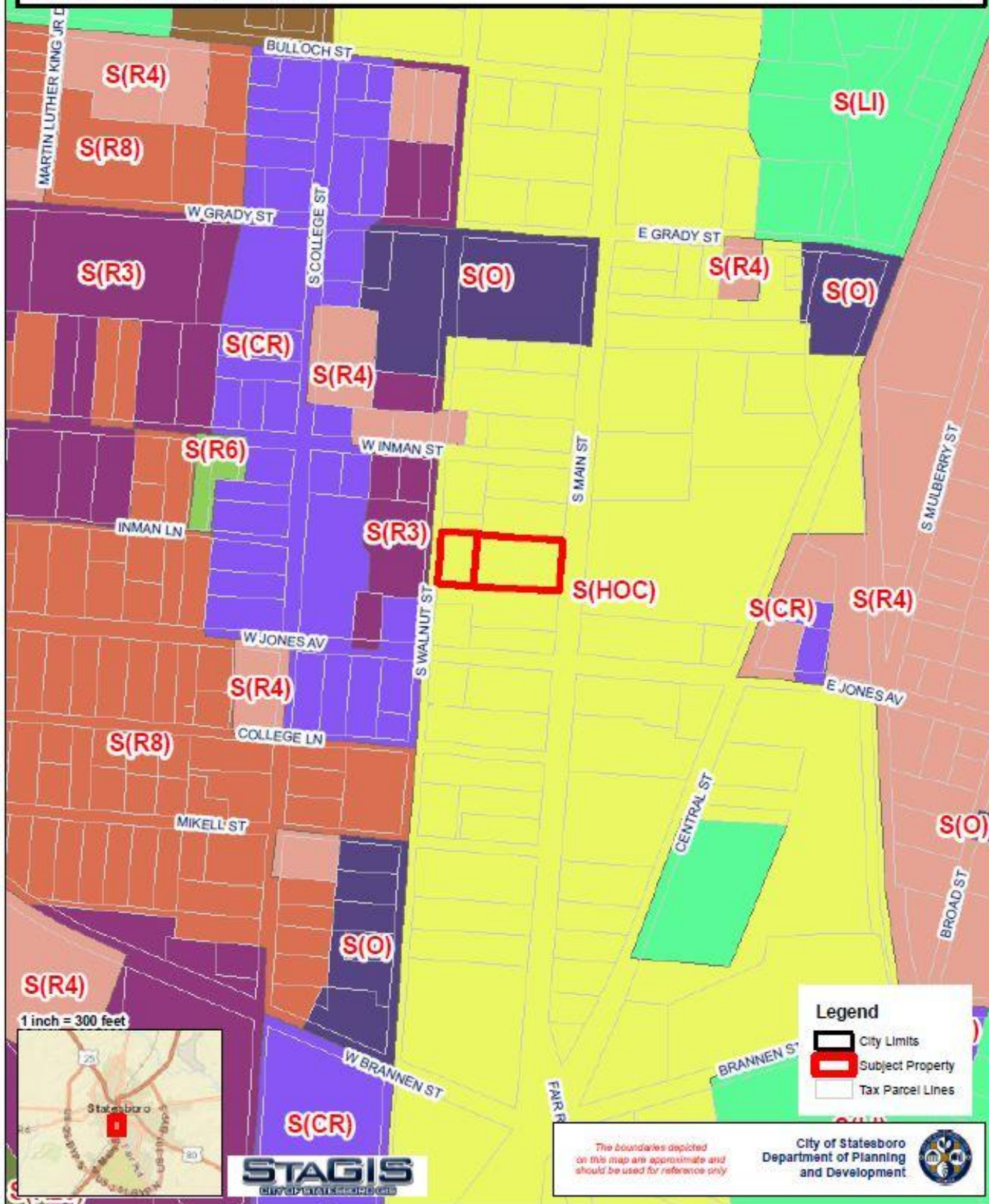
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning
and Development

Case # RZ 21-01-03, V 21-01-04

231 S Main St & 232 S Walnut St
Parcel: S19 000018 000 & S19 000020 000

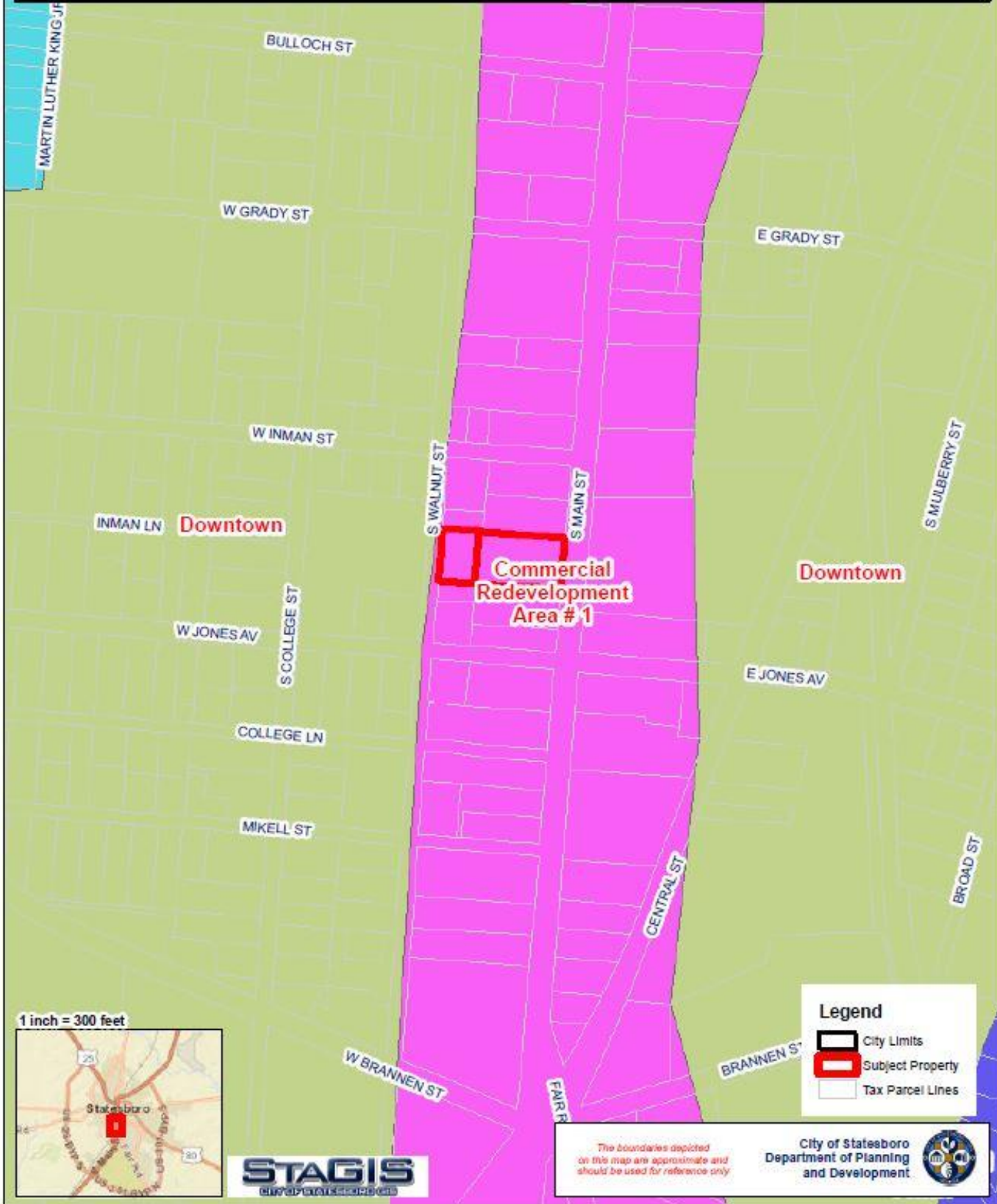
Existing Use Map

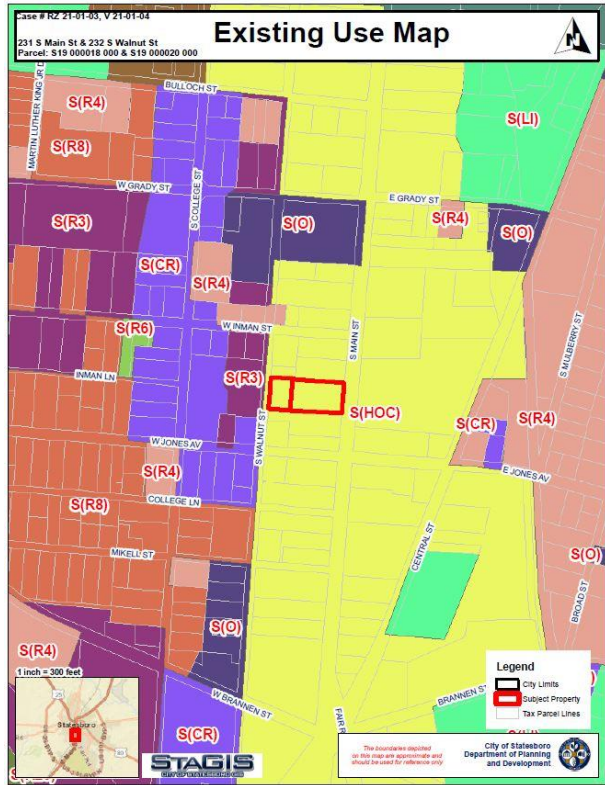


Case # RZ 21-01-03, V 21-01-04

231 S Main St & 232 S Walnut St
Parcel: S19 000018 000 & S19 000020 000

Future Landuse Plan Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Multi-Family Apartment
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Restaurant
East	Location Area #3: HOC (Highway Oriented Commercial)	Hotel
North West	Location Area #4: CR (Commercial Retail)	Single –Family House
Southeast	Location Area #5: HOC (Highway Oriented Commercial)	Gas Station
South	Location Area #7: HOC (Highway Oriented Commercial)	Dolan’s BBQ
Southwest	Location Area #8: CR (Commercial Retail)	Hair Salon
West	Location Area #9: CR/R3(Commercial Retail/Medium-Density Residential)	Nursing Facility

SUBJECT SITE

The subject site consists of two parcels (to be combined) totaling 0.848 acres. Currently the parcels contains two apartment buildings (one under renovation) and a mix of open land and impervious parking lot space. The applicant seeks to demolish the rear building and construct a total of 12 additional units on the site. As per requirements of the Article VII, Section 703 of the *Statesboro Zoning Ordinance* only 12 units may occupy a single acre in the R-4 (High Density Residential) zoning district.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use.

ENVIRONMENTAL SITE ANALYSIS

The property contains no wetlands, and is not located in a flood zone. The current proposal would increase the amount of impervious on the site, which may require some storm water mitigation.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The addition of the existing and proposed buildings will increase the amount of usage in the area. The proposed units will also cause an increase of traffic onto GA Highway 301 S, which will require an expansion of the entrance and exit currently on the site. This change must receive approval from the GA Department of Transportation.

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 has a mixture uses listed under the same zoning designation. There are multiple non-conforming uses that have been in existence for a number of years that would not be allowed under current zoning. Currently, the use of the property would not allow for the construction of additional residential structures.

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 and the combination of parcels.

- 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.**
 - Due to the surrounding zoning designation being inconsistent with the actual uses of property in the area, it is staff's opinion that the zoning change would not have a negative impact on the area.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The property owner could not utilize the entirety of the property for Residential development, and would not be able to utilize the rear property for residential uses if not granted the Zoning Map Amendment. This development would increase the density of individuals within walking distance of the downtown, and increase tax values for the property itself.
- 5. The suitability of the subject property for the zoned purposes.**
 - There is no indication that the subject property is not suitable for the requested zoning, as it already has a non-conforming use.
- 6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - The property was vacant for over 1 year due to the property being sold. Construction began to renovate the interior of the property in June of 2020.
- 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, by adding additional single family units. This would be an improvement to the property as a portion of it is currently uninhabitable. This development would increase congestion in the area without the expansion of the existing driveway and the installation of an additional drive on South Walnut Street.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
 - The proposed use is inconsistent with the subject site's character area ("Commercial Redevelopment Area #1") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use is consistent with the current standing development of the area which precludes the passage of the *Comprehensive Plan*.

STAFF RECOMMENDATION

Staff recommends approval of **RZ 21-01-03 & V 21-01-04**. 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 additional construction must be approved by the City.
- (2) No building permit for additional structures will be issued without approval from the GA Department of Transportation for the expansion of the driveway on South Main Street. Upon approval, this expansion must be completed before the issuance of any Certificate of Occupancy. This does not include the building currently under renovation.
- (3) An acceptable landscaping plan must be submitted with the building permit showing the design of the open space on the site.

Planning Commission Meeting

Tue, Feb 2, 2021 5:00 PM - 6:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

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