



*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**

**February 6, 2024**

**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 2, 2024

**IV. New Business**

1. **APPLICATION RZ 24-01-01:** Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district of approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road (Tax Parcel # 076000001 000).
2. **APPLICATION CUV 24-01-02:** Niki H Grant request a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses on, specifically a personal care home at 402 Marvin Avenue (Tax Parcel # S44 000008 000).
3. **APPLICATION SE 24-01-03:** Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue (Tax Parcel# S40 000088A000)
4. **APPLICATION RZ 24-01-04:** AMCS Development, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 19.49 acres of property in order to develop a 192 unit multifamily apartment complex utilizing Low Income Housing Tax Credits on Mathews Road (Tax Parcel # S36 000037000).

**V. Announcements**

**VI. Adjourn**



*City of Statesboro*  
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**Statesboro Planning Commission**

**January 3, 2024**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Cathy Dixon, Ronald Simmons, Savannah Beck, Matthew Lovett, Joseph Folsom, Len Fatica and James Thibodeau; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) David Moyer (Assistant City engineer) **Absent:**

**I. Call to Order**

Commissioner Dixon called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Dixon led in the invocation & pledge.

**III. Election of Chair & Vice Chair**

Kathy Field provided background on the prior resignation of Commissioner Thobodeau as Chair, and held the vote for both Chair and Vice-Chair. Commissioner Simmons nominated Commissioner Dixon as chair with a second from Commissioner Fatica, and she was elected with a 6-0 vote. Commissioner Lovett nominated Commissioner Fatica with a second from Commissioner Simmons, and he was elected with a 6-0 vote.

**IV. Approval of Minutes**

**1. December 5, 2023 Meeting Minutes.**

Commissioner Simmons made a motion to approve the minutes of December 5, 2023 with a second from Commissioner Fatica. The motion was passed to approve the minutes of December 5, 2023 on a 7-0 vote.

**V. New Business**

**1. APPLICATION RZ 23-11-06:** Four Guys Development, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 26.94 acres of property in order to develop a single-family detached subdivision on Burkhalter Road (Tax Parcel# 108 00001 000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 7-0. CJ Chance with Hussey Gay Bell spoke in favor of this application and provided feedback regarding the project. David Moyer spoke regarding traffic implications of the project. Commissioner

Folsom motioned to close the hearing with a second from Commissioner Simmons. The motion passed 7-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Simmons. The motion passed 7-0.

2. **APPLICATION RZ 23-12-01:** Christina Gipson requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed Used) zoning district in order to establish a recreational/fitness facility at 202 West Main Street (Tax Parcel # S18 000173 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 7-0. Christina Gipson spoke in favor of the application. Allen Muldrew spoke in favor of the application representation the Downtown Statesboro Development Authority. Commissioner Lovett motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Lovett motioned to approve the request with a second from Commissioner Folsom. The motion passed 7-0.

3. **APPLICATION SUB 23-12-02:** Robbie Bell requests a Preliminary Subdivision PLAT on 54.17 acres of property to develop 52 additional lots in the existing Northbridge Subdivision located on South Bridgeport Drive (Tax Parcel MS80000013 000).).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Beck. The motion passed 7-0. Wes Sherrod of Parker Engineering spoke in favor of this project. Commissioner Simmons motioned to close the hearing with a second from Commissioner Lovett. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Beck. The motion passed 7-0.

## **V. Announcements**

Kathy Field announced that the dates have been set for the Planning & Zoning 101 & 102 training. Justin Williams was instructed to send clarification of the meeting dates to all members. Kathy also announced the upcoming January 10, 2024 Comprehensive Plan stakeholder meeting.

## **VI. Adjourn**

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 7-0.

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**Chair – Cathy Dixon**

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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)

### RZ 24-01-01 ZONING MAP AMENDMENT OLD REGISTER ROAD

<b>LOCATION:</b>	Old Register Road
<b>EXISTING ZONING:</b>	R40 (Single-Family Residential)
<b>ACRES:</b>	39.98 acres
<b>PARCEL TAX MAP #:</b>	076 000001 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Vacant Land
<b>PROPOSED USE:</b>	Multi-Family Subdivision



**PETITIONER** Blue River Development, LLC  
**ADDRESS** 3810 Windemere Parkway, Suite 504; Cumming GA, 30041

**REPRESENTATIVE** Joey Maxwell: Maxwell-Reddick & Associates  
**ADDRESS** 40 Joe Kennedy

### PROPOSAL

The applicant requests a zoning map amendment on a 39.98 acre portion of a parcel in order to develop a subdivision of duplex townhomes on Old Register Road.

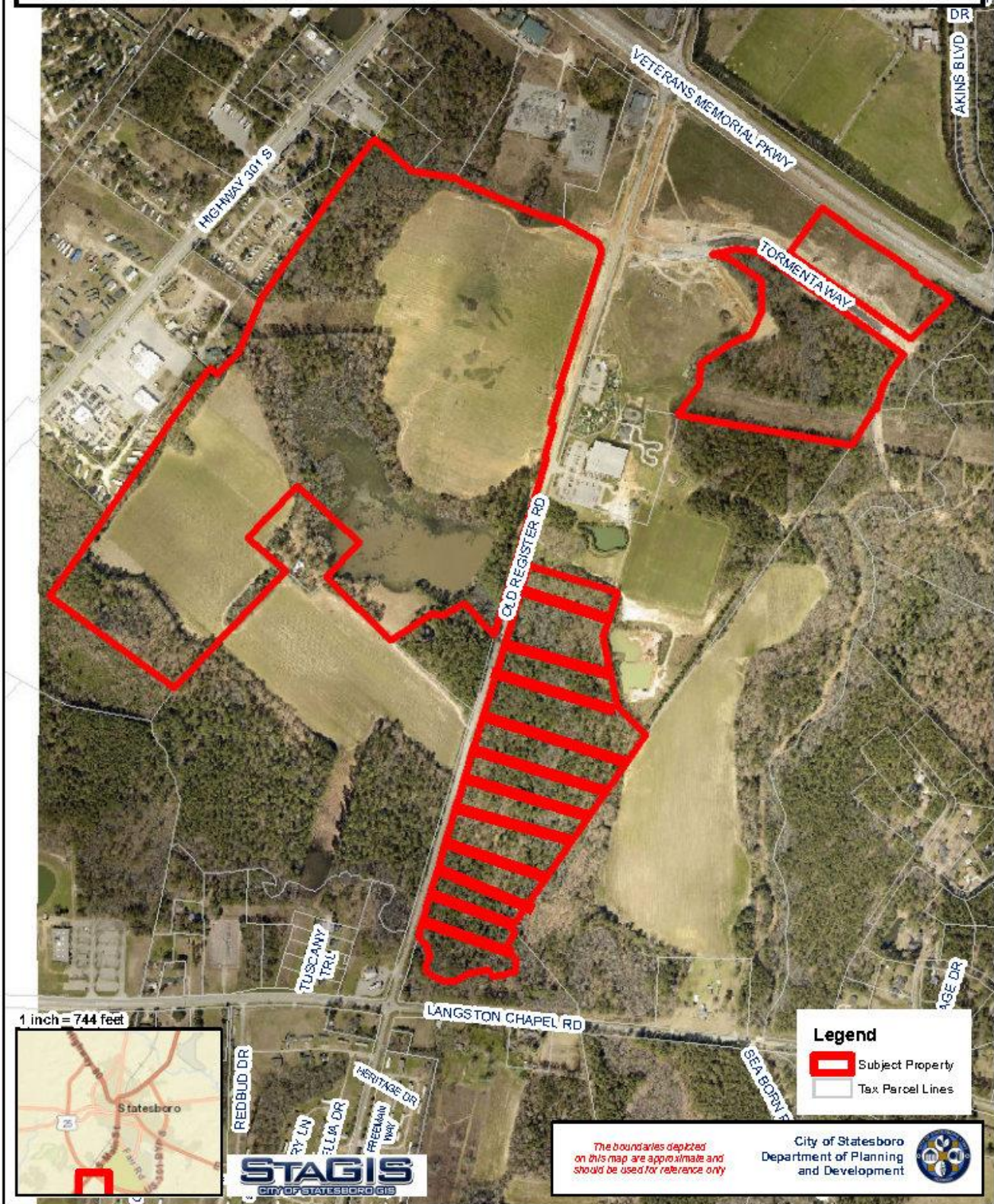
### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 24-01-01 - CONDITIONAL APPROVAL**



Case # RZ-01-01  
Old Register Rd  
Parcel: 076 000001 000

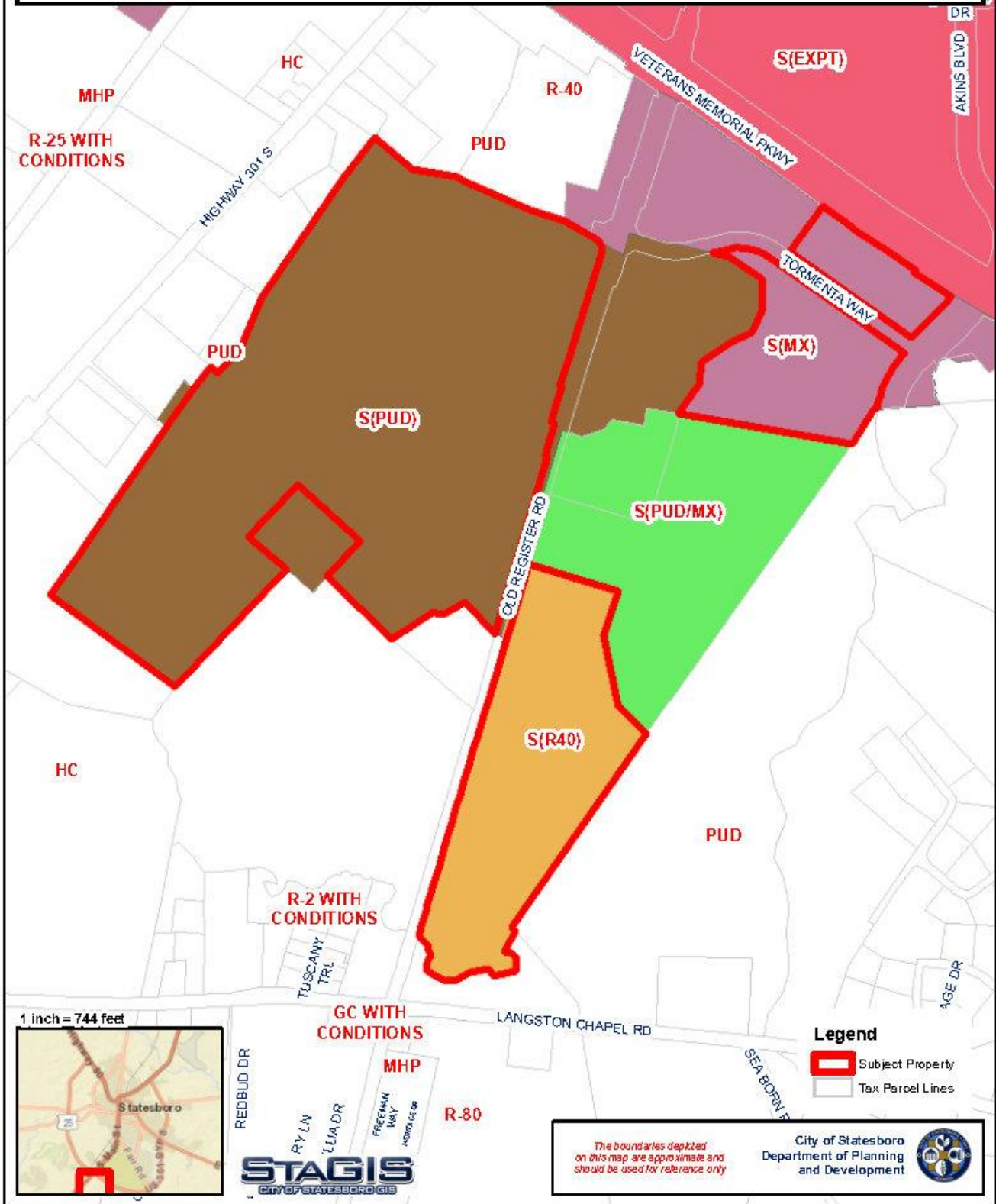
# Location Map

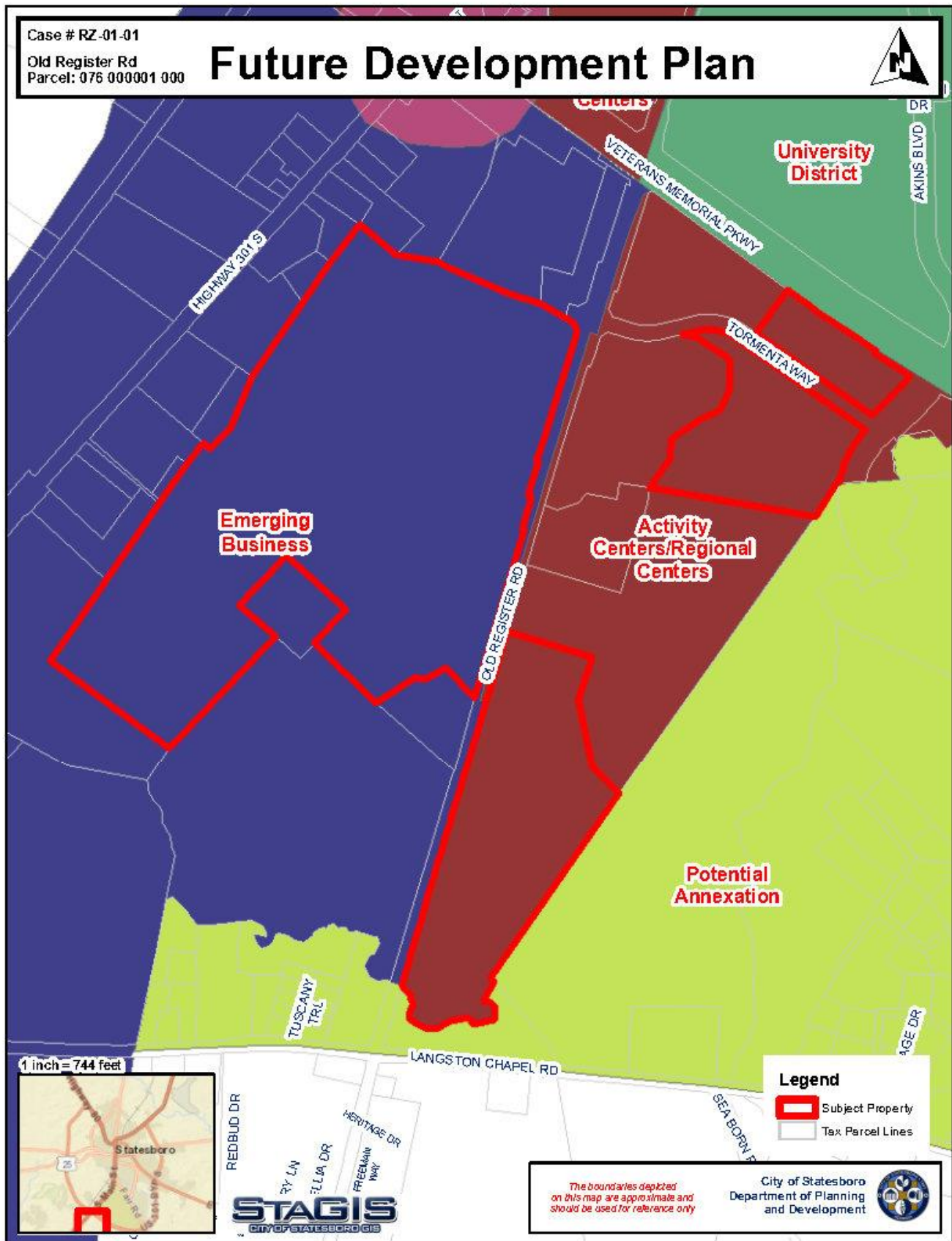


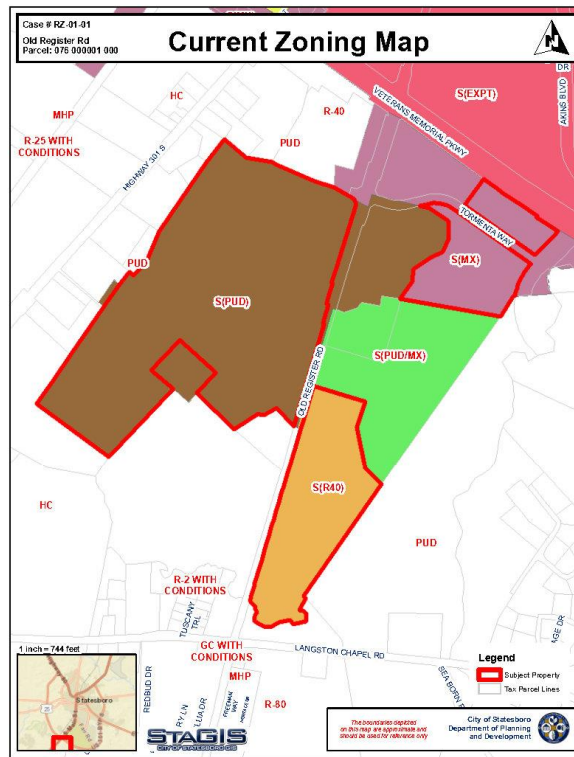


Case # RZ-01-01  
Old Register Rd  
Parcel: 076 000001 000

# Current Zoning Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> PUD/MX (Planned Unit Development/Mixed Use)	Tormenta Stadium & Fields
Northeast	<b>Location Area #2</b> PUD/MX (Planned Unit Development/Mixed Use)	Tormenta Stadium & Fields
East	<b>Location Area #3:</b> PUD (Planned Unit Development – County)	Akins Blvd & South Campus
North West	<b>Location Area #4:</b> PUD (Planned Unit Development)	Vacant
Southeast	<b>Location Area #5:</b> GC (General Commercial – County)	Single-Family Dwelling
South	<b>Location Area #6</b> GC (General Commercial – County)	Single-Family Dwelling
Southwest	<b>Location Area #7:</b> GC (General Commercial – County)	Convenience Store
West	<b>Location Area #8:</b> R-2 (Two-Family Residential – County)	Vacant

## **SUBJECT SITE**

The subject site consists of approximately 39.98 acres of property, which is a part of a larger 187.46 acre parcel located on Old Register Road. Approximately 24.3 acres of the subject property are wetlands and would be minimally disturbed in order to allow for access on the site, while there are 15.68 acres of buildable land. The applicant will be constructing what are considered townhome duplexes, which is a development style not currently seen in Statesboro, but is allowed under the International Building Code.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which calls for a “Diverse mix of higher density housing types, such as multi-family, town houses, apartments, lofts and condos.”

## **ENVIRONMENTAL SITE ANALYSIS**

The property does contain significant wetlands, and the engineer of record has designed the site to minimize impacts, although accessing the site will require minimal disturbance for the road network.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject site may be served by City Utilities and the developer has already been informed of necessary options to complete infrastructure. As this is a collector road, amendments to the plan will need to be made to allow for the installation of sidewalks on Old Register Road, as this section of road has not been improved by the City like the northern section of the Tax Allocation District.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

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?**
  - The use is appropriate for the area, and is in keeping with the original intention of the associated Tax Allocation District plan.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property could be developed with its current zoning, but the cost of utility extension and general infrastructure development would not make lower density development cost effective.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- While the access street, Old Register Road, has had improvements and widening as a result of the Publix development, the increase in density further along the road would require additional expansion. The property is located close to a School, and it will be necessary to evaluate further impacts based on the potential clientele of the development.
- 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?**
- The proposed change does not conflict with the existing development of the area, and would be in keeping with the overall development plan for the area.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Activity/Regional Center") as stated in the *2019 – 2029 Comprehensive Master Plan*.



### Subject Property



### Northern Property





**Subject Property (Old Register)**

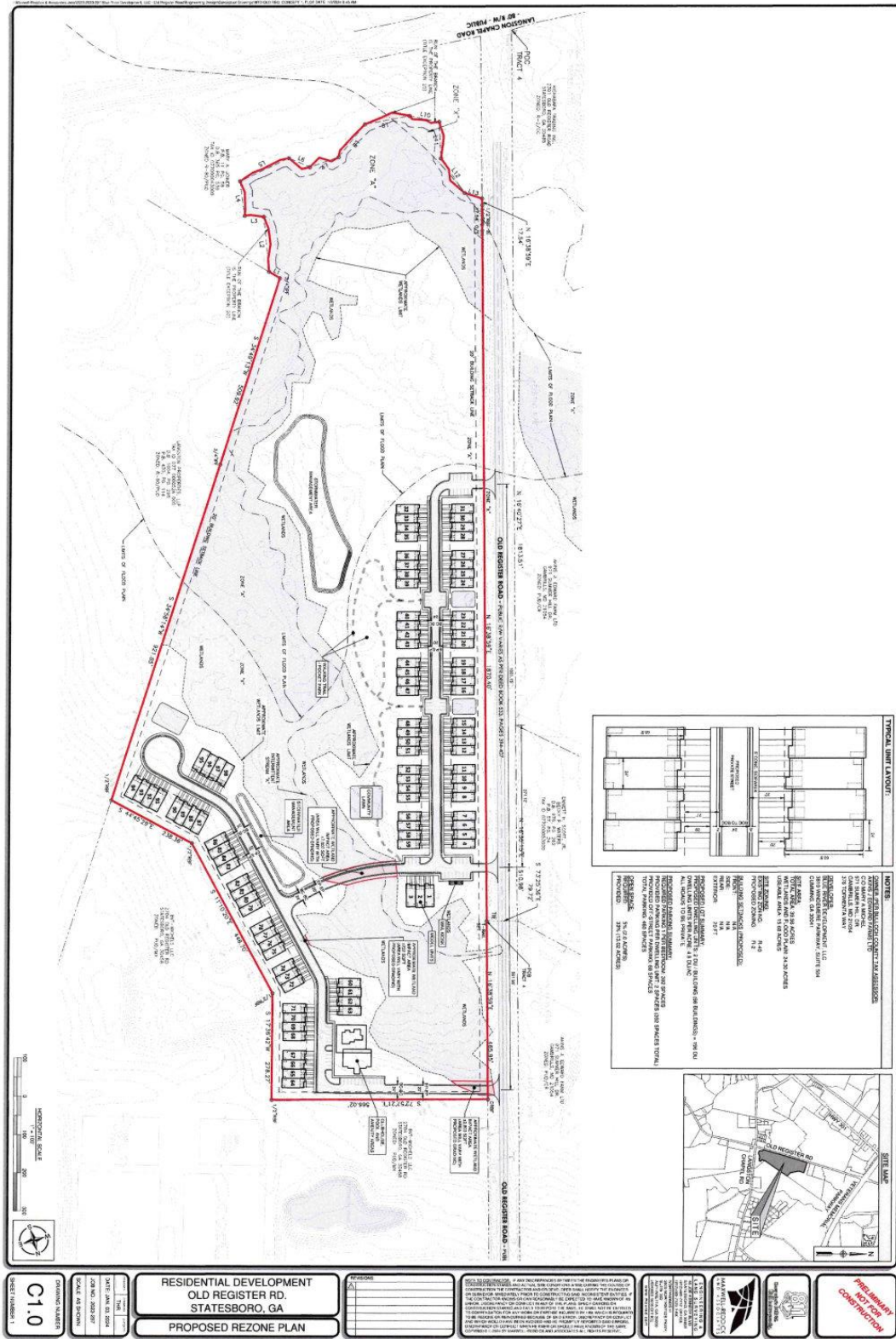


**Western Property**

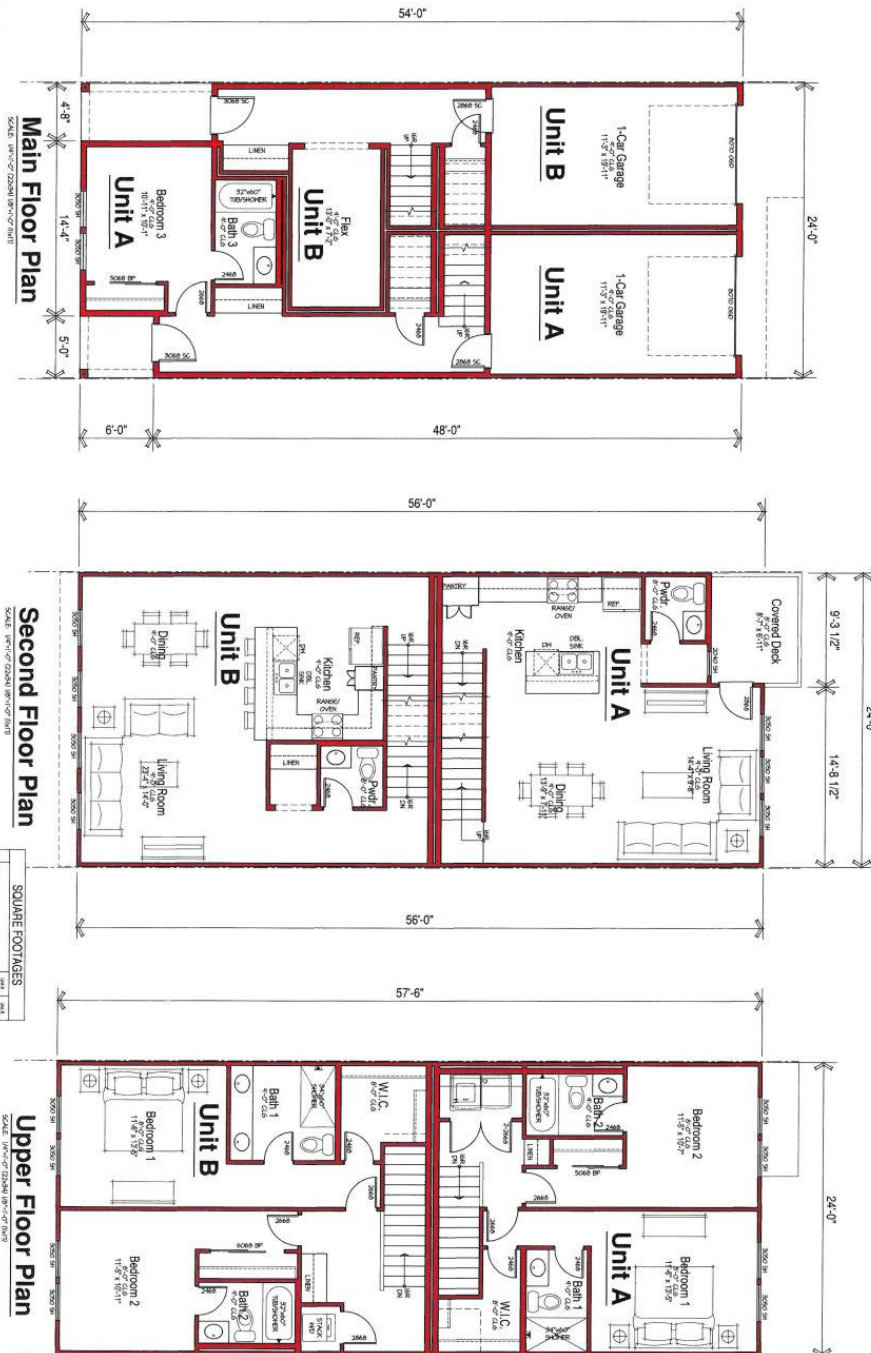




# Preliminary Site Plan



# Proposed Floor Plan



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

Staff recommends **Approval of RZ 24-01-01**. 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) Due to the proposed density, a traffic impact analysis will be required before issuance of a Land Disturbance Permit to identify any potential traffic calming measures.
- (3) The developer must install sidewalks on Old Register Road in accordance with Chapter 3: Section 3.2.3 (U) of the Unified Development Code.



## ZONING SERVICES REPORT

P.O. Box 348  
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(912) 764-0630  
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**CUV 24-01-02**  
**CONDITIONAL USE VARIANCE REQUEST**  
**402 MARVIN AVENUE**

<b>LOCATION:</b>	402 Marvin Avenue
<b>EXISTING ZONING:</b>	R-15 (Single-Family Residential)
<b>ACRES:</b>	0.34 acres
<b>PARCEL TAX MAP #:</b>	S44 000008 000
<b>COUNCIL DISTRICT:</b>	District 4 (Riggs)
<b>EXISTING USE:</b>	Group Home
<b>PROPOSED USE:</b>	Adult Day Home



**PETITIONER** Niki H. Grant  
**ADDRESS** 95 Bel Air Drive; Statesboro GA, 30461

**REPRESENTATIVE** SAME AS ABOVE  
**ADDRESS** SAME AS ABOVE

### PROPOSAL

The applicant requests a conditional use variance to allow for an Institutional Residential Use, specifically an adult day care.

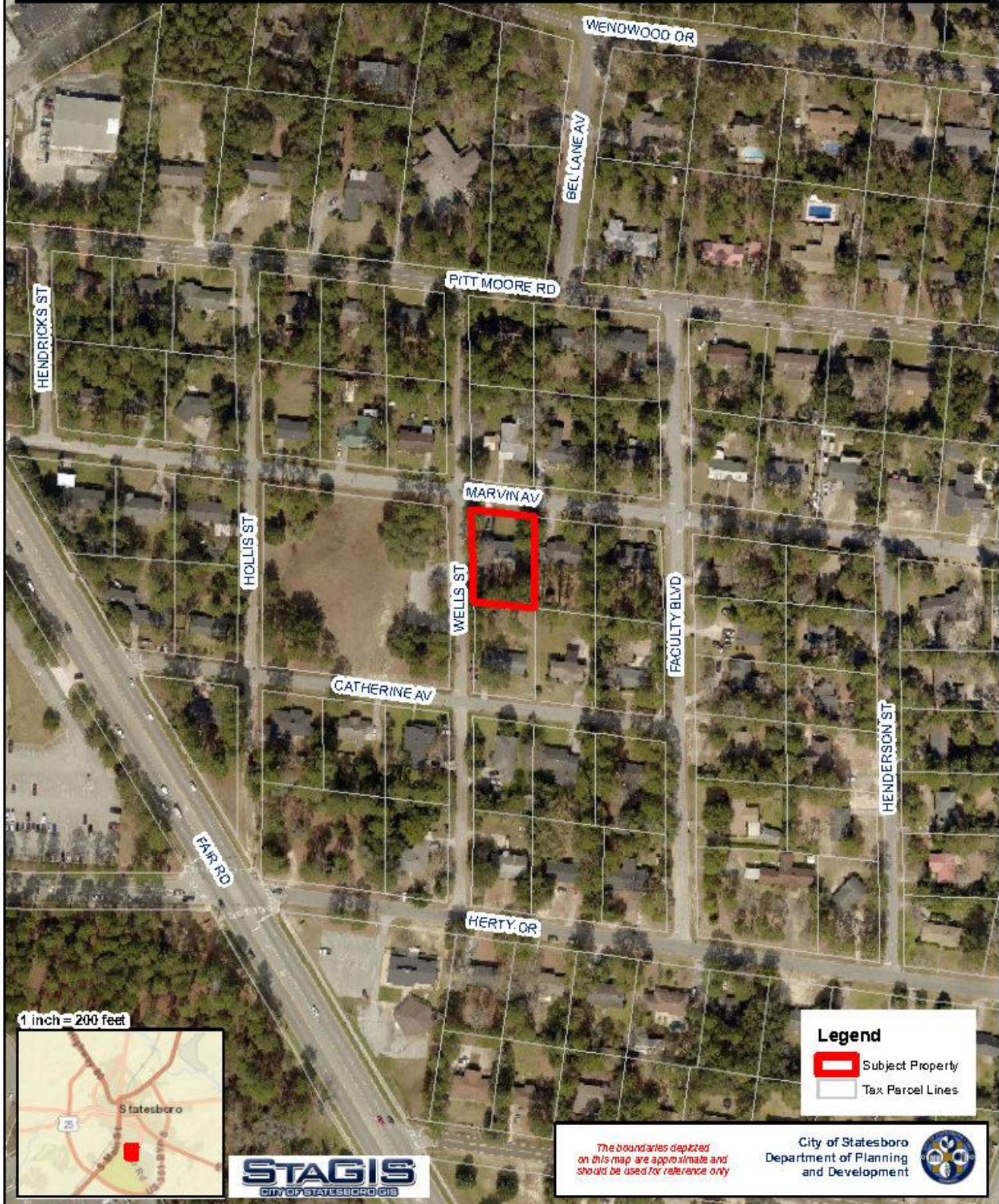
### PLANNING COMMISSION RECOMMENDATION

**CUV 24-01-02 - CONDITIONAL APPROVAL**



Case # CUV 24-01-02  
402 Marvin Ave  
Parcel: S44 000008 000

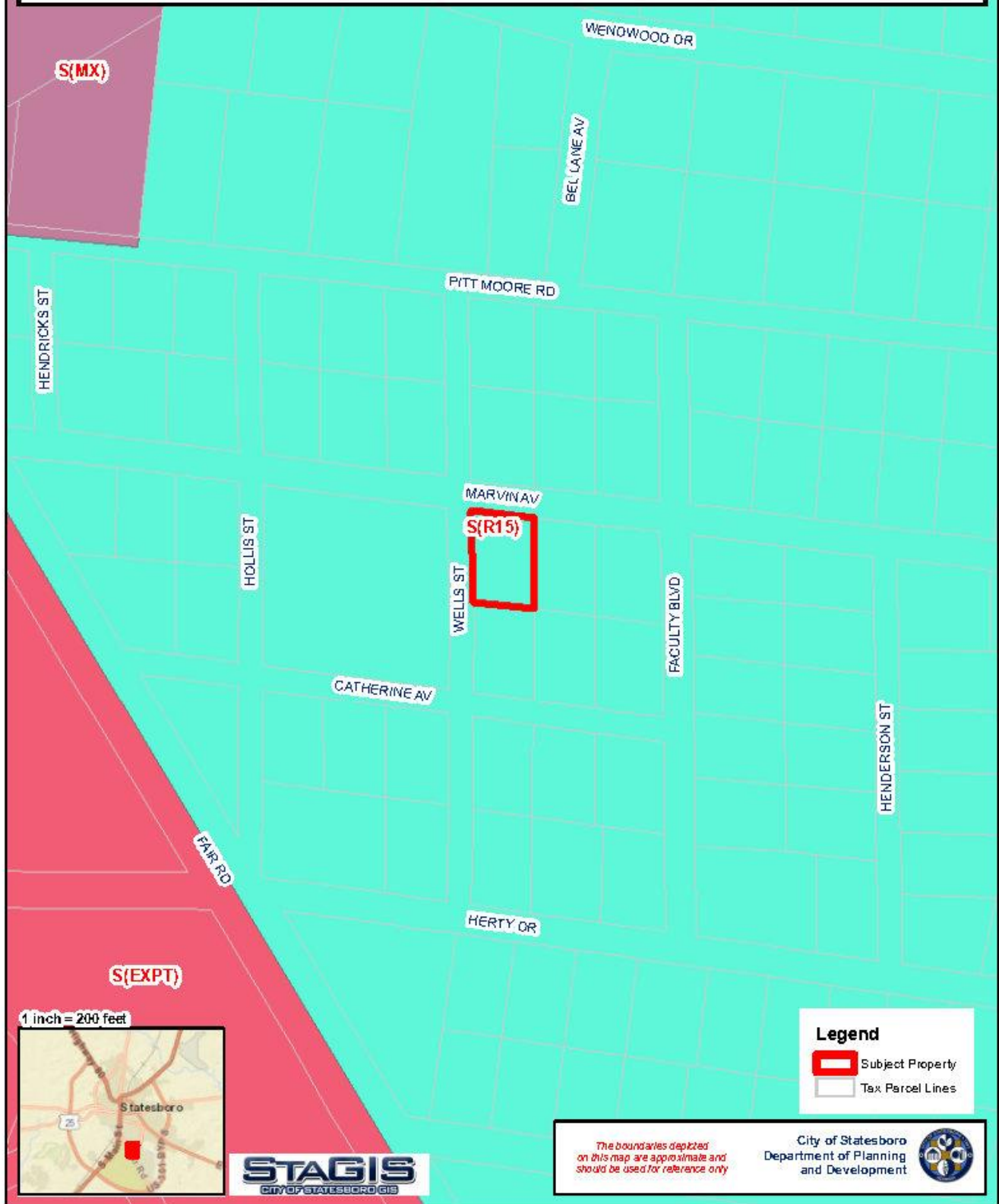
# Location Map





Case # CUV 24-01-02  
402 Marvin Ave  
Parcel: S44 000008 000

# Current Zoning Map

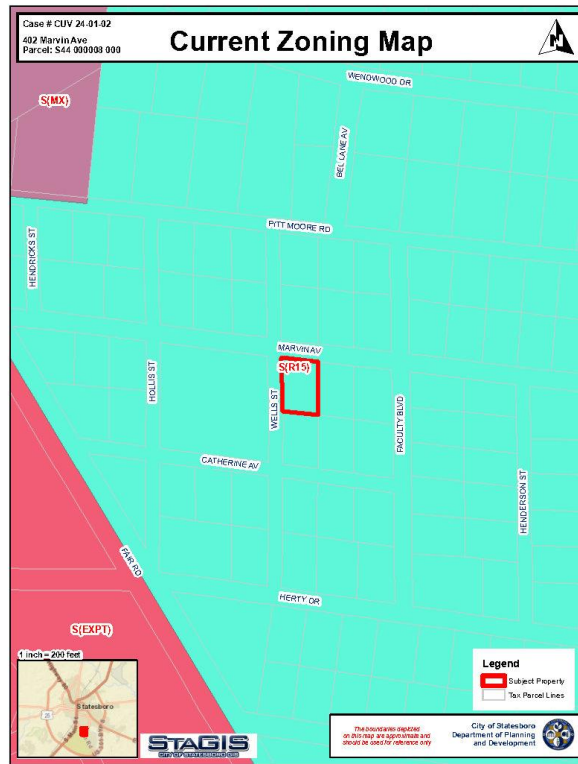


Case # CUV 24-01-02  
402 Marvin Ave  
Parcel: S44 000003 000

# Future Landuse Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	<b>Location Area #2:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	<b>Location Area #3:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
South	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Park
Southwest	<b>Location Area #6:</b> R-15 (Single-Family Residential)	Park
Southeast	<b>Location Area #7:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling
West	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Single-Family Residential Dwelling

## **SUBJECT SITE**

The subject site contains a single family home on 0.34 acres. The property has served as a single-family residence, but has been historically allowed for the use of a youth group home for up to six children under CUV 18-01-01. The applicant intends to utilize the location for an adult day care, which would potentially be a less intense use as the location would not operate at all hours.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which is generally intended for small-lot single-family residential and low density single-family attached housing.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. There are no intended changes to the property.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No impact is expected on community facilities or services as a result of this request.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Unified Development Code* 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.”

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) 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 Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

- 1) Existing uses and zoning of property nearby.**
  - The property is surrounded by single-family housing.
- 2) The extent to which property values are diminished by the particular zoning restrictions.**
  - At this time, the building is approved for a similar use, as a group home does fall under Institutional Residential.
- 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.**
  - The proposed use would likely be less intense than some surrounding uses and would be unlikely to cause a general disturbance to the surrounding area.
- 4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The business owner already has a similar use, and could if desired, continue said use.

**5) The suitability of the subject property for the zoned purposes.**

- The use would be appropriate in this area, as there are many other areas that would have a similar use applied to them.

**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 is currently occupied.

**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, and property values in adjacent areas.**

- It is unlikely that this use would significantly impact the overall area if retaining the original conditions of the previous Conditional Use.

**8) Consistency with other governmental land use, transportation and development plans for the community.**

- The property is located within the “Residential Redevelopment,” which calls for single-family housing of low density, whether detached or attached.

**Subject Property**



**Northern Property**





### Eastern Property



### Western Property



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

Staff recommends **Approval of CUV 24-01-02**. 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 the conditional use variance does not grant the right to conduct renovations to the facility. All renovations must be completed through the building permit application process.
- (2) This conditional use does not grant the rights associated with all institutional residential uses, but primarily grants the right to utilize the property as an adult day care
- (3) This conditional use does not remove the associated rights and conditions as granted by CUV 18-01-01.



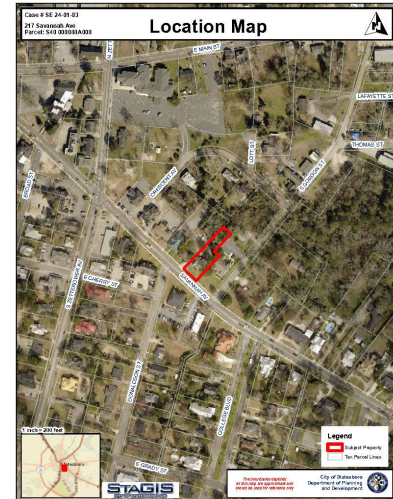
## ZONING SERVICES REPORT

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**SE 24-01-03**  
**SPECIAL EXCEPTION REQUEST**  
**217 Savannah Avenue**

<b>LOCATION:</b>	318 Savannah Ave
<b>EXISTING ZONING:</b>	O (Office and Business)
<b>ACRES:</b>	0.33 acres
<b>PARCEL TAX MAP #:</b>	S52 000020 000
<b>COUNCIL DISTRICT:</b>	District 3 (Hendley)
<b>EXISTING USE:</b>	N/A
<b>PROPOSED USE:</b>	Retail



**PETITIONER** Ginny Hendley  
**ADDRESS** 318 Savannah Ave, Statesboro GA 30458

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

### PROPOSAL

The applicant requests a special exception to locate a retail clothing shop in a building on 0.33 acres in the O (Office & Business) zoning district.

### STAFF RECOMMENDATION

**SE 24-01-03 CONDITIONAL APPROVAL**



Case # SE 24-01-03  
217 Savannah Ave  
Parcel: S40 000088A000

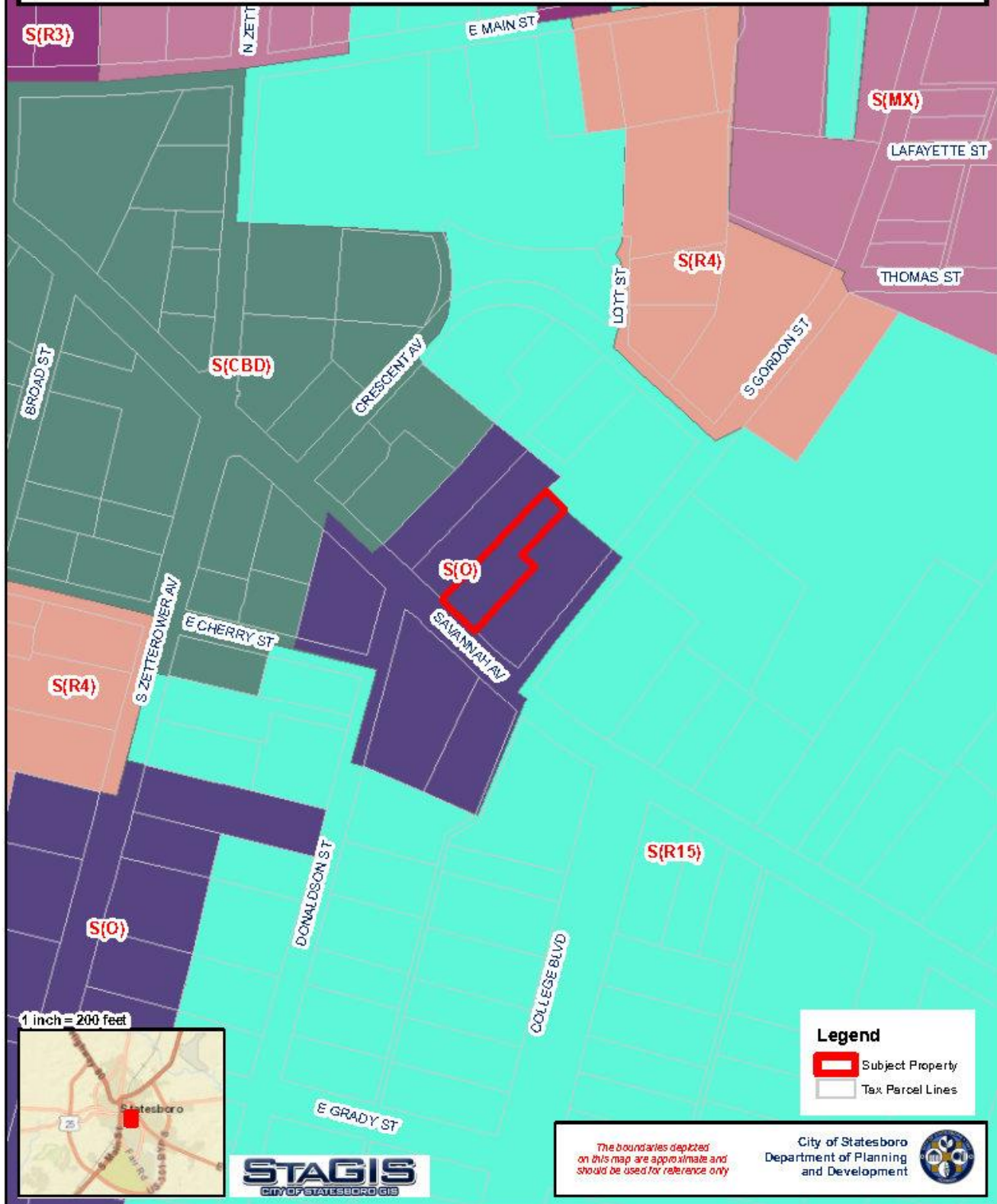
## Location Map





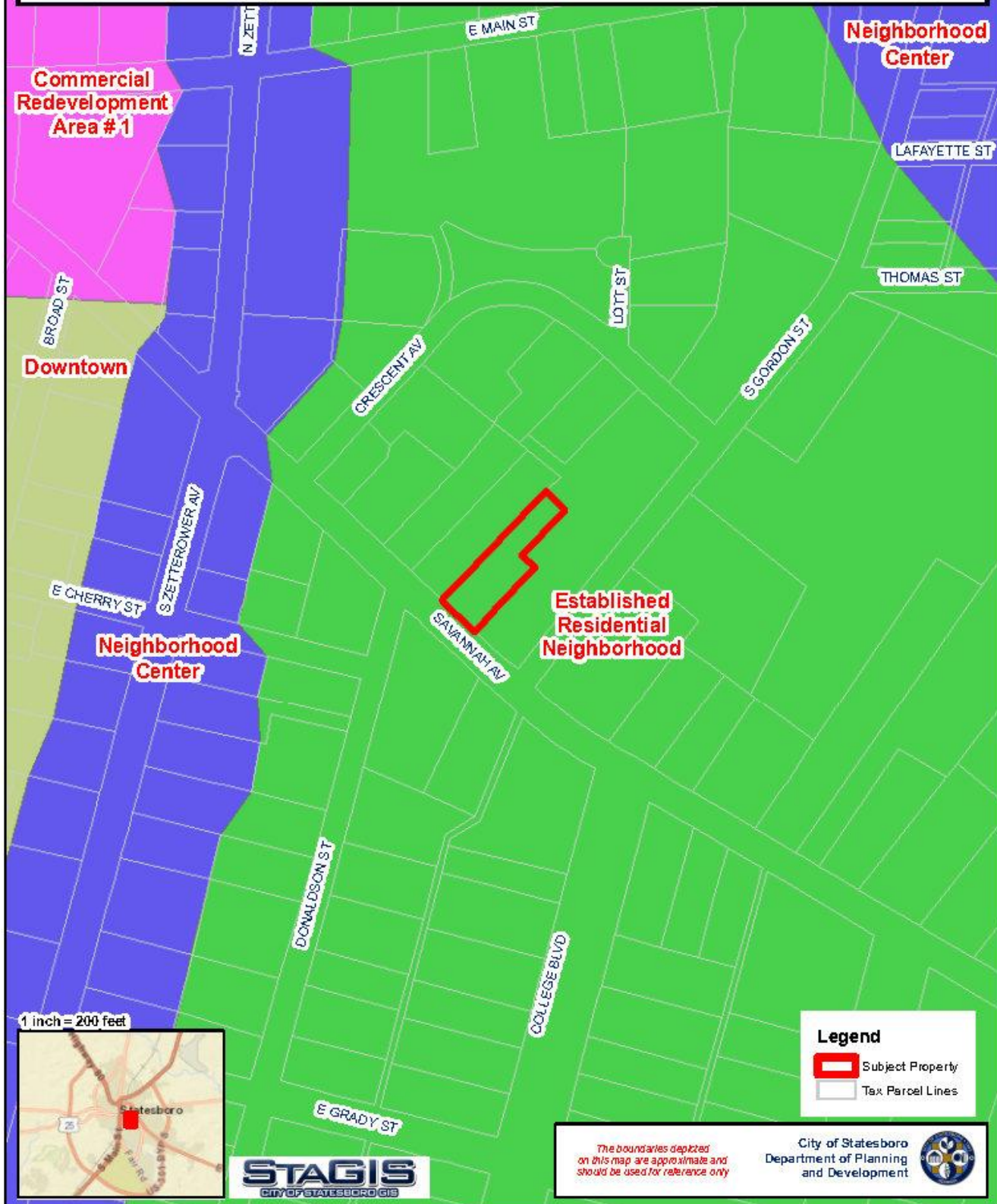
Case # SE 24-01-03  
217 Savannah Ave  
Parcel: S40 000088A000

# Current Zoning Map

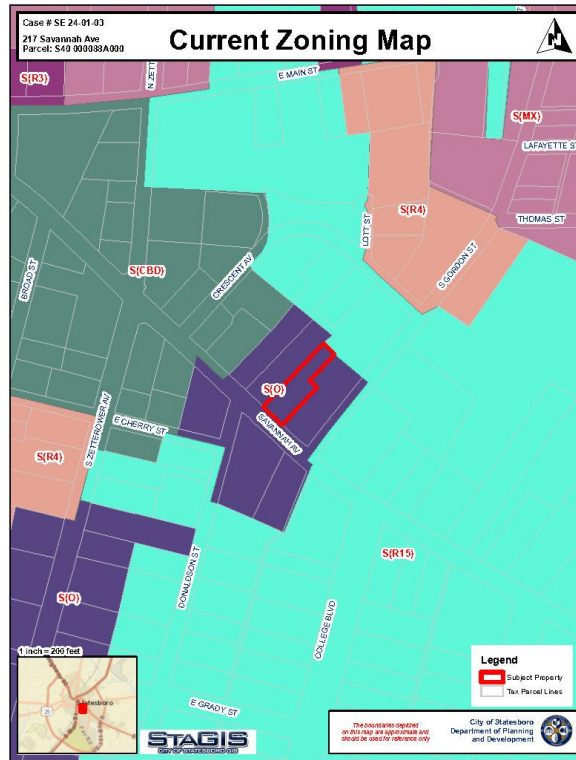


Case # SE 24-01-03  
217 Savannah Ave  
Parcel: S40 000088A000

# Future Landuse Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
Northeast	<b>Location Area #2:</b> R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
East	<b>Location Area #3:</b> R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
Northwest	<b>Location Area #4:</b> CR (Commercial Retail)	Therapy Office
Southeast	<b>Location Area #5:</b> O (Office & Business)	Day spa/Salon
South	<b>Location Area #6:</b> O (Office & Business))	Eye Doctor
Southwest	<b>Location Area #7:</b> R-15 (Single-Family Residential)	Parking Lot
West	<b>Location Area #8:</b> O (Office & Business)	Insurance Agency

## **SUBJECT SITE**

The subject site contains a converted single-family home on 0.33 acres. The building has historically served as the location of the Branch Law Firm. The site has parking in the rear, and a split entryway in the front of the building. As this property is a part of the O (Office and Business) zoning district, general retail is not an allowed use.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Established Residential Neighborhood” character area, which calls for a mix of small-lot single-family residential development, neighborhood services, neighborhood-scale retail and commercial development. .

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. No additional permitting would be required on this project.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **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.”

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) 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 Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

### **1) Existing uses and zoning of property nearby.**

- The property is surrounded by a mix of commercial and office uses as a transition into the Central Business District.

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

- At this time, the building would otherwise be unused, but the surrounding area has had numerous allowances for this type of use in transitional areas.

### **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.**

- The commercial use would not be a detriment to public welfare in the area, as it already has a mix of uses.

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

- The business owner would not be able to otherwise operate the business without this zoning, although the property would still have some lower intensity office uses available.

**5) The suitability of the subject property for the zoned purposes.**

- The use would be appropriate in this area, as there are many other areas that would have a similar use applied to them.

**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.**

- Records show that the former business operating at this location last renewed their business license in 2018.

**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, and property values in adjacent areas.**

- As the location already serves as an entry point into the downtown, it is unlikely that it will have any significant impact of traffic patterns, utility use, environment, or future land use patterns.

**8) Consistency with other governmental land use, transportation and development plans for the community.**

- The property is located within the “Established Residential Area,” which does call for both neighborhood scale retail and commercial development.



**Subject Property**



**Western Property**





### Eastern Property



### Southern Property



### **STAFF RECOMMENDATION**

Staff recommends **Approval of SE 24-01-03**. 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 the special exception may only allow for the addition of "other retail establishments" as per Section 2.3.2L Comprehensive Tables of the Statesboro Unified Development Code.
- (2) No additional development may take place on the property without approval.





## ZONING SERVICES REPORT

P.O. Box 348  
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<b>RZ 24-01-04 ZONING MAP AMENDMENT MATTHEWS ROAD</b>	
<b>LOCATION:</b>	Matthews Road
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	19.49 acres
<b>PARCEL TAX MAP #:</b>	S36 000037 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Vacant Pecan Orchard
<b>PROPOSED USE:</b>	Multi—Family Development

Case # RZ 24-01-04  
Matthews Rd  
Parcel: S36 000037 000

**Location Map**

Legend  
Project Property  
City of Statesboro

STAGIS

**PETITIONER** Randy Clack  
**ADDRESS** 2409 Mall Drive, Suite A; North Charleston SC, 29406

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

<b>PROPOSAL</b>
The applicant requests a zoning map amendment to a vacant wooded lot in order to develop a Multi-Family Affordable Housing Development.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 24-01-04- CONDITIONAL APPROVAL</u></b>

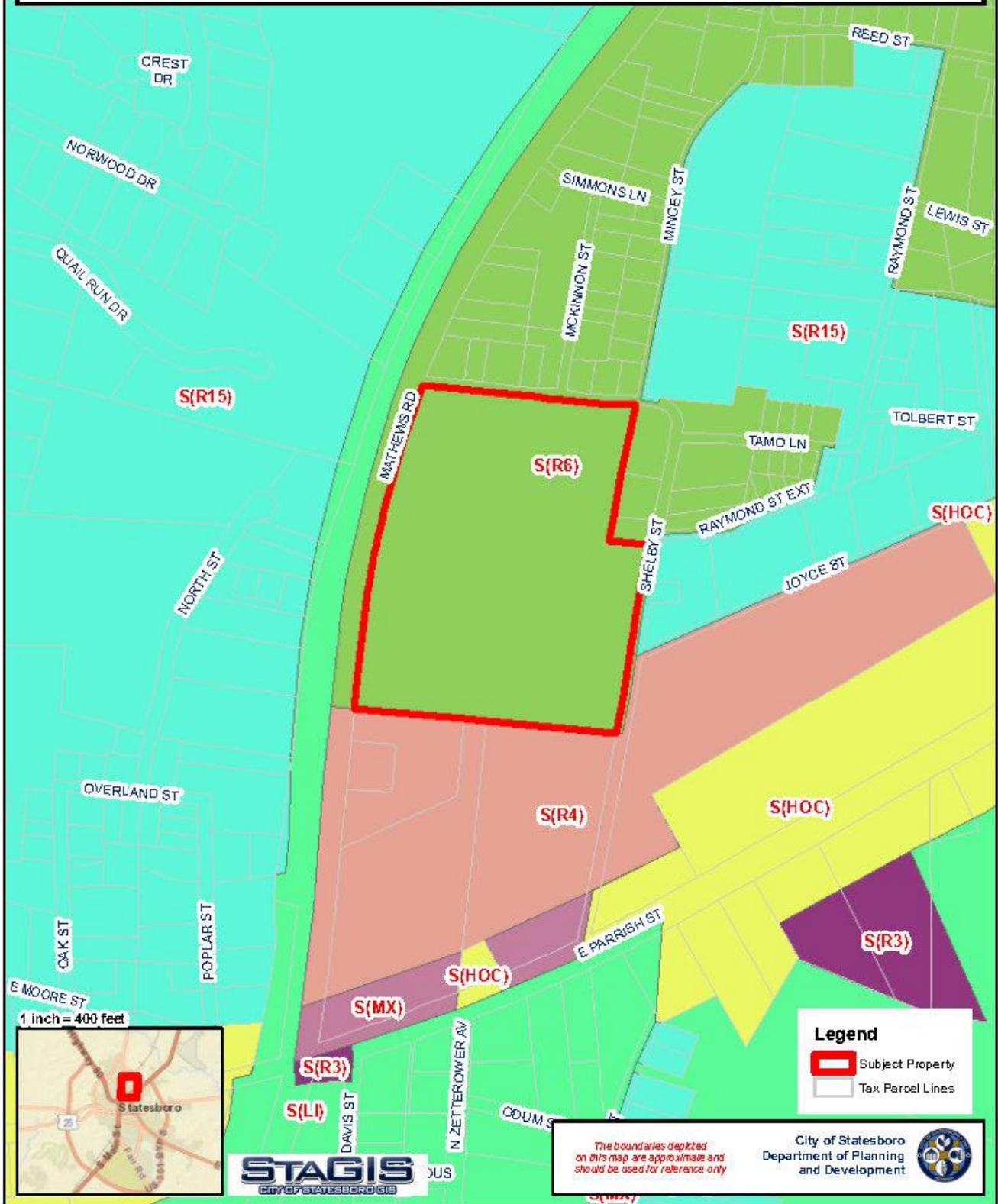






Case # RZ 24-01-04  
Mathews Rd  
Parcel: S36 000037 000

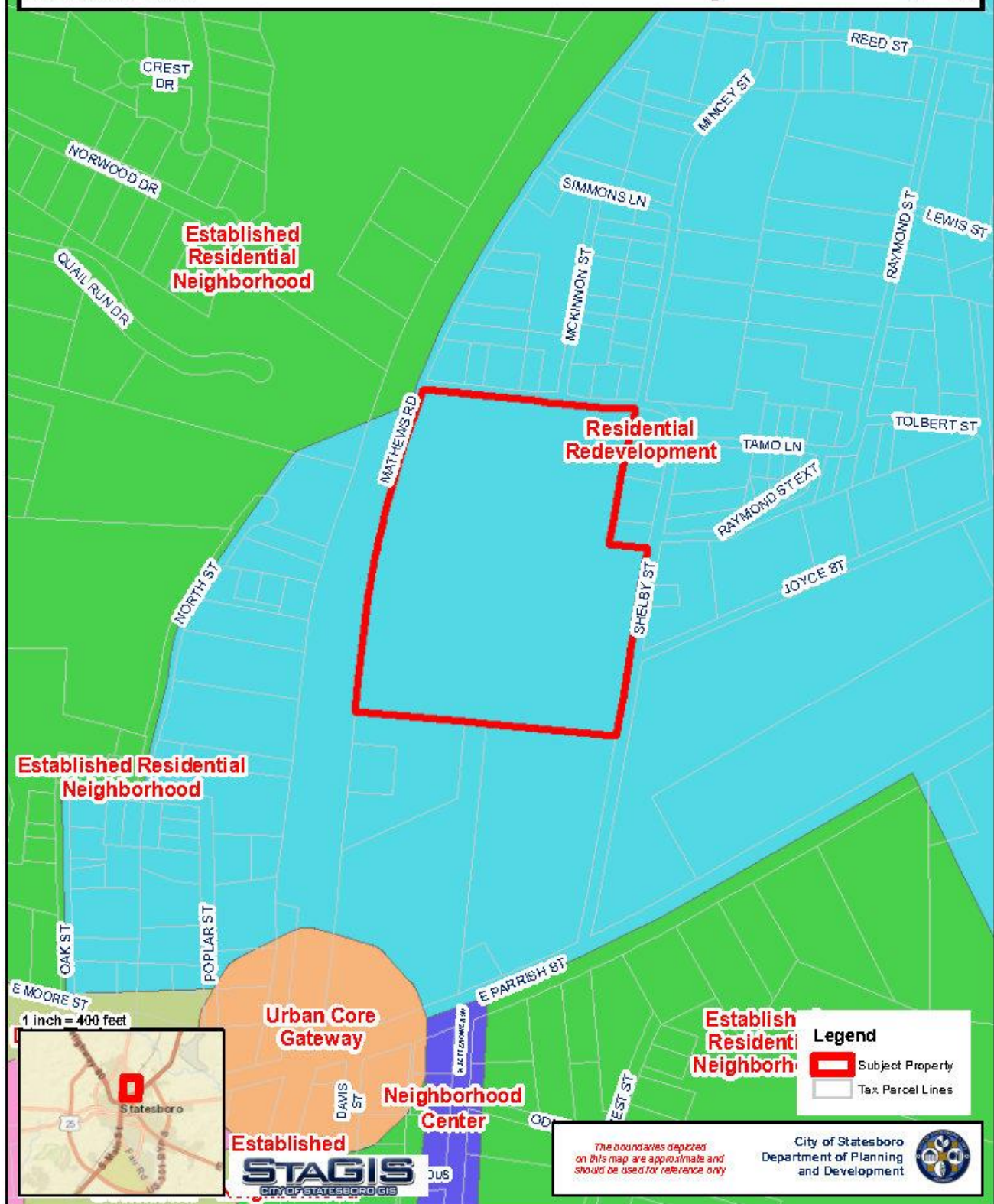
# Current Zoning Map

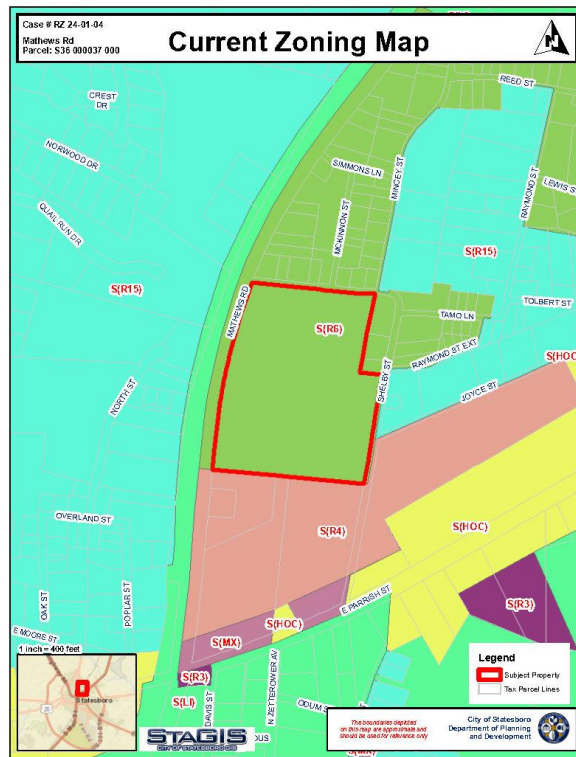




Case # RZ 24-01-04  
Mathews Rd  
Parcel: S36 000037 000

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> R-6 (Single-Family Residential)	Single-Family Dwelling
Northeast	<b>Location Area #2:</b> R-6 (Single-Family Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> R-4/HOC (High-Density Residential/Highway Oriented Commercial)	Whitesville Baptist Community Complex
North West	<b>Location Area #4:</b> R-15 (Single-Family Residential)	Single-Family Dwelling
Southeast	<b>Location Area #5:</b> R-4 (High-Density Residential)	Vacant Land
South	<b>Location Area #6</b> R-4 (High-Density Residential)	Vacant Land
Southwest	<b>Location Area #7:</b> R-4 (High-Density Residential)	Mechanic Shop
West	<b>Location Area #8:</b> LI (Light Industrial)	Railroad Crossing

## **SUBJECT SITE**

The subject site consists of 19.49 acres of property between Mathews Road and Shelby Street. The surrounding area consists primarily of single-family residential housing accessing the Whitesville Neighborhood, as outlined in the City Urban Redevelopment Plan. This area also has a local church, warehousing facilities and a City Park within a quarter mile. The applicant intends on a two phase project, which would in total consists of approximately 192 units.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which generally calls for lower density, single family attached housing and single-family detached housing.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does contain some wetlands, but initial drafts of the site plan avoid significant disturbance of the area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject site is currently not served by city services including water, and sewer, but these services are available. Public safety does provide service to the area, but there are concerns about a lack of services overall in this area. The increase density will require additional public safety services. This property is located approximately ¼ mile from the Statesboro Transit Line.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

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?**

- The property is approximately 700 feet from Highway 301 North and is adjacent to both existing commercial properties to the southeast, and industrial property to the south. The primary concern would be the single-family residents to the north along Shelby Street. Significant care should be taken to develop the property to minimize the disturbance this may cause in the area.

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

- The proposed use would cause some disturbance in the area, specifically related to the road network. City Engineering have provided for additional opportunities to help improve the road network in the area.



- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
  - The property is currently zoned for single-family residential development, but the depressed nature of the area would make it difficult under current market conditions to create additional single-family development. In addition, the applicant is seeking Low Income Housing Tax Credits which generally seeks to ensure lower cost housing in bulk to offset development cost.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
  - The general development of the area would be significant to the street network, along Matthews Road as there should be no vehicular traffic generated onto Shelby Street. Additional conditions have been proposed to ensure that these issues can be resolved before the development begins.
- 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?**
  - The proposed change causes issues of traffic and potential inconvenience due to the density. The associated improvement to the land would increase the surrounding areas property values, and provide affordable housing to the area. There are also proposed improvements slated for the area to both the road network and park.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
  - The proposed use is not consistent with the subject site's character area ("Residential Redevelopment") as stated in the *2019 – 2029 Comprehensive Master Plan*. Although this is an inconsistency, the area to the immediate south already has this zoning classification, and the properties to the East have developments not in conformance. This character area should be reconsidered in the ongoing update to the Comprehensive Plan.



### Subject Property



### Southern Property





**Northern Property**

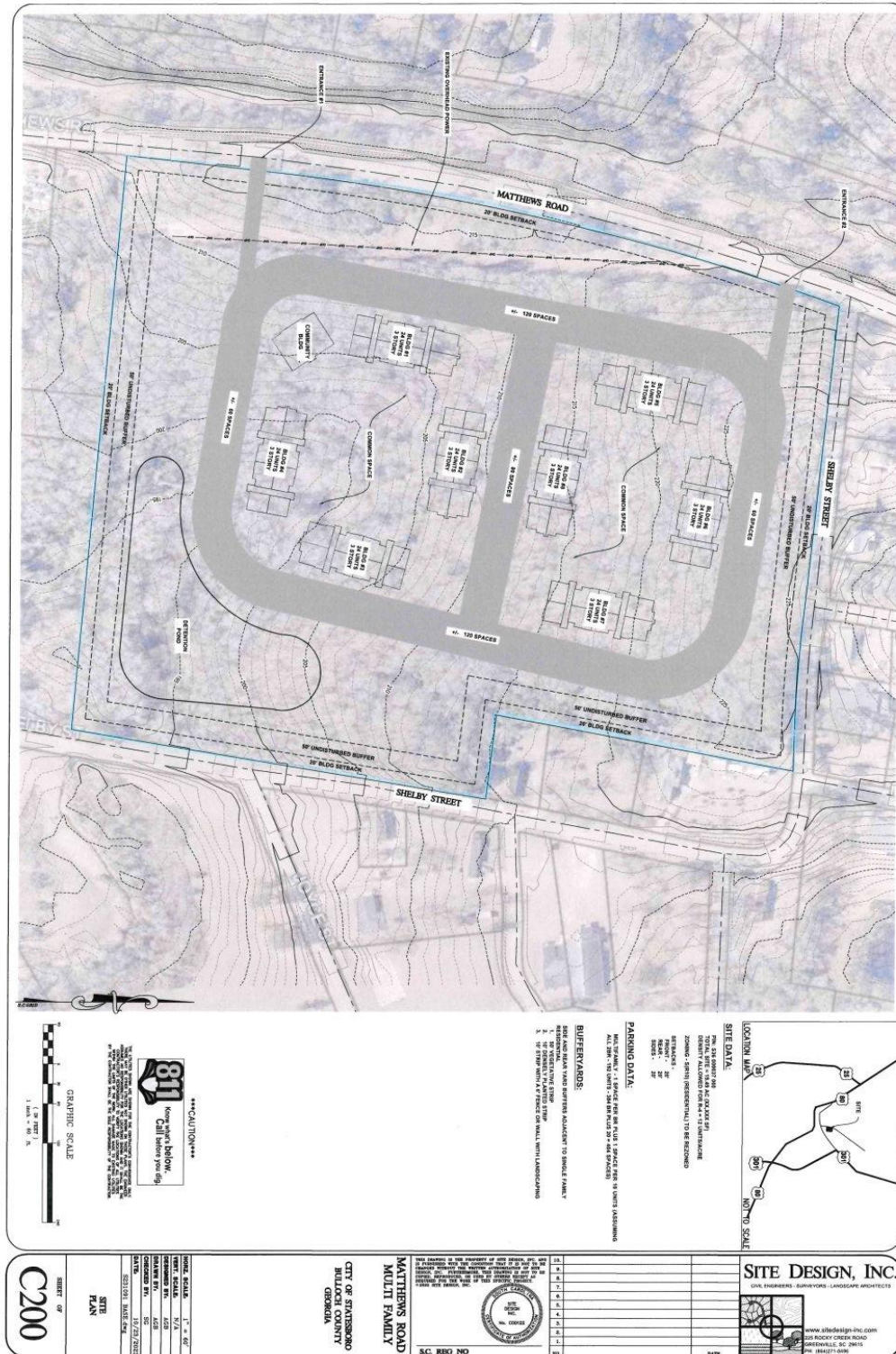


**Eastern Property**





# Preliminary Site Plan



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

Staff recommends **Approval of RZ 24-01-04**. 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 construction must be approved by the City.
- (2) Due to the proposed density, a traffic impact analysis will be required before issuance of a Land Disturbance Permit to identify any potential traffic calming measures.
- (3) The development must provide additional egress from the site in the form of a walking trail onto Shelby Street.
- (4) The applicant must provide up to 10 feet of right of way in order to allow for road widening of Shelby Street.
- (5) Amenity space must be defined uses in accordance with the definitions as outlined in Section 5.2.1 of the Unified Development Code.