



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

January 2, 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. December 5, 2023

IV. 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).
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).
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).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

December 5, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Cathy Dixon, Ronald Simmons Len Fatica, Savannah Beck, Joseph Folsom, & Matthew Lovett; **City of Statesboro**

Staff: Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner), David Moyer (Assistant City Engineer) **Absent:** James Thibodeau

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. November 7, 2023 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of November 7, 2023 with a second from Commissioner Fatica. The motion was passed to approve the minutes of September 5, 2023 on a 6-0 vote.

IV. New Business

- 1. APPLICATION RZ 23-11-01:** Danny Jones request a Zoning Map Amendment from the PUD/MX (Planned Unit Development/Mixed-Use) zoning district to the R-2 (Townhouse Residential) zoning district on approximately 2.63 acres of property located on Gentilly Road (Tax Parcel# S53 000064 000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 6-0. Cody Rogers with EMC Engineering spoke in favor of this application and provided feedback regarding the project. Arthur Sparks spoke in partial opposition, voicing concerns over the buffering of the property. Commissioner Simmons motioned to close the hearing with a second from Commissioner Lovett. The motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Fatica. The motion passed 6-0.

2. **APPLICATION SUB 23-11-02**: Karen Lovett request a Preliminary Subdivision of approximately 16.47 acres of property located on Brannen Street (Tax Parcel # MS840001000 000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 6-0. John Dotson from Maxwell-Reddick Engineering spoke in favor of the request and provided additional information on the project. Commissioner Folsom motioned to close the hearing with a second from Commissioner Simmons. The motion passed 6-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Lovett. The motion passed 6-0.

3. **APPLICATION SUB 23-11-03**: SLA Communities LLC, request a Preliminary Subdivision of approximately 36.55 acres of property in order to construct a 124-unit Single-Family detached subdivision on Beasley Road (Tax Parcel # MS91 000013 000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 6-0. Ashley Durrence with SLA Communities spoke in favor of this project. Anne Hood spoke against the request, and voiced concerns regarding the buffer between the properties to the South. Her concerns were addressed by David Moyer with the City Engineering Department. Commissioner Simmons motioned to close the hearing with a second from Commissioner Fatica. The motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Folsom. The motion passed 6-0.

4. **APPLICATION RZ 23-11-04**: West District Development requests an amendment to an existing PUD (Planned Unit Development) in order to complete the phase 2 development of the West District located at 40 East Cherry Street (Tax Parcel# S18000170 000).

Kathy Field introduced the case. Commissioner Folsom motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 6-0. John Dotson spoke in favor of this project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Beck. The motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Fatica. The motion passed 6-0.

V. Announcements

Kathy Field announced that the Commissioner Training Session would be announced for February of next year. She also noted the upcoming dates for the Comprehensive Plan updates.

VI. Adjourn

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

Chair – Cathy Dixon

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 23-11-06
ZONING MAP AMENDMENT REQUEST
6539 BURKHALTER ROAD

LOCATION:	Burkhalter Road
EXISTING ZONING:	AG-5 (Agricultural District – County)
ACRES:	26.94 acres
PARCEL TAX MAP #:	108 000001 000
COUNCIL DISTRICT:	District 5 (Barr – Proposed)
EXISTING USE:	Vacant Lot – Old Home
PROPOSED USE:	Single-Family and Townhome Subdivision



PETITIONER Four Guys Development, LLC
ADDRESS 2700 Country Club Road; Statesboro GA, 30458

REPRESENTATIVE Stephen T. Rushing
ADDRESS P.O. Box 327; Statesboro GA, 30459

PROPOSAL

The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-4 (High-Density Residential) zoning district for 26.94 acres of property in order to develop a series of cottage courts.

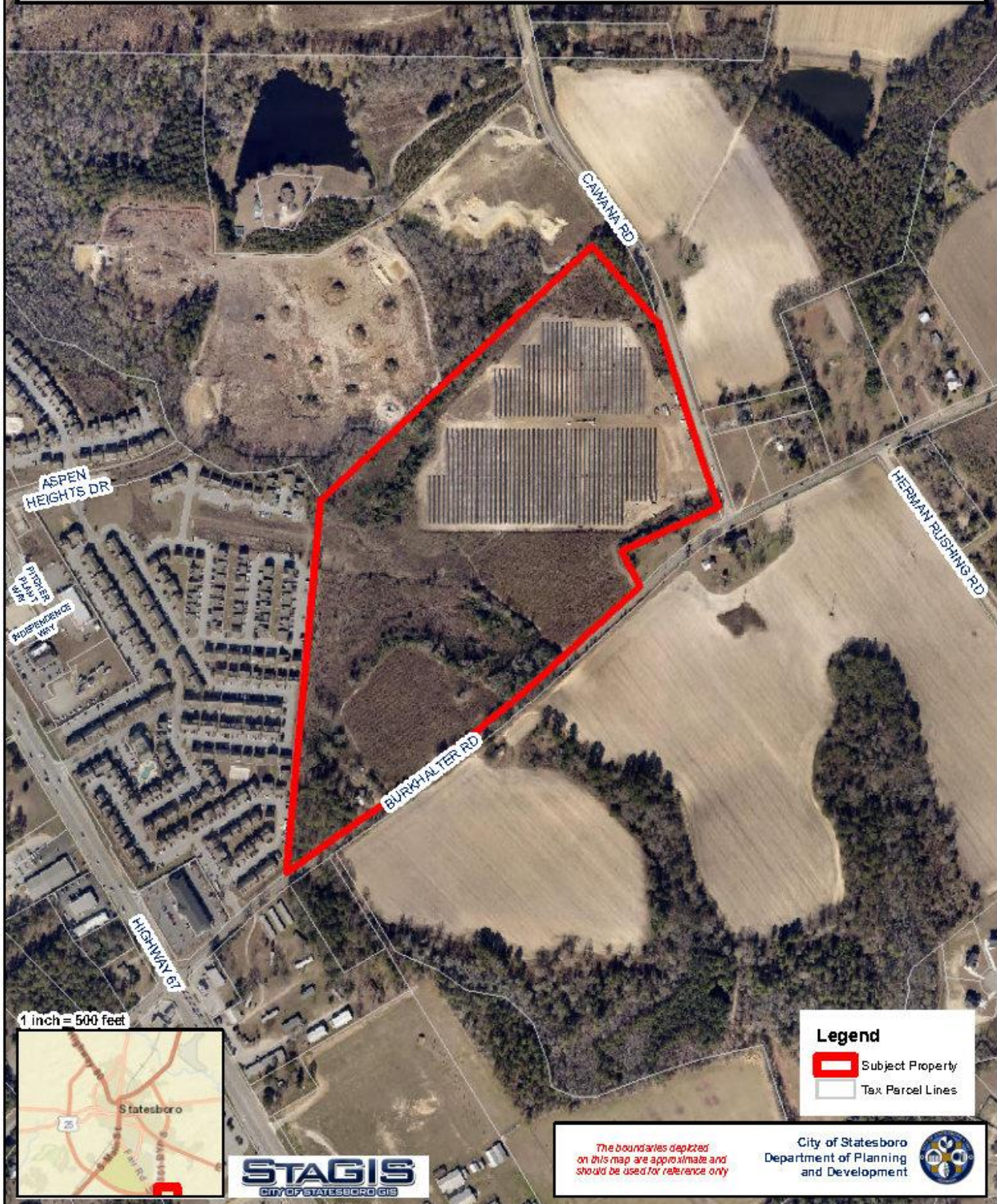
PLANNING COMMISSION RECOMMENDATION

RZ 23-11-06 - CONDITIONAL APPROVAL

Case #AN 23-11-05, RZ 23-11-06

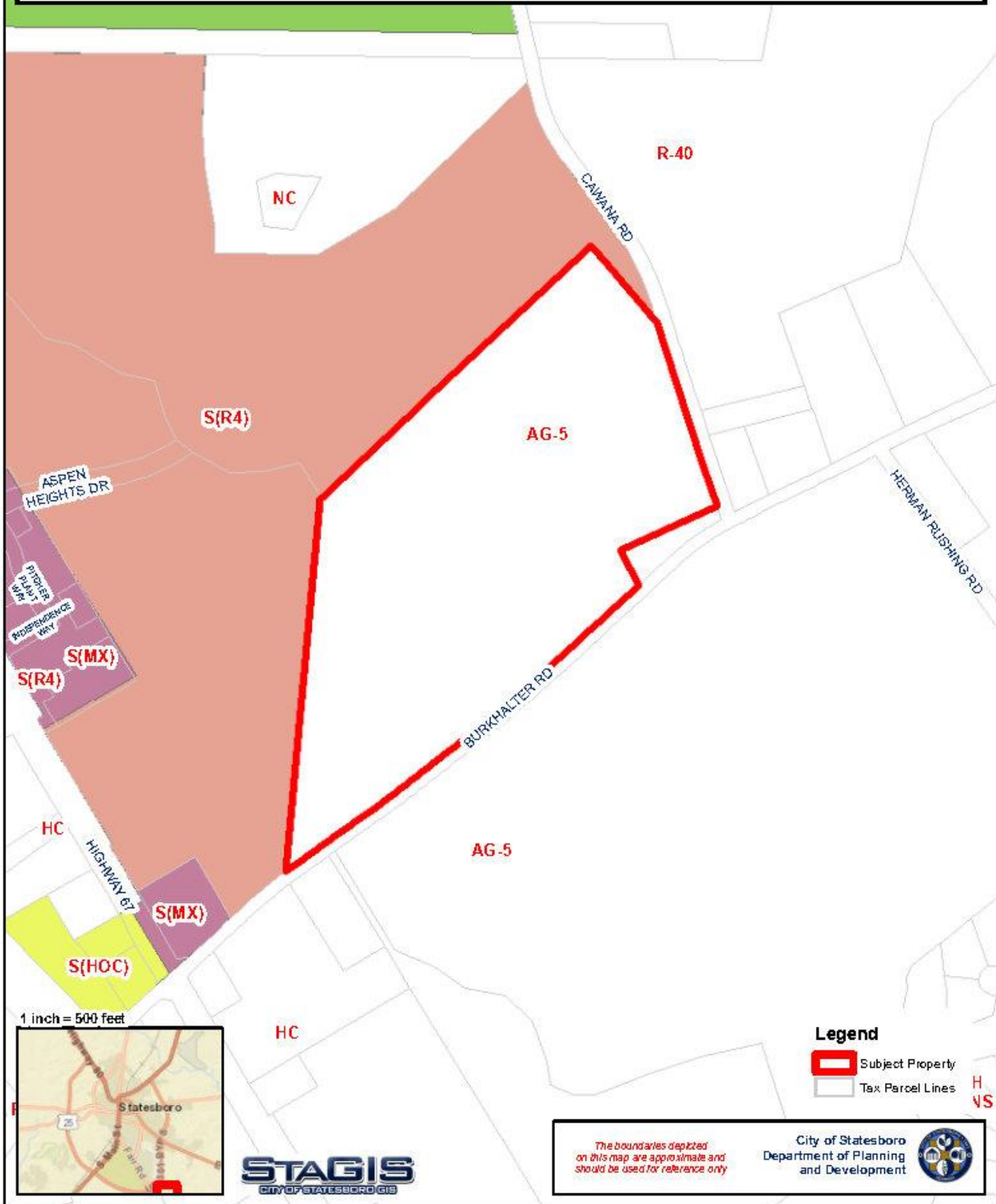
6539 Burkhalter Road
Parcel: 108 000001 000

Location Map



Case # AN 23-11-05, RZ 23-11-06
6539 Burkhalter Road
Parcel: 103 000001 000

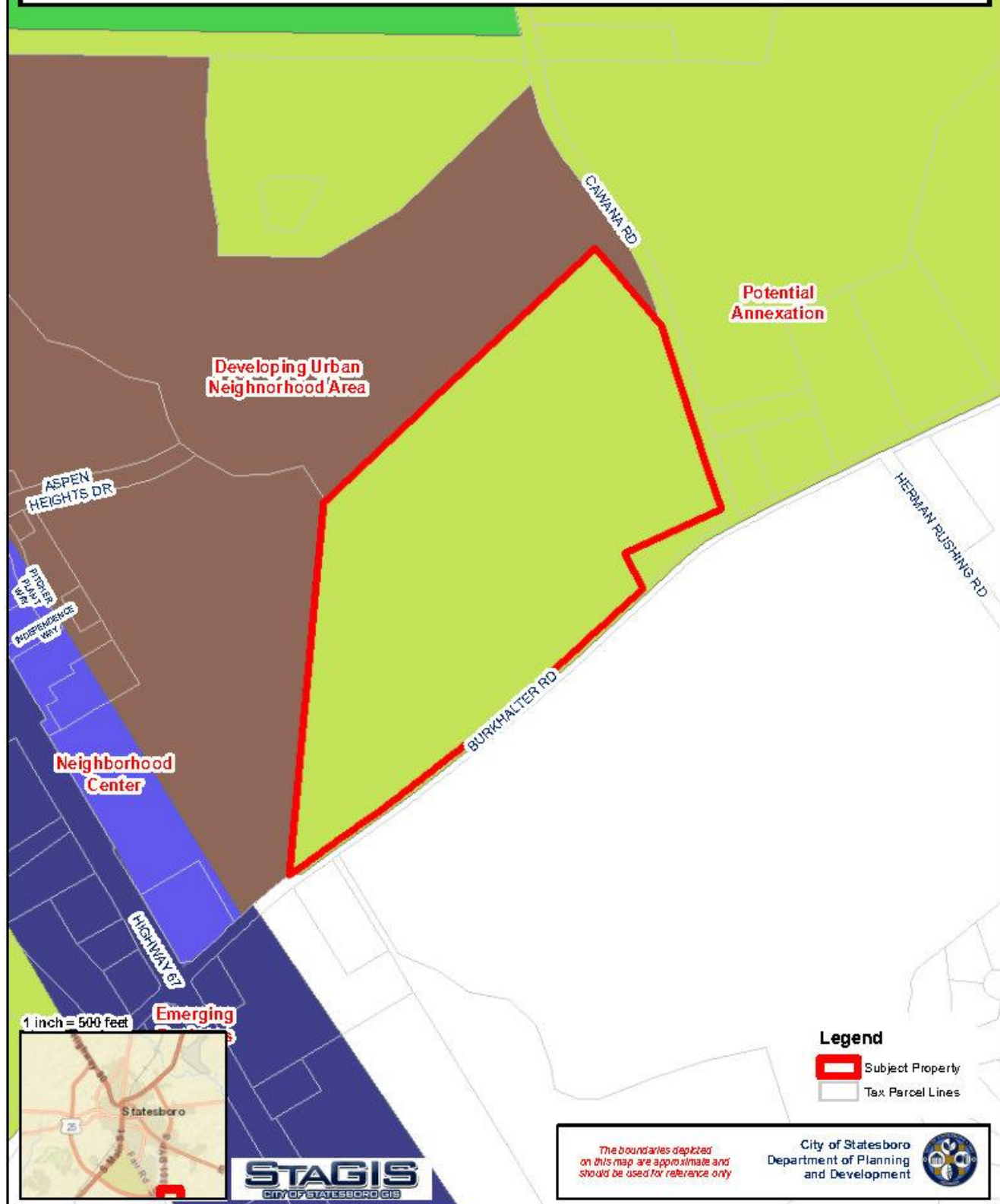
Current Zoning Map

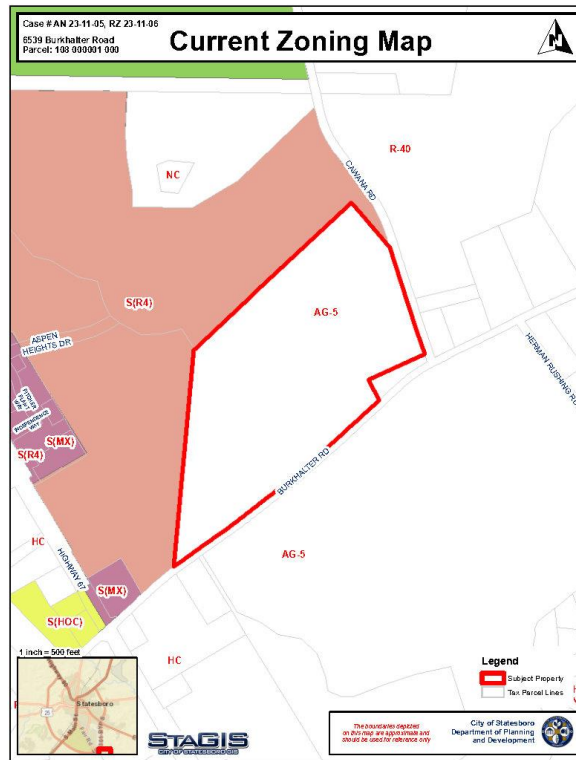


Case #AN 23-11-05, RZ 23-11-06

6539 Burkhalter Road
Parcel: 108 000001 000

Future Landuse Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High Density Residential)	Vacant
Northeast	Location Area #2: R-40 (Single-Family Residential – County)	Sunfield Station
Northwest	Location Area #3: R-4 (High-Density Residential)	Cottage Row Apartments
East	Location Area #4: R-40 (Single-Family Residential – County)	Vacant
West	Location Area #5: R-4 (High-Density Residential)	Cottage Row Apartments
Southwest	Location Area #6: AG-5 (Agricultural District – County)	Vacant
Southeast	Location Area #7: AG-5 (Agricultural District – County)	Vacant
South	Location Area #8: AG-5 (Agricultural District – County)	Vacant

PROPOSED SITE



SUBJECT SITE

The subject site is a mostly vacant lot located on Burkhalter Road. The property has an old home with on one side, listed as 6539 Burkhalter Road. There is a 23.76 acre portion of the property with the same parcel number that is being used for solar panels. This section of property is not under consideration for annexation, but the County numbering system provides the same parcel numbers for both, which is why they are displayed as one.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not show this area. It is recommended that this area boundary be included in the revision to the Statesboro Comprehensive Master Plan, due to the availability of City Water/Sewer.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, but all areas proposed for development are currently flat land for development. There are also no FEMA classified flood areas on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property discharges onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. In addition, right-of-way must be provided to ensure traffic improvements can be made on the property.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Statesboro Zoning Ordinance* permits a zoning map 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 surrounding area has a mix of proposed and existing housing types. This development would significantly increase traffic pressure along Burkhalter Road.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The adjacent property already serves the role of providing housing, and this property and its associated right-of-way would be helpful in ensuring that road improvements could be made.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- This property would not be able to access City sewer and water without completion of an annexation. It would have the ability to develop in its current zoning but not with the density or housing mix as requested.
- 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?**
- This road currently has significant traffic depending on the time of day, and the intersection of Highway 67 and Burkhalter already suffers from a low service level. Cooperation with GDOT (Georgia Department of Transportation) regarding this intersection will be paramount. Concerns must be addressed with the County as well, and access to this road would require approval by the County.
- 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?**
- This is a growing area, and it is likely that there will be additional pressure further along the roadway based on the development of the 67 corridor, as well as further proposals along Burkhalter Road.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
- The overall use does not conflict with the currently defined “Potential Annexation Area” of the Comprehensive Master Plan. Additional guidance will be provided in the upcoming update of this plan.

Subject Property



Southern Property



Eastern Property



Southwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval RZ 23-11-06**. 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 site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must ensure appropriate right-of-way is provided to the City to ensure road improvements can be made on the impacted Burkhalter Road.
- (3) The applicant must submit a Traffic Impact Study before completion of the project subdivision to ensure that appropriate right-of-way and traffic calming measures can be implemented.



ZONING SERVICES REPORT

P.O. Box 348
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RZ 23-11-04 ZONING MAP AMENDMENT 202 WEST MAIN STREET	
LOCATION:	202 West Main Street
EXISTING ZONING:	Light Industrial
ACRES:	0.46 acres
PARCEL TAX MAP #:	S18 000173 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vehicle Repair Shop
PROPOSED USE:	Fitness Center

Case # RZ-23-01
202 West Main St
Parcel: S18 000173 000

Location Map

Legend
Subject Property
City of Statesboro
Department of Planning and Development

PETITIONER Christina Gipson
ADDRESS 133 A Nature Way; Statesboro GA, 30458

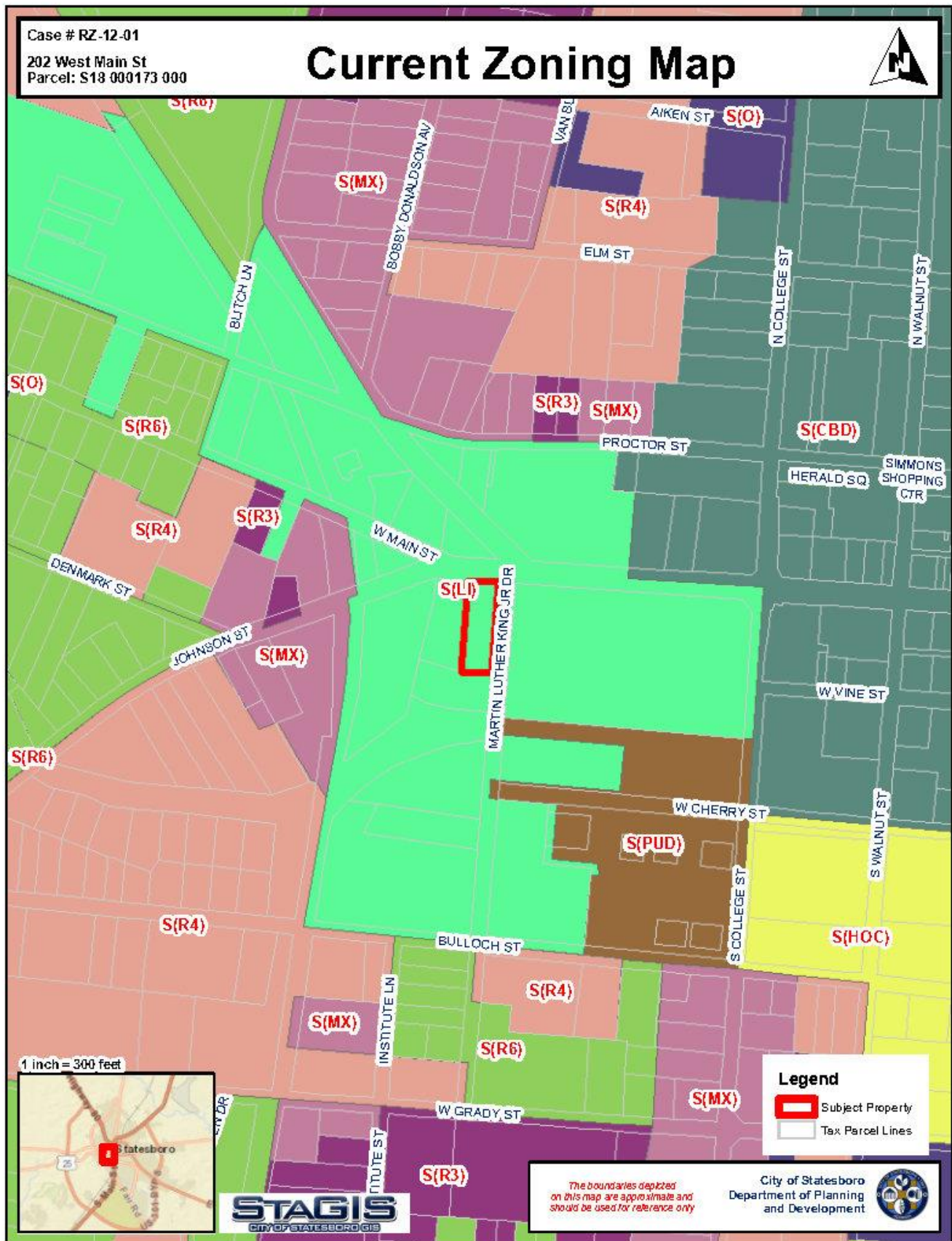
REPRESENTATIVE Same As Above
ADDRESS Same As Above

PROPOSAL
The applicant requests a zoning map amendment to an existing garage in order to establish an exercise facility at 202 West Main Street.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 23-11-04 - CONDITIONAL APPROVAL</u>

Case # RZ-12-01
202 West Main St
Parcel: S13 000173 000

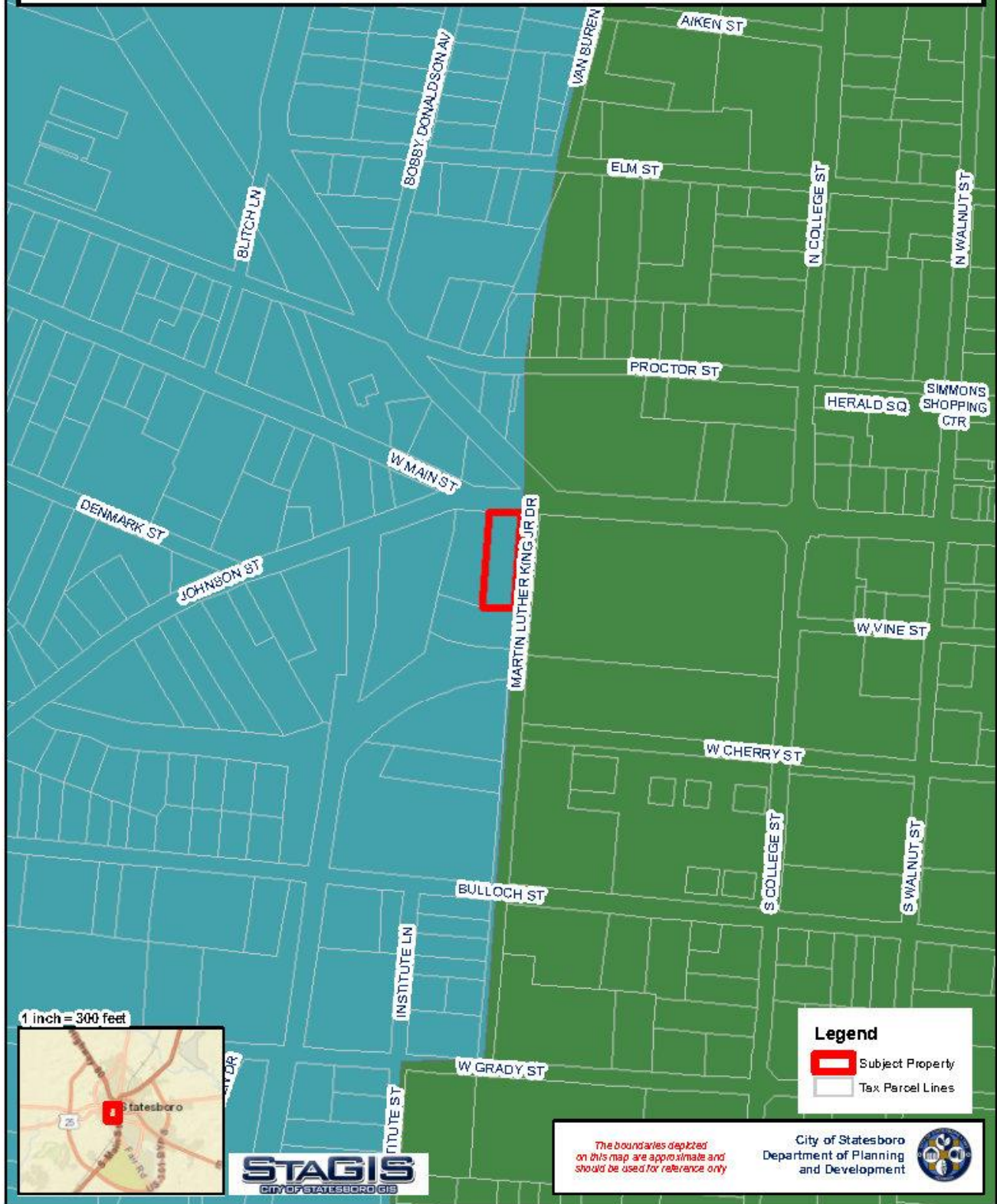
Location Map





Case # RZ-12-01
202 West Main St
Parcel: S18 000173 000

Future Landuse Map



SUBJECT SITE

The subject site consists of approximately 0.46 acres with a large mechanic shop on the site. The shop is still currently active, but will be sold and renovated to serve as the expansion of the existing downtown gym “The Garage,” which is currently located on East Main Street. Under the new UDC, a gym is not allowed in the proposed zoning district, but the UDC did not unilaterally change the zoning of the surrounding area, which would be more appropriate as a part of the mixed use district.

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. However, the site also borders the existing “Downtown” character area.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain wetlands, but currently exists in a flood plain. As the building is not being demolished, existing conditions on the site would be “grandfathered” in.

COMMUNITY FACILITIES AND TRANSPORTATION

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

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.”

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 development is not a substantial change of use from what was originally approved in the PUD, and generally promotes the development type.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - Although an appraisal has not been conducted, it is staff’s belief that property values would be increased by this development.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**
 - The property currently serves as a mechanic shop in the Light Industrial zoning, but due to the surrounding uses would be better suited as a less intense commercial use.

- 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?**
 - It is highly unlikely that this development would cause substantial burden to the surrounding streets, utilities and schools, as the general increase in children in the area would be minimal.
- 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, as the roads are highly trafficked due to the existing West District Development and gateway to Downtown.
- 6. Consistency 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 existing area surrounding this property does not conform to the existing character area and the current use of the property does not conform to the character area. The property immediately borders the "Downtown" character area and this would be a less intense use than what currently exists. .

Subject Property



Northern Property



Southern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-11-04**. 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.

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ZONING SERVICES REPORT

P.O. Box 348
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SUB 23-12-02 PRELIMINARY SUBDIVISION REQUEST SOUTH BRIDGEPORT DRIVE

LOCATION:	South Bridgeport Drive
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	54.17 Acres
PARCEL TAX MAP #:	MS80000013 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Existing Subdivision
PROPOSED USE:	Single-Family Detached Development



PETITIONER Robbie Bell
ADDRESS 225 Timberline Road; Statesboro, GA 30461

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant requests a preliminary subdivision of approximately 54.17 acres of property to develop an additional phase consisting of 52 units in the existing Northbridge Subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-12-02 – CONDITIONAL APPROVAL

SUB-23-12-02

South Bridgeport Dr
Parcel: MS80000013 000

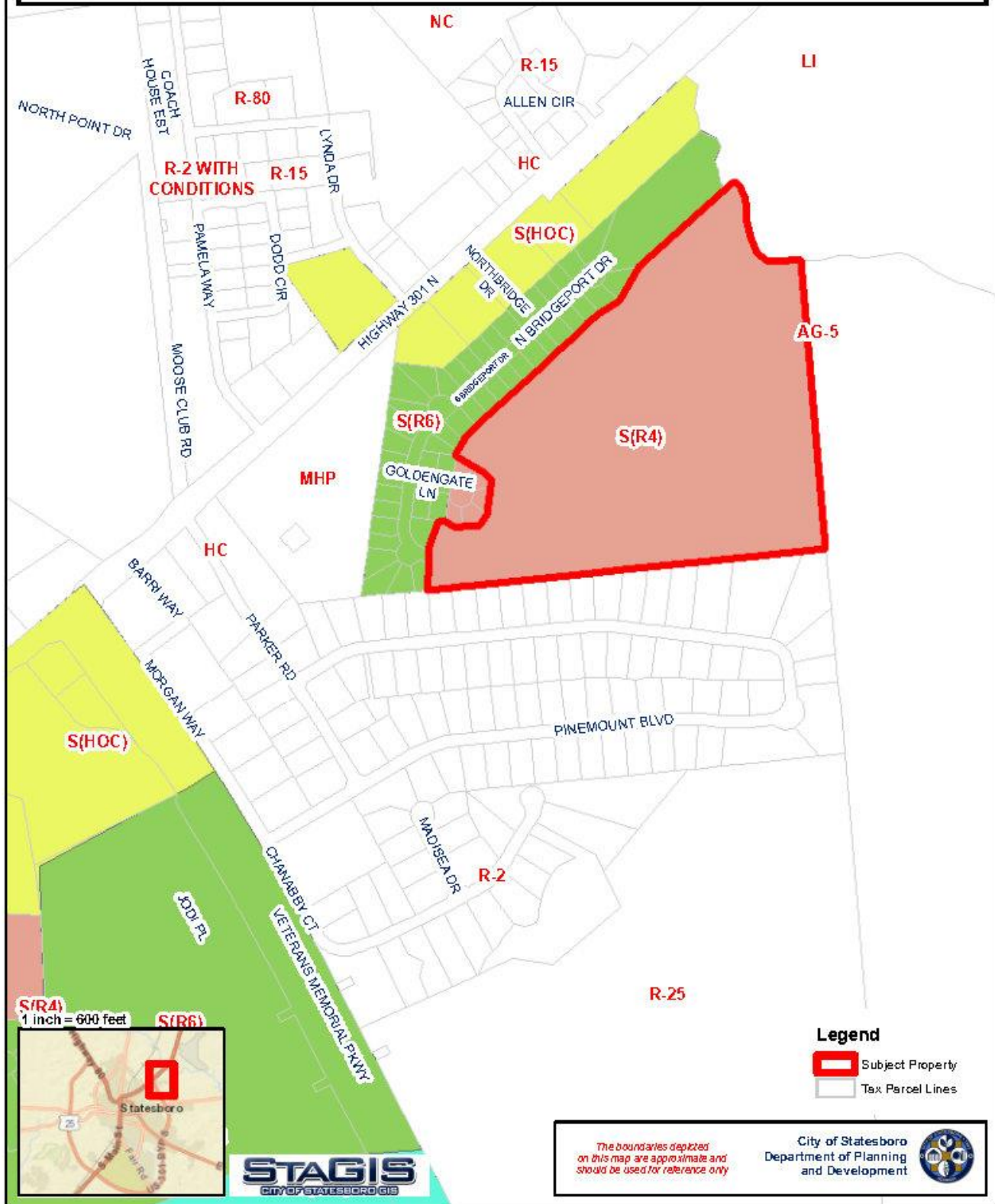
Location Map



SUB-23-12-02

South Bridgeport Dr
Parcel: MS80000013 000

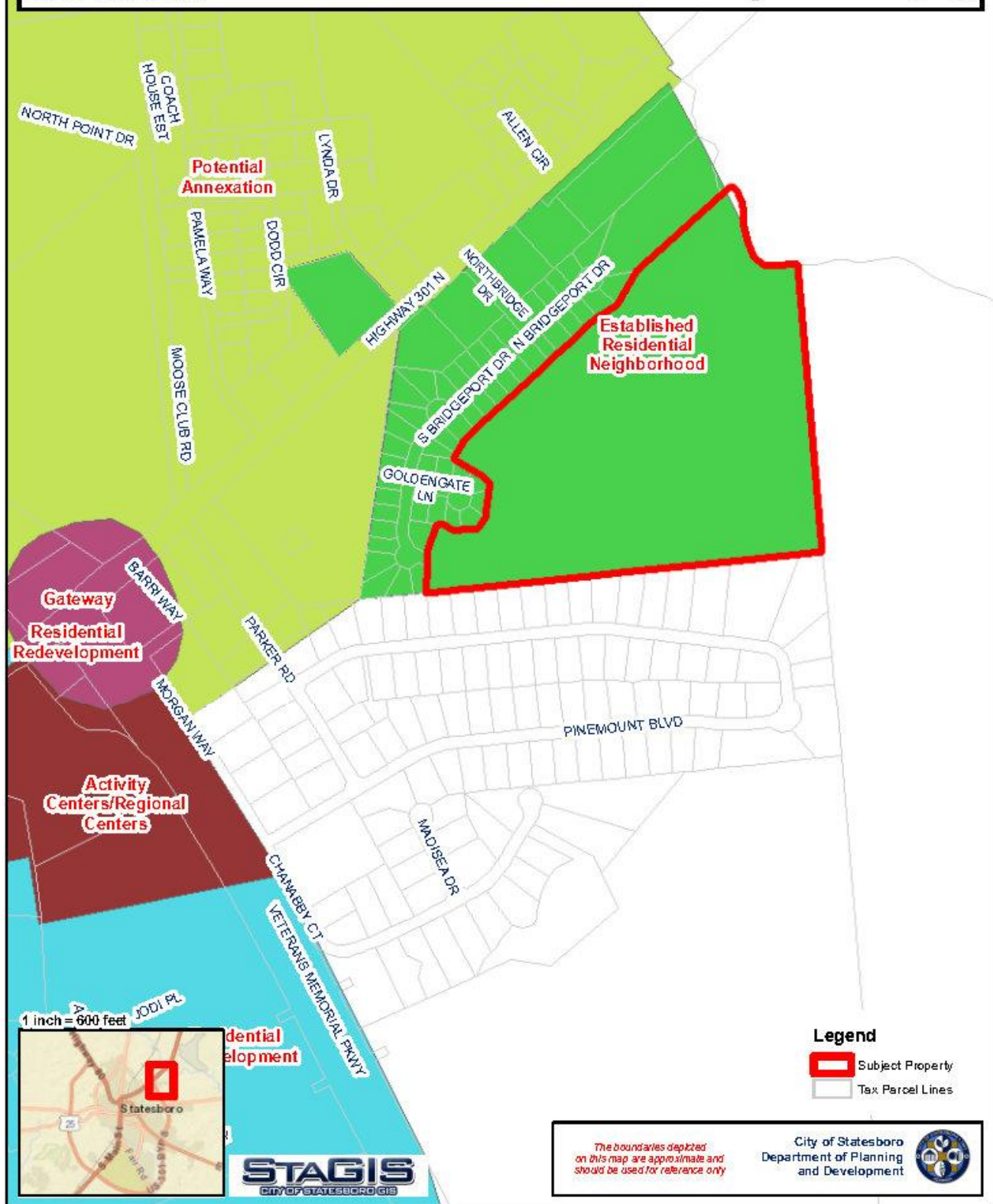
Current Zoning Map

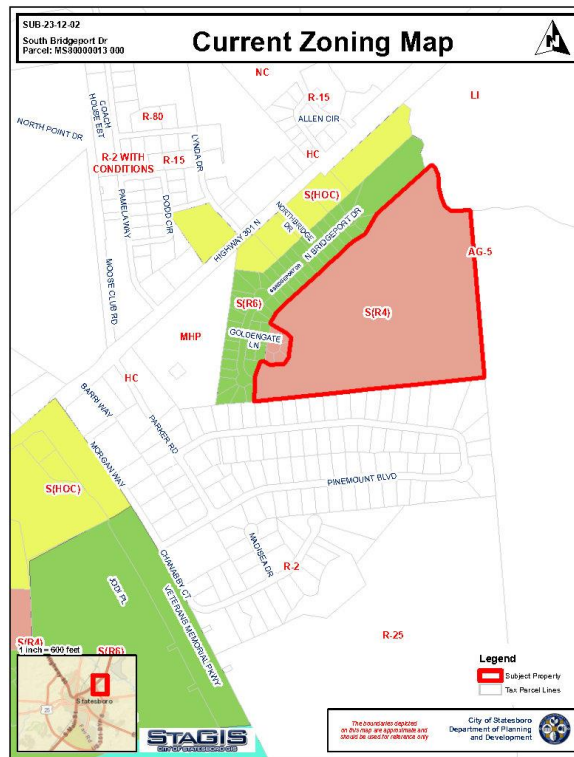


SUB-23-12-02

South Bridgeport Dr
Parcel: MS80000013 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-6 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-6 (Single-Density Residential)	Single Family Dwelling
East	Location Area #3: AG-5 (Agricultural – County)	Vacant
North West	Location Area #4: R-6 (Single-Family Residential)	Single-Family Dwelling
Southeast	Location Area #5: R-25 (Single-Family Residential – County)	Single-Family Dwelling
South	Location Area #7: R-25 (Single-Family Residential - County)	Single-Family Dwelling
Southwest	Location Area #8: R-25 (Single-Family Residential - County)	Single Family Dwelling
West	Location Area #9: R-6 (Single-Family Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site consists of an existing subdivision located on US Highway 301 North. The subject site has recently completed construction of its most recent phase, and all topography information has been revised to show that the property can be developed further than originally determined.

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 contain wetlands, but the proposed development does not propose any significant disturbance of these as they are at the furthest Eastern boundary of the site. The property is already under disturbance due to the original land disturbance activity, which incorporated the entire site.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The existing access egress to the section of the subdivision on Highway 301 does not meet the current standards of the International Fire Code, but the site was approved historically without this addition.

Subject Property (Northbridge Drive)



Northern Property (Northbridge Drive)



Subject Property (South Bridgeport Drive)



Western Property (South Bridgeport Drive)



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 23-12-02** due to the lack of stormwater facility improvements and right-of-way concerns. Staff has discussed this matter and the applicant has agreed to submit project alterations to meet these concerns. 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 Subdivision PLAT does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.