



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 7, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. January 3, 2023

IV. New Business

1. **APPLICATION RZ 23-01-01:** Simcoe Investment Group requests a Zoning Map Amendment from the R15 (Single-Family Residential) zoning districts to the R-2 (Townhouse Residential District) zoning district in order to develop a townhouse development at Cawana Road (Tax Parcel # 107000005000).

2. **APPLICATION RZ 23-01-02:** Simcoe Investment Group requests a Zoning Map Amendment from the R15 (Single-Family Residential) zoning districts to the R-2 (Townhouse Residential District) zoning district in order to develop a townhouse development at Cawana Road (Tax Parcel # 107000005001).

3. **APPLICATION SUB 23-01-03:** Woodford Station LLC, requests preliminary PLAT approval of a 3-phase 172 lot townhouse subdivision on 17.78 acres on a property located at 7130 Veterans Memorial Parkway (Tax Parcel# MS42000007 000).

V. Announcements

1. Appointment of new Planning Commissioners.

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

January 3, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., Benjamin McKay, Russell Rosengart, Sean Fox, James Thibideau and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), John Washington (Director of Public Works & Engineering), Justin Williams (Planning & Housing Administrator) and Jermaine Foster (Planner); **Absent:** Michele Hickson

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.) December 6, 2022 Meeting Minutes.

IV. New Business

1.) **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 introduced case RZ 22-10-03. Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 6-0. George Tullos was introduced as the representative. After minimal questions regarding amenities, Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 6-0. Commissioner Rosengart made a motion to approve with staff recommendations. Commissioner Thibideau seconded and the motion passed 6-0.

2.) **APPLICATION AN 22-12-01:** Lehman Franklin requests Annexation of a property adjacent to Beasley Road in order to develop a single-family attached subdivision on approximately 41 acres (Tax Parcel # MS91000013 000)

Kathleen Field introduced cases AN 22-10-02, Commissioner Fox made a motion to open the public hearing. Commissioner Thibedeau seconded, the motion carried 6-0. Joey Maxwell was introduced as the representative for the application, and explained specifics of the proposal to the Commission, with additional language provided from the Ashley Durrence (of Lamar Smith). Raybon Anderson, Susan Riley and Bobby Mikell spoke in opposition to the project. Commissioner Rosengart made a motion to close the public hearing with a second from Commissioner Thibedeau. The motion passed 6-0. Commissioner Rosengart made a motion to deny the application of annexation. Commissioner Cartee seconded and the motion passed 4-2.

3.) **APPLICATION RZ 22-12-02:** Lehman Franklin requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-2 (Townhouse Residential) zoning district in order to develop approximately 212 townhome units on 41 acres of property (Tax Parcel# MS91000013 000).

This Case received a no-vote due to lack of approval on the Annexation.

3.) **APPLICATION SE 22-12-03:** Branchwater Statesboro LLC, requests a Special Exception in order to allow for an automobile service operator on property zoned CR (Commercial Retail) on US Highway 80 East (Tax Parcel # MS84000099 000).

Kathleen Field introduced case SE 22-12-03. Commissioner Fox motioned to open the public hearing with a second by Commissioner Cartee. The motion passed 6-0. Steve Rushing was introduced as the representative for this case. Commissioner Cartee motioned to close the public hearing, with a second from Commissioner Rosengart. John Washington provided additional discussion notes for this project. Commissioner McKay recommended approval of the application and conditions with a second by Commissioner Rosengart. The motion passed with a 6-0 vote.

3.) **APPLICATION RZ 22-12-04:** CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and add an additional unit on a property located at Grove Circle/Stockyard Road (Tax Parcel # MS30000025001).

Kathleen Field introduced case RZ 22-12-04. Additional information was provided by Justin Williams regarding the permit status of this project. Commissioner McKay made a motion to open the public hearing with a second from Cartee. Joey Maxwell was introduced as the representative for this case. Loretha Bess spoke in regards to a previously approved case in the area. Julien Tremble also spoke in regards to the approval that took place on December 20, 2022. Commissioner McKay voted to close the public hearing with a second from Commissioner Cartee. Commissioner McKay motioned to approve the application with staff recommendations, with a second by Commissioner Cartee. The motion passed with a 6-0 vote.

V. Announcements

Kathleen Field announced that the housing program continues and that the zoning ordinance revisions are still underway.

VI. Adjourn

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

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-01-01 ZONING MAP AMENDMENT CAWANA ROAD

LOCATION:	Cawana Road
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	6.81 Acres
PARCEL TAX MAP #:	107 000005 000
COUNCIL DISTRICT:	District 5 (Bar)
EXISTING USE:	Wooded Lot
PROPOSED USE:	Townhouse Subdivision



PETITIONER Simcoe Investment Group, LLC
ADDRESS P.O. Box 1247, Richmond Hill, GA 31324

REPRESENTATIVE Clay Price
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the R-2 (Townhouse Residential) zoning district, in order to construct an approximately 34 unit townhouse development subdivision on the site.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 23-01-01 CONDITIONAL APPROVAL

Case # RZ 23-01-01

Cawana Rd
Parcel: 107 000005 000

Location Map



Legend

-  Subject Property
-  Tax Parcel Lines

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

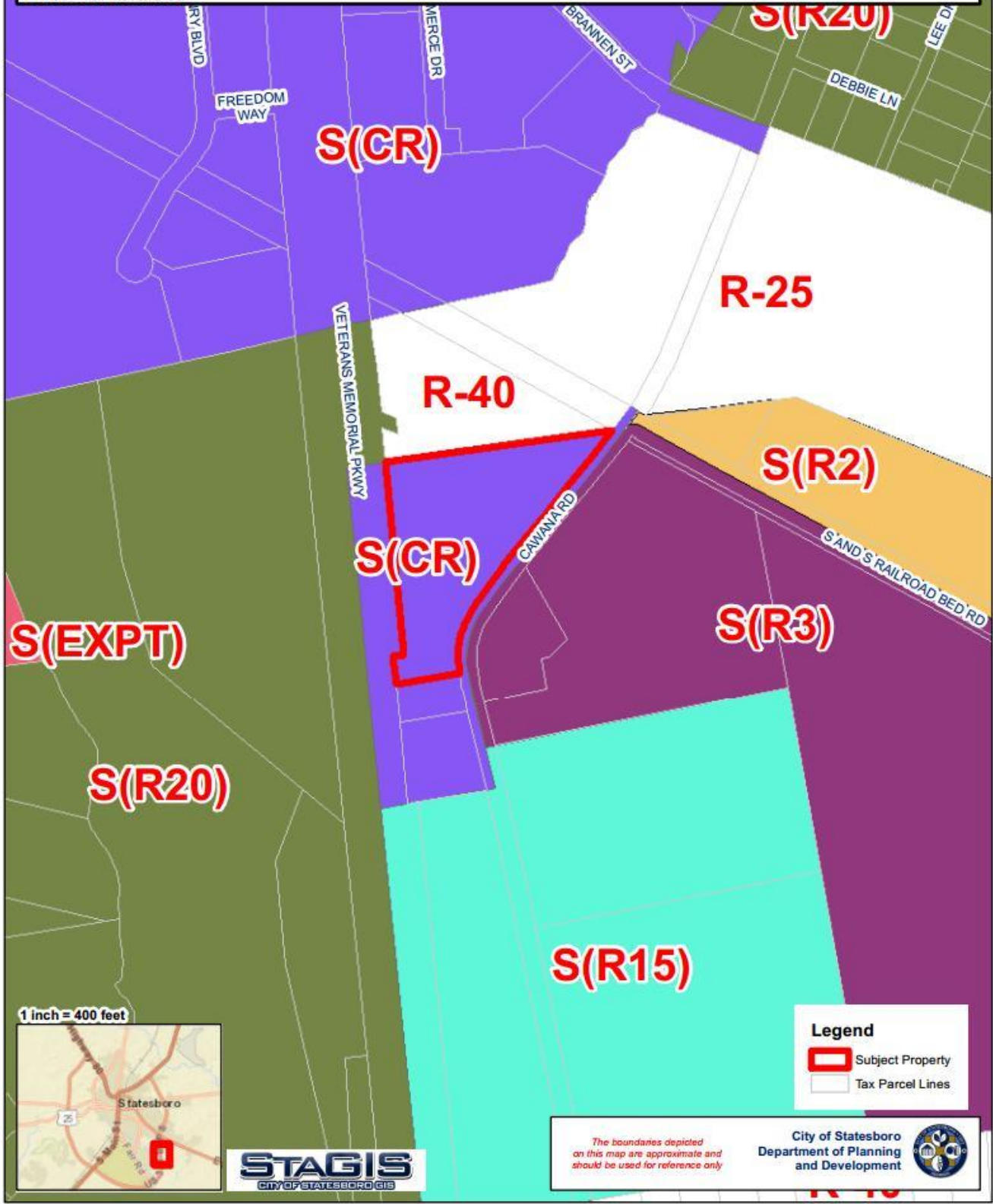
City of Statesboro
Department of Planning
and Development



Case # RZ 23-01-01

Cawana Rd
Parcel: 107 00005 000

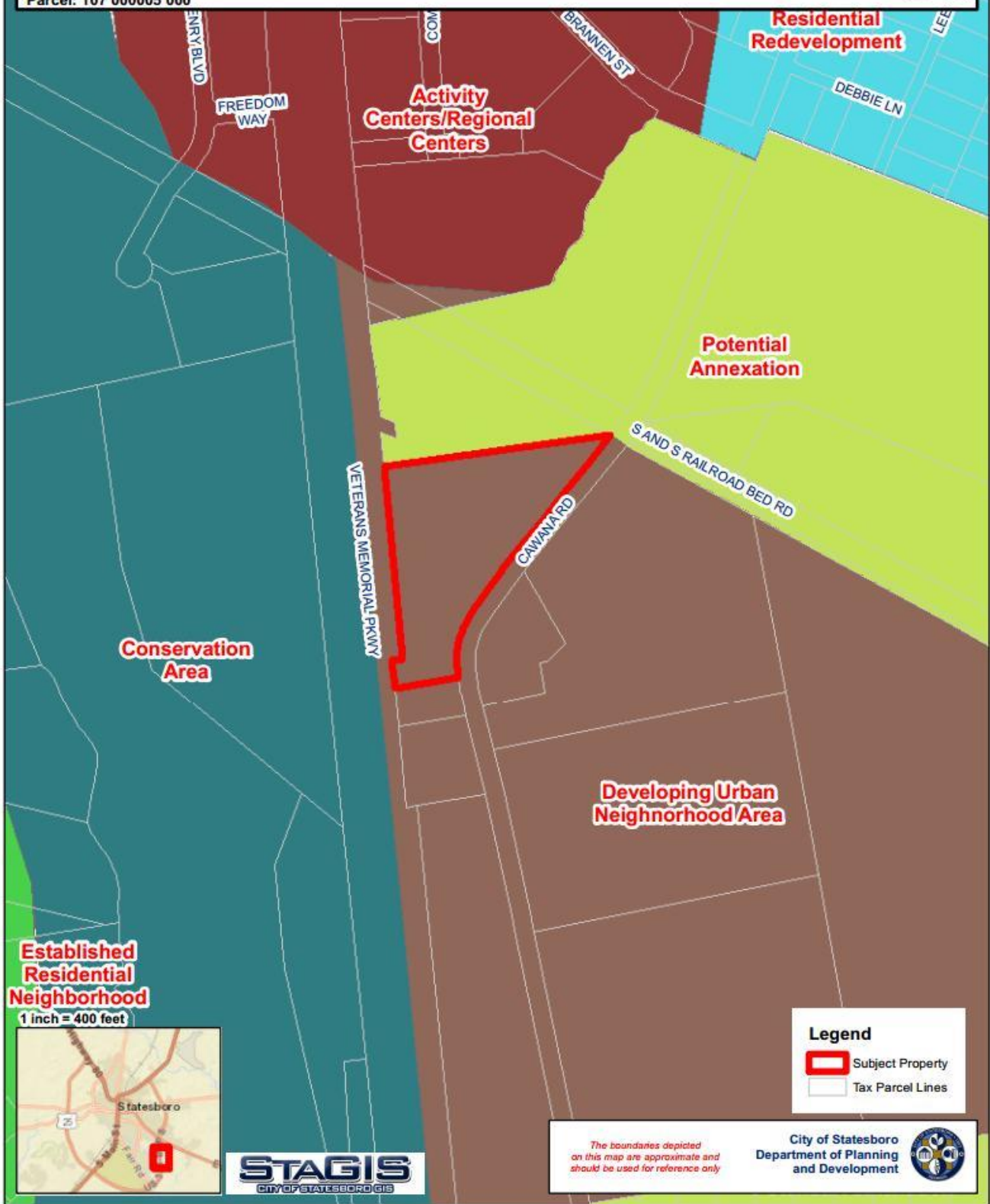
Current Zoning Map

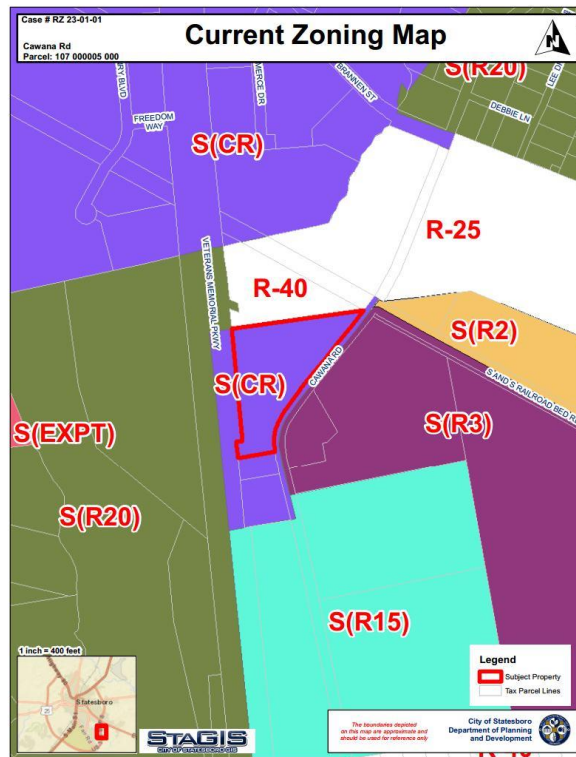


Case # RZ 23-01-01

Cawana Rd
Parcel: 107 00005 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-40 (Single-Family Residential)	S&S Greenway Trail
Northeast	Location Area #2: R-40 (Single-Family Residential)	Vacant
East	Location Area #3: R-3 (Medium-Density Residential)	Single-Family Dwelling
North West	Location Area #4: R-40 (Single-Family Residential)	Veterans Memorial Parkway
Southeast	Location Area #5: R-15 (Single-Family Residential)	Church
South	Location Area #7: CR (Commercial Retail)	Vacant
Southwest	Location Area #8: R-20 (Single-Family Residential)	Veterans Memorial Parkway
West	Location Area #9: R-20(Single-Family Residential)	Veterans Memorial Parkway

SUBJECT SITE

The subject site consists of one parcel containing approximately 6.81 acres in accordance to the most recent survey of the property. Currently the parcel is a wooded lot with small wetlands to the North and a small strip of land utilized for public sewer to the South. The site fronts both Cawana Road and Veterans Memorial Highway.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood” character area, which is generally intended for a “diverse mix of housing types, such as multi-family, townhomes, apartments, lofts and condos.”

ENVIRONMENTAL SITE ANALYSIS

The property does appear to contain wetlands on the north 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 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 primarily residential uses of varying types. There are also churches in the area, and a school to the South of the property.

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 on an already developing road. To the South on Cawana Road there is a mixed development type with townhomes and single-family houses under construction, existing and developing single-family subdivisions, and additional proposed development.

- 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 are nearby residential uses of varying densities. The largest density is to the East with Beacon Place, and the South has two subdivisions located in the County. This is in addition to the proposed development to the South as outlined in RZ 23-01-02.
- 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.
- 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, and additional development may become necessary to mitigate traffic impacts in accordance with this and other developments in the area. At this time, Cawana is a roadway with ownership by both the City and County in sections. Additionally, the area is adjacent to the existing trail, which should not be disturbed by this development.
- 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 ("Developing Urban Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Northern Property



Southern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends approval of **RZ 23-01-01**. 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 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 utilize GDOT metrics for the inclusion of right/left turn lanes on Cawana Road, and shall ensure adequate sight distance is provided.
- (3) An ADA compliant sidewalk must be provided along Cawana Road on the side of the property to ensure future connection to the road from the development.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-01-02 ZONING MAP AMENDMENT CAWANA ROAD

LOCATION:	Cawana Road
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	9.69 Acres
PARCEL TAX MAP #:	107 000005 001
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhouse Subdivision



PETITIONER Simcoe Investment Group, LLC
ADDRESS P.O. Box 1247, Richmond Hill, GA 31324

REPRESENTATIVE Clay Price
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the R-2 (Townhouse Residential) zoning district, in order to construct an approximately 71 unit townhouse development subdivision on the site.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 23-01-02 CONDITIONAL APPROVAL

Case # RZ 23-01-02

Cawana Rd
Parcel: 107 000005 001



Location Map



1 inch = 400 feet



Legend

-  Subject Property
-  Tax Parcel Lines

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

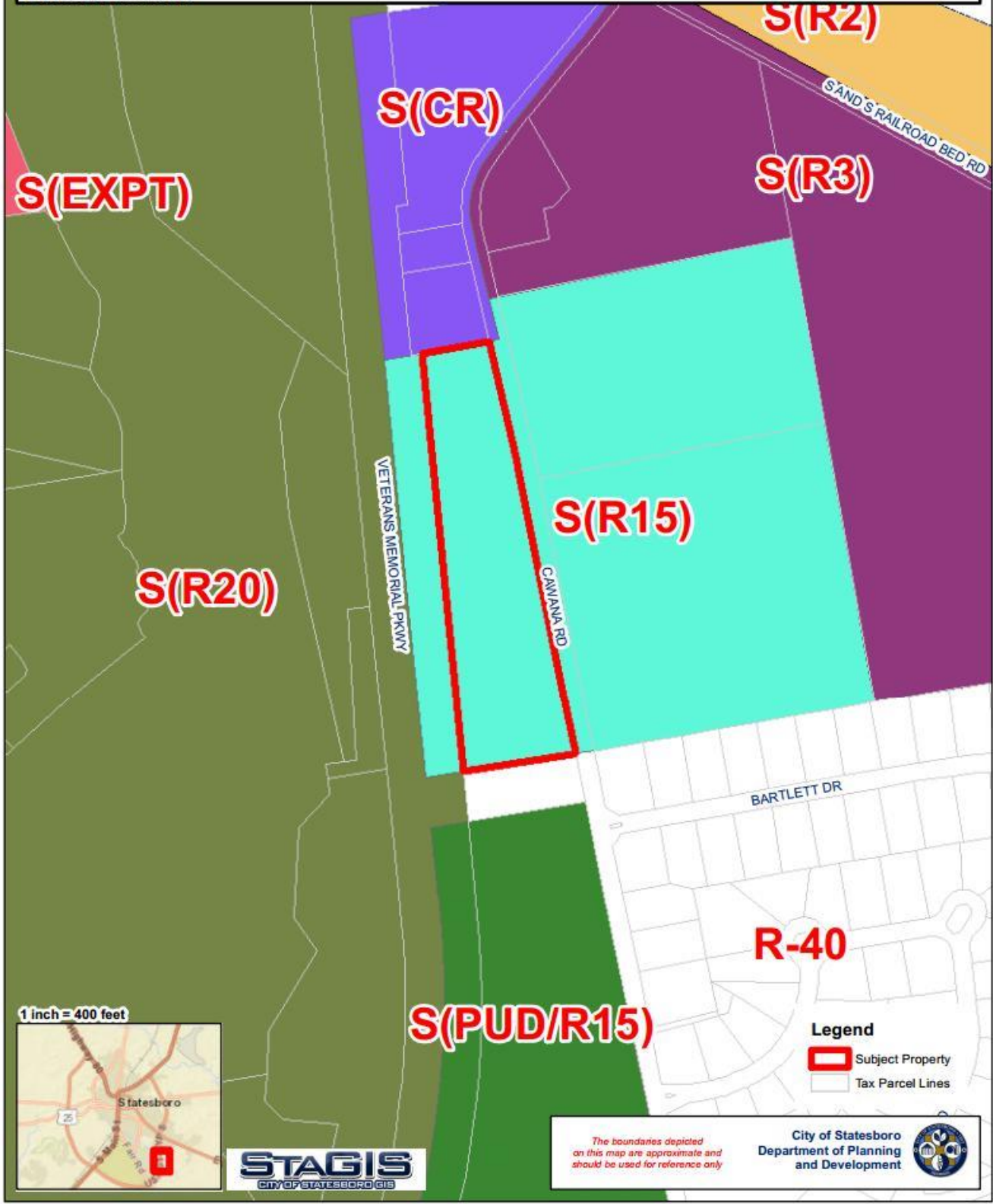
City of Statesboro
Department of Planning
and Development



Case # RZ 23-01-02

Cawana Rd
Parcel: 107 00005 001

Current Zoning Map



Case # RZ 23-01-02
Cawana Rd
Parcel: 107 000005 001

Future Landuse Map



Annexation



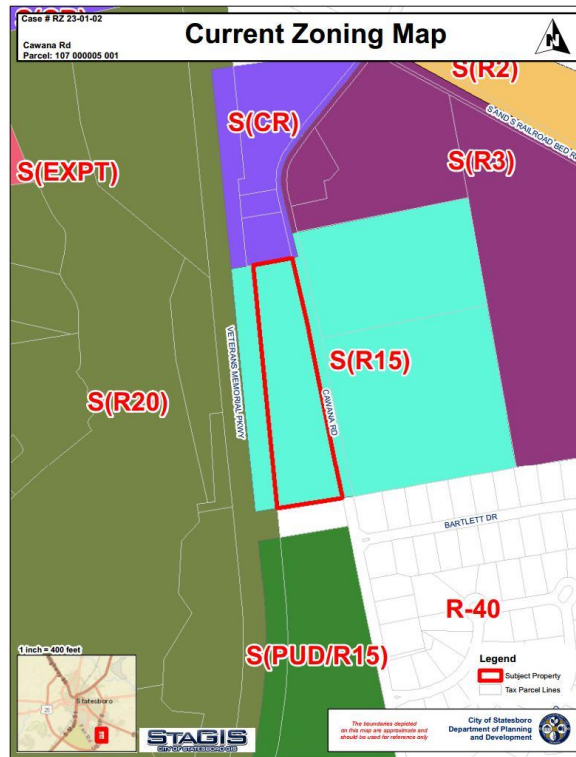
Legend

- 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



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 CR (Commercial Retail)	Vacant
Northeast	Location Area #2: R-3 (Medium-Density Residential)	Vacant (Church Property)
East	Location Area #3: R-15 (Single-Family Residential)	Elementary School
Northwest	Location Area #4: R-40 (Single-Family Residential)	Veterans Memorial Parkway
Southeast	Location Area #5: R-40 (Single-Family Residential)	Single Family Subdivision
South	Location Area #7: R-40 (single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #8: R-20 (Single-Family Residential)	Veterans Memorial Parkway
West	Location Area #9: R-20(Single-Family Residential)	Veterans Memorial Parkway

SUBJECT SITE

The subject site consists of one parcel containing approximately 9.69 acres in accordance to the most recent survey of the property. Currently the parcel is a vacant lot with a strip of wetlands through the most southern portion of the lot.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood” character area, which is generally intended for a “diverse mix of housing types, such as multi-family, townhomes, apartments, lofts and condos.”

ENVIRONMENTAL SITE ANALYSIS

The property does contain wetlands to the southern end of the property from the east to west of the property as noted in the preliminary plan. A full delineation will be required before development. There are no flood zones listed on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities, although 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 primarily residential uses of varying types. There are also churches in the area, and a school to the South of the property.

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 on an already developing road. To the South on Cawana Road there is a mixed development type with townhomes and single-family houses under construction, existing and developing single-family subdivisions, and additional proposed development.

- 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 are nearby residential uses of varying densities. The largest density is to the East with Beacon Place, and the South has two subdivisions located in the County. This is in addition to the proposed development to the north as outlined in RZ 23-01-01.
- 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.
- 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, and additional development may become necessary to mitigate traffic impacts in accordance with this and other developments in the area. At this time, Cawana is a roadway with ownership by both the City and County in sections.
- 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 ("Developing Urban Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Northeastern Property



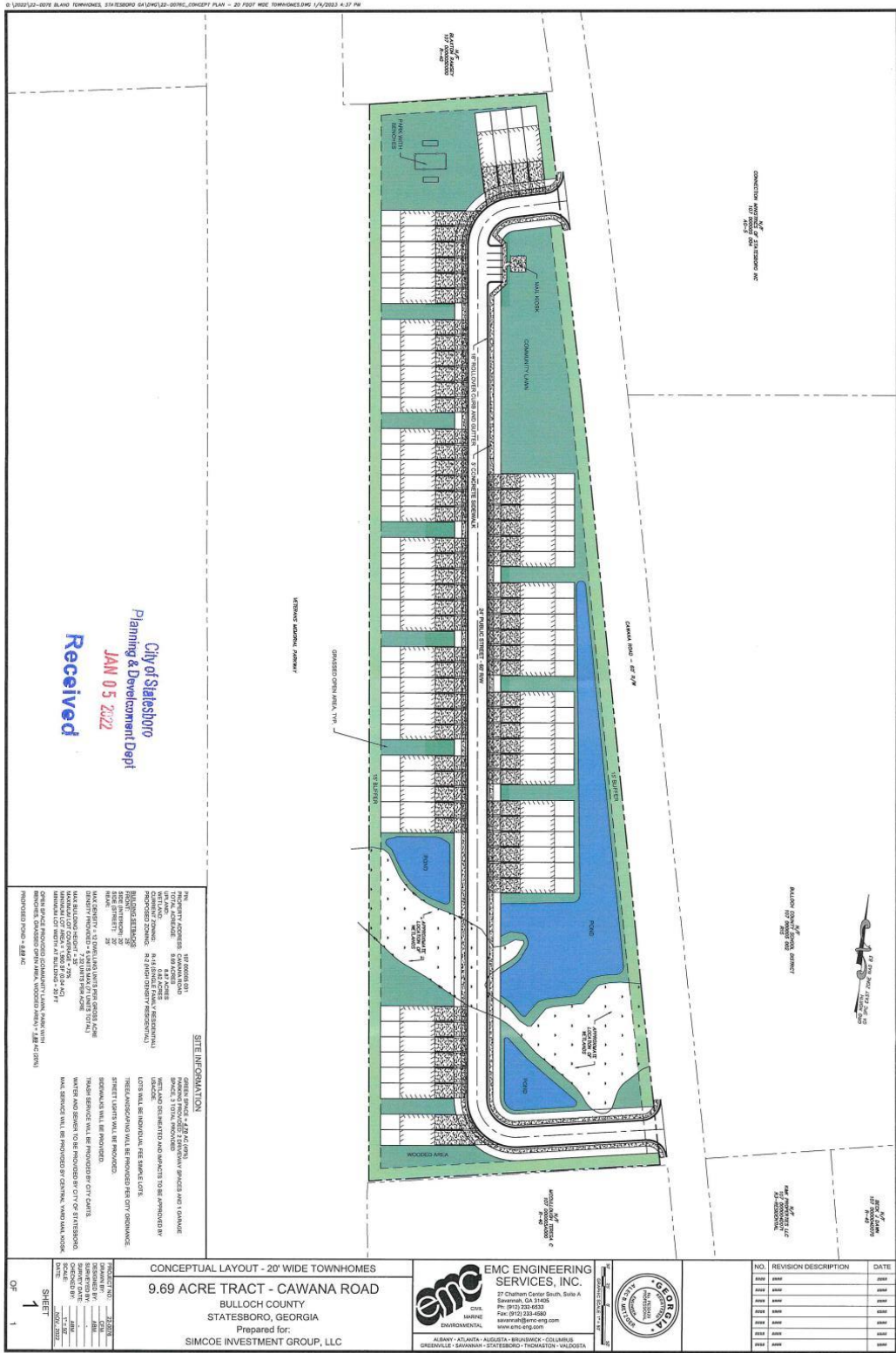
Southeastern Property



Eastern Property



General Concept Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends approval of **RZ 23-01-02**. 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 right to develop on the site without approval. All construction must be approved by the City.
- (2) The applicant must utilize GDOT metrics for the inclusion of right/left turn lanes on Cawana Road, and shall ensure adequate sight distance is provided.
- (3) An ADA compliant sidewalk must be provided along Cawana Road on the side of the property to ensure future connection to the road from the development.



ZONING SERVICES REPORT

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**SUB 23-01-03
PRELIMINARY PLAT APPLICATION
VETERANS MEMORIAL PARKWAY**

LOCATION:	Veterans Memorial Parkway
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	17.76 Acres
PARCEL TAX MAP #:	MS49 000004 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Undeveloped Land
PROPOSED USE:	Single-Family Attached Residential



PETITIONER Woodford Station OZ
ADDRESS 37 W Fairmont Ave, Suite 202; Savannah GA, 31410

REPRESENTATIVE Wesley Sherrod (Parker Engineering)
ADDRESS 36 Courtland Street #B, Statesboro GA 30459

PROPOSAL

The applicant requests approval of a preliminary subdivision PLAT for the Woodford Station Subdivision. The applicant will be constructing 172 townhome units in 3 phases of construction.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-01-03 CONDITIONAL APPROVAL

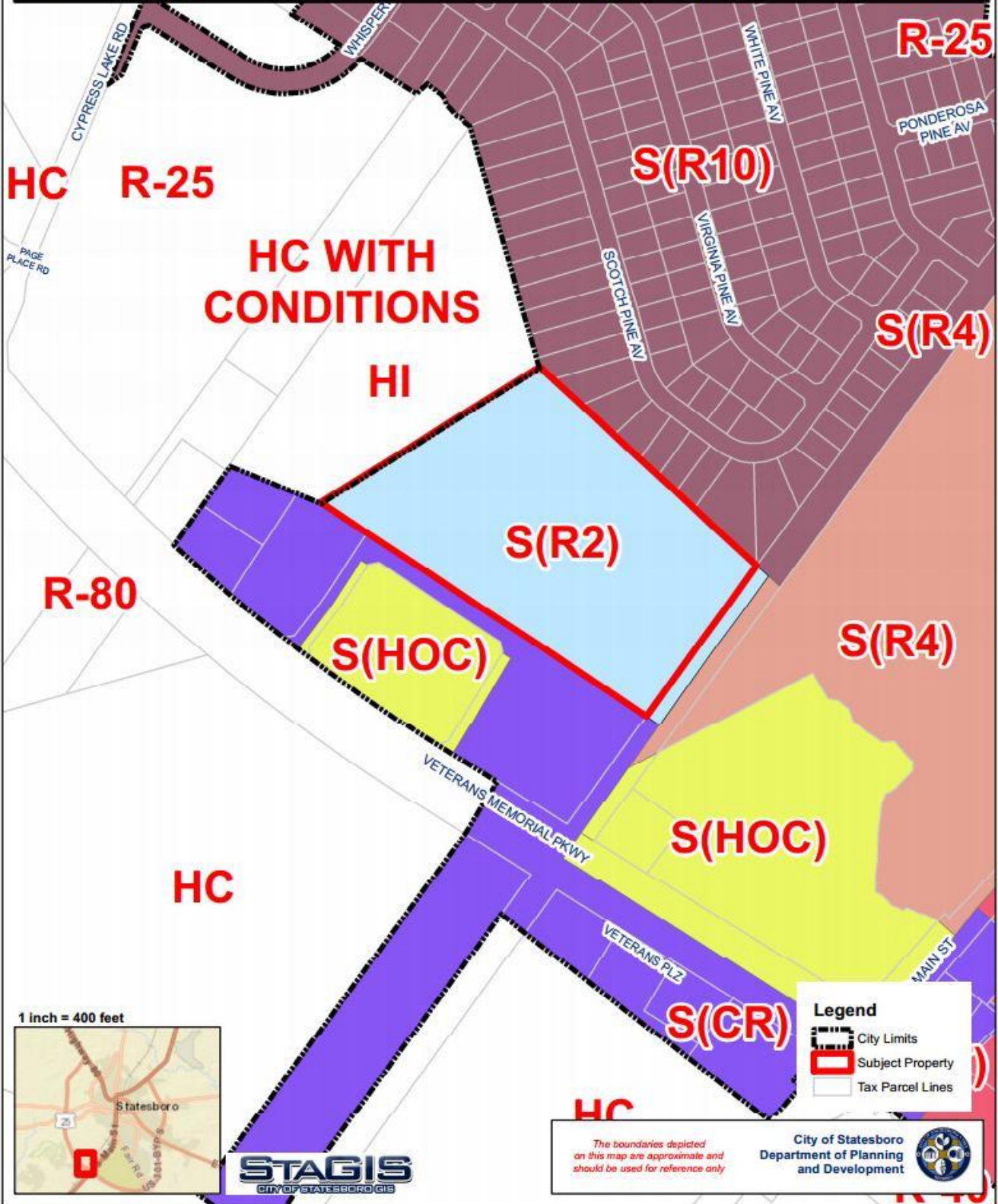
Case # SUB 23-01-03
Veterans Memorial Parkway
Parcel: MS42000007 006

Location Map



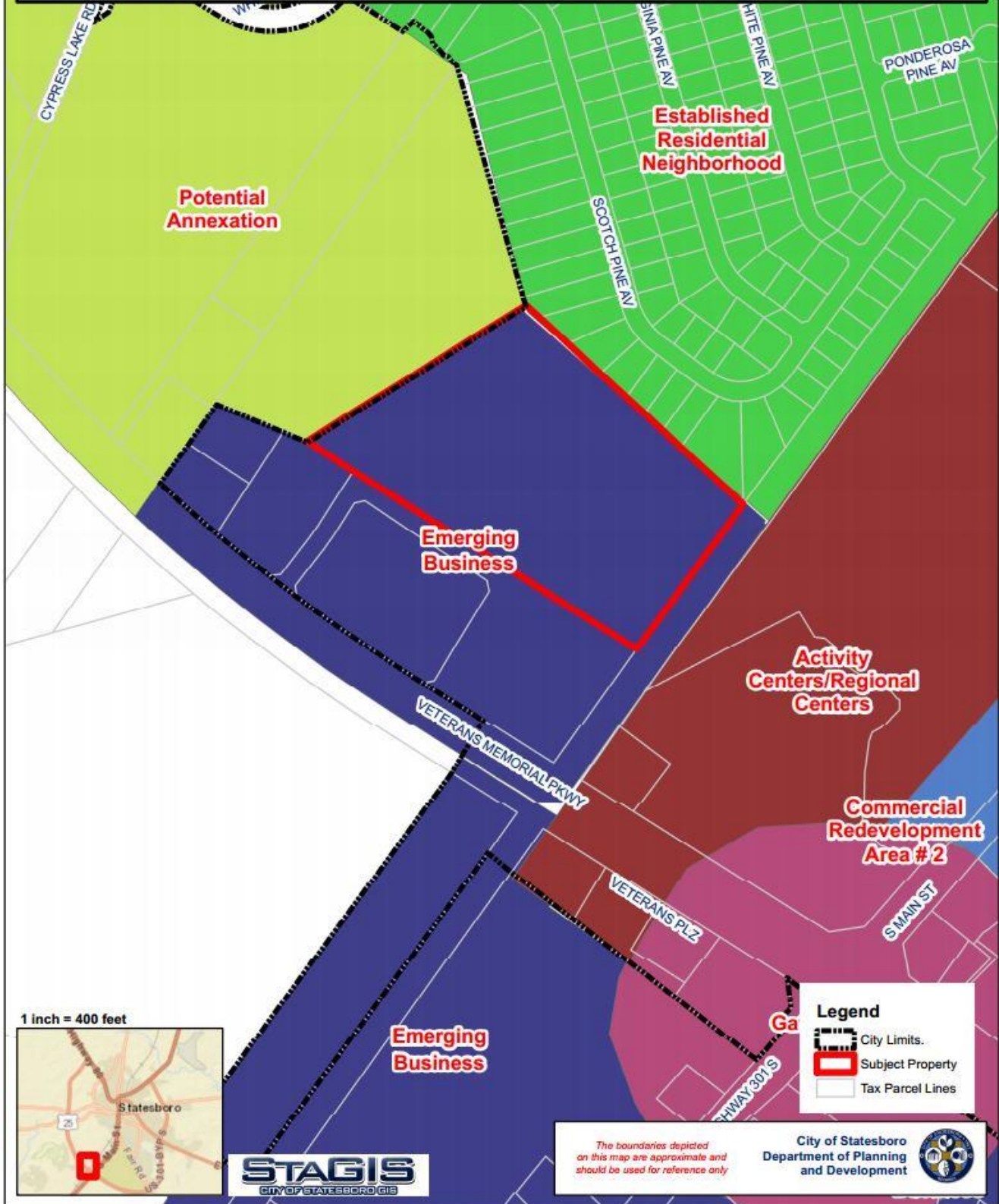
Case # SUB 23-01-03
Veterans Memorial Parkway
Parcel: MS42000007 006

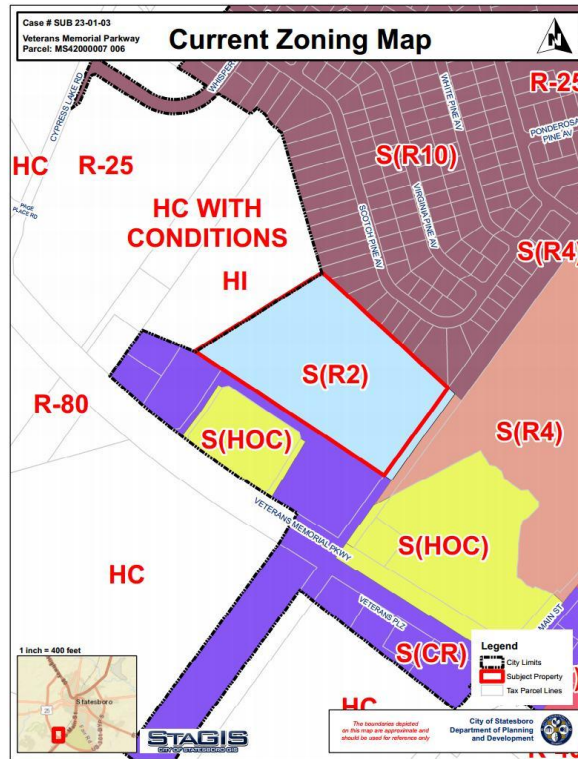
Current Zoning Map



Case # SUB 23-01-03
Veterans Memorial Parkway
Parcel: MS42000007 006

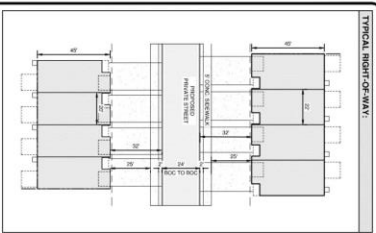
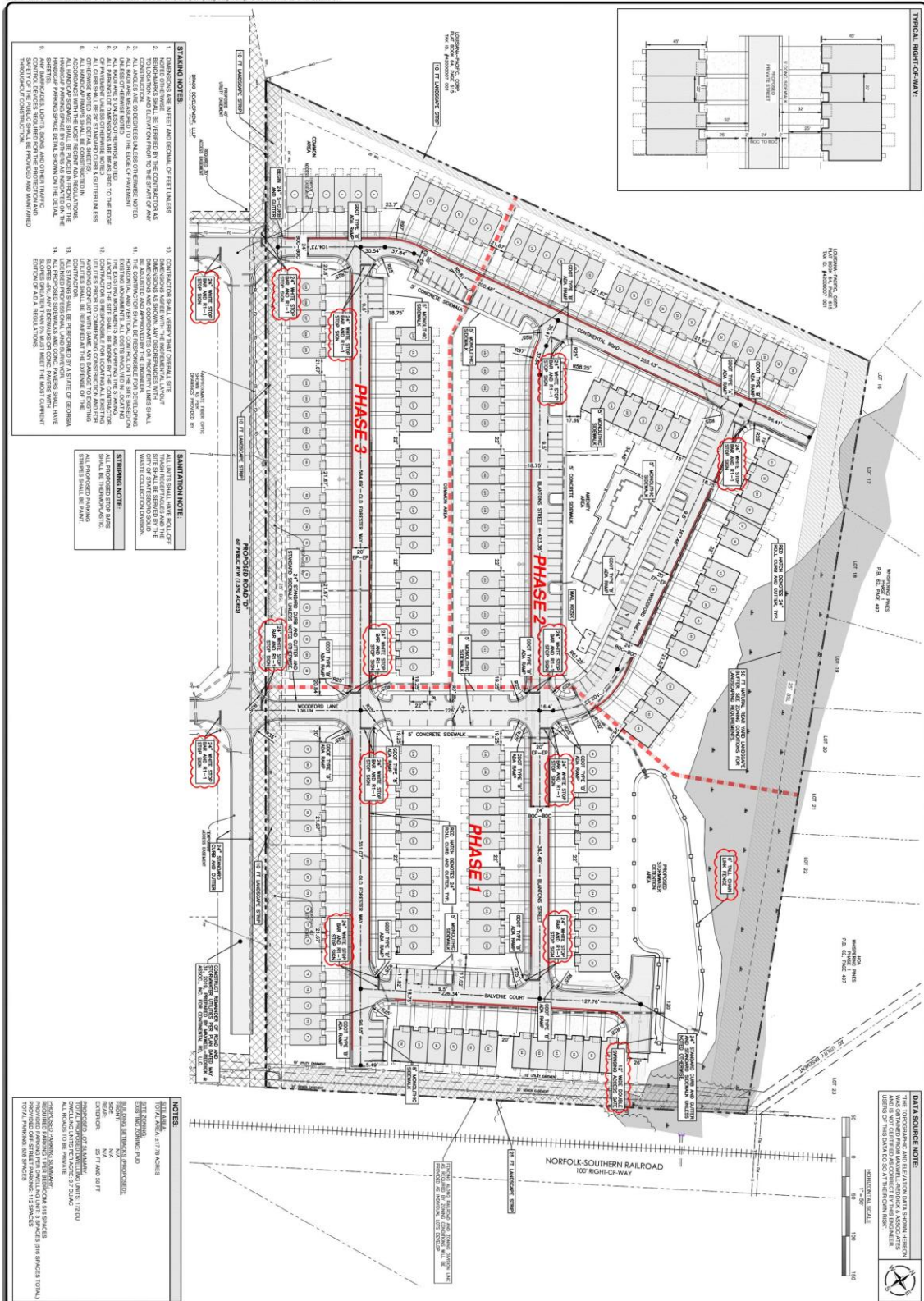
Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R10 (Single Family Residential)	Single Family Dwelling
Northeast	Location Area #2: R4 (High Density Residential)	Apartment Complex
Northwest	Location Area #3: R10 (Single Family Residential)	Single Family Dwelling
East	Location Area #4: HOC (Highway Oriented Commercial)	Car Dealership
West	Location Area #5: HI (Heavy Industrial)	Undeveloped Lot
Southwest	Location Area #6: CR (Commercial Retail)	Undeveloped Lot
Southeast	Location Area #7: CR (Commercial Retail)	Retail Store
South	Location Area #8: HOC (Highway Oriented Commercial)	Undeveloped Lot



- STAGING NOTES:**
1. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD.
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 14. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD.
 15. DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD.

- STAGING NOTE:**
- ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE WATER COLLECTION DIVISION.
- STAGING NOTE:**
- ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE WATER COLLECTION DIVISION.

NOTES:

1. TOTAL AREA: 437.79 ACRES

2. TOTAL AREA: 437.79 ACRES

3. TOTAL AREA: 437.79 ACRES

4. TOTAL AREA: 437.79 ACRES

5. TOTAL AREA: 437.79 ACRES

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13. TOTAL AREA: 437.79 ACRES

14. TOTAL AREA: 437.79 ACRES

15. TOTAL AREA: 437.79 ACRES

DATA SOURCE NOTE:

THE COMPANING AND LAYOUT DATA SHOWN HEREON HAS BEEN OBTAINED FROM THE RECORDS OF THE CITY OF STATTSBORO, GEORGIA.

C3.0 SHEET NUMBER 3	WOODFORD STATION VETERANS MEMORIAL HWY STATTSBORO, GA PROPOSED SITE PLAN	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20	APPROVED: [Signature] DATE: 11/11/20
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SUBJECT SITE

The subject site is the first site approved by Council with the R-2 (Townhouse Residential) zoning district. The site has been under review and currently meets all the necessary state and local ordinances for development. Due to infrastructure and associated development cost and timelines, the applicant has requested a 3 phase development cycle which would allow for development to take place on some lots while additional infrastructure is built in the area.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Emerging Business” character area, which is generally intended for small and mid-size retail and commercial, mixed-use retail and multi-family development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands to the north, and borders a single-family neighborhood with a significant border of trees.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is serviceable by City Sewer and Water. Access to the site is provided by Continental Road, and will lead onto Veterans Memorial Parkway at the Continental Road Intersections. Although the existing roads in the Dodge dealership project were proposed to be public roads and were inspected by the city during construction, they have never been dedicated or accepted by the city. The proposed development will maintain private roads throughout the development.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval** of the proposed preliminary plat subdivision. 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 preliminary plat does not grant the right to construct any homes without approval from the City.
- (2) All street lighting must meet City standards and be approved by the City.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering & Public Utilities.
- (4) The final plat must meet all requirements of Article 3 of the City of Statesboro Zoning Ordinance before being presented to the City for approval and before any houses may be sold in the phased expansion of the subdivision.