



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

July 7, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) June 2, 2020 Meeting Minutes.

IV. New Business

1. **APPLICATION RZ 20-06-01**: Lamar Smith Signature Group requests a zoning map amendment of 5.88 acres of property located at 54 Packinghouse Road from CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to utilize the property for a 44-unit townhome development (Tax Parcel MS69 000003A 002).
2. **APPLICATION SE 20-06-02**: Billy H. Hill requests a special exception for 0.48 acres of property located at 882 Northside Drive East to utilize the commercial building and associated site improvements as an automotive sales use in the CR (Commercial Retail) zoning district (Tax Parcel S59 000091 000).

V. Announcements

VI. Adjourn



City of Statesboro
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Statesboro Planning Commission

June 2, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order at 5:00 PM.

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1.) May 7, 2020 Meeting Minutes

Commissioner Fox made a motion to approve the May 7, 2020 meeting minutes, seconded by Commissioner Cartee. The motion carried 6-0.

IV. New Business

1. **APPLICATION RZ 20-05-01:** Landrum Hodges requests a zoning map amendment of 2.24 acres of property located at 814 South Main Street from R-4 (High Density Residential) to the CR (Commercial Retail) zoning district in order to utilize the property for a commercial land use (Tax Parcel MS52 000027 000).

Kathleen Field introduced the case, and Marc Bruce spoke as a representative of the applicant for this zoning map amendment case. Mr. Bruce provided some brief background information on the property's land use history.

Commissioner Fox made a motion to recommend approval of RZ 20-05-01 with staff conditions. Commissioner Cartee seconded, and the motion carried 6-0.

2. **APPLICATION V 20-05-02:** West District Development, LLC requests a variance from Article XIV, Section 1402 to reduce the minimum lot size requirements for property to be considered for the PUD (Planned Unit Development) zoning district in order to construct a mixed-use development on 5.362 acres for a combination of parcels addressed South

College Street, West Cherry Street and 40 West Cherry Street (Tax Parcel(s) S19 000001 000, S19 000001 A000, S18 000170 000).

3. **APPLICATION RZ 20-05-03:** West District Development, LLC requests a zoning map amendment of 5.362 acres located along South College Street from the CBD (Central Business District) to the PUD (Planned Unit Development) zoning district in order to construct a mixed-use development for a combination of parcels addressed South College Street, West Cherry Street and 40 West Cherry Street (Tax Parcel(s) S19 000001 000, S19 000001 A000, S18 000170 000).

Kathleen Field introduced V 20-05-02 & RZ 20-05-03 collectively. Commissioner Brown and Commissioner Cartee inquired as to if the applicant has agreed to all of staff's recommended conditions. Commissioner McKay commented on the benefits of the proposed zoning variance and zoning map amendment cases.

Commissioner Cartee made a motion to recommend approval of V 20-05-02, Commissioner Brown seconded, and the motion carried 6-0.

Commissioner Cartee made a motion to recommend approval of RZ 20-05-03 with staff conditions. Commissioner McKay seconded, and the motion carried 6-0.

4. **APPLICATION RZ 20-05-04:** S.D. Sauers Construction Company, LLC requests a zoning map amendment of approximately 1.30 acres of property located at 723 and 723 ½ South Main Street from a split-zoning of R-4 (High Density Residential), PUD (Planned Unit Development), and HOC (Highway Oriented Commercial) to the CR (Commercial Retail) zoning district in order to utilize the property for a mixed-use, residential and commercial retail development (Tax Parcel MS52 000007 000, MS52 000009 000).

Kathleen Field introduced RZ 20-05-04, and Grace Stewart with Coldwell Banker Realty spoke as a representative of the applicant. Ms. Stewart provided some brief background information on the applicant's development proposal.

Commissioner McKay made a motion to recommend approval of RZ 20-05-04 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

5. **APPLICATION V 20-05-05:** Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1102(C) to reduce the required front yard setback in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
6. **APPLICATION V 20-05-06:** Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1102(D) to reduce the required rear yard setback in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).

7. **APPLICATION V 20-05-07**: Drayton-Parker Companies, LLC requests a variance from Article XI, Section 1104(F) regarding the location of all permanent points of vehicular access to and from public streets within close proximity to intersections in order to allow for the new construction of a automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
8. **APPLICATION V 20-05-08**: Drayton-Parker Companies, LLC requests a variance from Article XVI, Section 1601 regarding the minimum parking space size requirements in order to allow for the new construction of an automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).
9. **APPLICATION V 20-05-09**: Drayton-Parker Companies, LLC requests a variance from Article XXX, Section 3014(B) regarding the maximum number of parking spaces allowed in front of a building within the Downtown District in order to allow for the new construction of an automotive gasoline station on 1.41 acres of property for a combination of parcels addressed 205 North Main Street and 2331 Northside Drive West (Tax Parcel(s) S17 000022 000, S17 000023 000).

Kathleen Field introduced V 20-05-05, V 20-05-06, V 20-05-07, V 20-05-08 & V 20-05-09 collectively, and Nathan Richardson spoke as a representative of the applicant, Drayton-Parker Companies, LLC. Mr. Richardson provided a brief overview of the proposed Parker's Kitchen & Gas Station development. Next, David Buckel provided an overview of the proposed development's engineered site plan and environmental issues. Mr. Buckel provided additional site plan information based on the revised, newly submitted "P-3" conceptual plan. Lastly, Mr. Buckel discussed the variance requested under V 20-05-09 and requested Planning Commission's approval of the requested variances. Mr. Buckel added that the developer has agreed to allow the DSDA an easement for Corridor Entry Gateway Signage and landscaping. Mrs. Field requested additional information regarding the proposed total number of parking spaces. Mr. Buckel stated that the "P-3" conceptual site plan shows thirty-one (31) off-street parking spaces. Next, Commissioner Cartee requested clarification on the total number of parking spaces being proposed in front of the building. Mr. Buckel stated that only seven (7) parking spaces would be permitted under the Article XXX regulations and the developer has requested a total number of twelve (12) parking spaces to be located in front of the building. Commissioner Cartee provided some additional feedback on the V 20-05-09 variance request. Owen Dundee clarified that the proposed development site is a double frontage lot. Next, Mr. Buckel commented on the requested variances ability to meet most of staff conditions. Commissioner Cartee stated that this development site is unique due to the larger lot size and environmental issues. Mr. Buckel stated that a typical prototype for a Parker's Gas Station development has fifty (50) parking spaces due to the higher volume of customers expected. Commissioner Foreman requested information on the total number of seats, which the Parker's Kitchen is proposing. Mr. Buckel stated that there would be a total number of twelve (12) seats for the Parker's Kitchen. Commissioner Cartee requested additional information regarding the proposed outdoor seating pavilion. Mr. Buckel provided this information. Commissioner Brown made an inquiry regarding a drive-thru facility for the proposed Parker's Kitchen

and Gas Station. Mr. Buckel stated that this proposed store would not have a drive-thru facility. Then, Mr. Buckel stated that the development site was actually smaller in terms of lot size, than the typical Parker's Gas Station development. Additionally, Mr. Buckel stated that the developer actually prefers more parking spaces than proposed. Commissioner Brown requested clarification on the two zoning variance requests (V 20-05-08 & V 20-05-09), for which Staff recommended denial. Mr. Dundee and Mrs. Field provided clarification to the Planning Commission. Staff confirmed that the newly proposed "P-3" conceptual site plan did meet the off-street parking space size requirements; therefore addressing Staff's concern with the V 20-05-08 request. Commissioner McKay requested clarity on how an appropriate motion should be made under this request provided with the new "P-3" conceptual site plan. City staff, Mr. Buckel, and the Planning Commission further discussed what type of motion would be appropriate for the V 20-05-08 variance request. Commissioner Fox provided some additional comments on the proposed development and requested variances. Commissioner Byrd provided some feedback and his opinion of the development proposal's impact to the Gateway Corridor of the Downtown District. Commissioner Cartee requested additional information from the applicant regarding the total number of parking spaces to be removed from the site plan in order to comply with the regulations of Article XXX. Mr. Buckel confirmed that the developer would be required to remove five (5) parking spaces from the front of the building to comply with the development standards of Article XXX. Commissioner Cartee requested some additional information from the applicant regarding the proposed "P-3" site plan. Then, Mr. Buckel answered all questions and provided the additional information requested. Commissioner McKay provided his perspective on the development proposal. Next, Commissioner Cartee further outlined some benefits of the proposed Parker's Gas Station and Kitchen Development. Then, he provided a brief overview of the current market conditions for builders in the area. The Planning Commissioners briefly discussed the proposed development's off-street parking facilities. Then, Mr. Richardson provided his opinion of the City's Zoning Ordinance regulations effect on the proposed development's site plan design. Commissioner Cartee requested staff's clarification on parking spaces designated as being located in front of the building. Mr. Dundee stated he would need to study the requested clarification further prior to providing direction to the Planning Commission. Lastly, Thomas Matthewes introduced himself as a representative of the applicant and asked if the Planning Commissioners had any questions regarding the architectural design of the project. Commissioner Cartee requested information on the exterior building materials. Mr. Matthewes stated that the exterior building materials would feature lime-washed brick, standing seam metal roof features, and storefront windows.

Commissioner Foreman made a motion to recommend approval of V 20-05-05 with staff conditions. Commissioner Fox seconded, and the motion carried 6-0.

Commissioner Fox made a motion to recommend approval of V 20-05-06 with staff conditions. Commissioner McKay seconded, and the motion carried 6-0.

Commissioner Fox made a motion to recommend approval of V 20-05-07 with staff conditions. Commissioner Brown seconded, and the motion carried 6-0.

Commissioner McKay made a motion to recommend approval of V 20-05-08 with the newly submitted/revise "P-3" conceptual site plan and a parking space size of 9.5' by 18'-8". Commissioner Brown seconded, and the motion carried 6-0.

Commissioner Foreman made a motion to recommend approval of V 20-05-09 with reference to the newly submitted/revise "P-3" conceptual site plan. Commissioner Fox seconded, and the motion carried 5-1.

V. Announcements

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Foreman seconded, and the motion carried 6-0. The meeting adjourned at 6:01 PM.

Chair – James W. Byrd, Sr.

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



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

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
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**RZ 20-06-01
 ZONING MAP AMENDMENT REQUEST
 54 PACKINGHOUSE ROAD**

LOCATION:	54 Packinghouse Road
EXISTING ZONING:	CR (Commercial Retail)
PROPOSED ZONING:	R-4 (High Density Residential)
ACRES:	5.88 acres
PARCEL TAX MAP #:	MS69 000003A 002
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant Land
PROPOSED USE:	44 Townhome Units (7.48 units per acre)



PETITIONER Lamar Smith Signature Group, C/O Lamar Smith
ADDRESS 152 Thunderbird Drive, Suite 207, Richmond Hill, GA 31324

REPRESENTATIVE EMC Engineering Services, C/O Jeremy Hart
ADDRESS 1211 Merchant Way, Suite 201, Statesboro, GA 30458

PROPOSAL

The applicant requests a zoning map amendment from the CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to allow for the construction of approximately forty-four (44) townhome units. Since the Hartford Subdivision was created in 2007, the subject property has been vacant land. During 2015, the property was partially developed as a religious facility, but only the foundation work was completed.

PLANNING & DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

RZ 20-06-01 CONDITIONAL APPROVAL

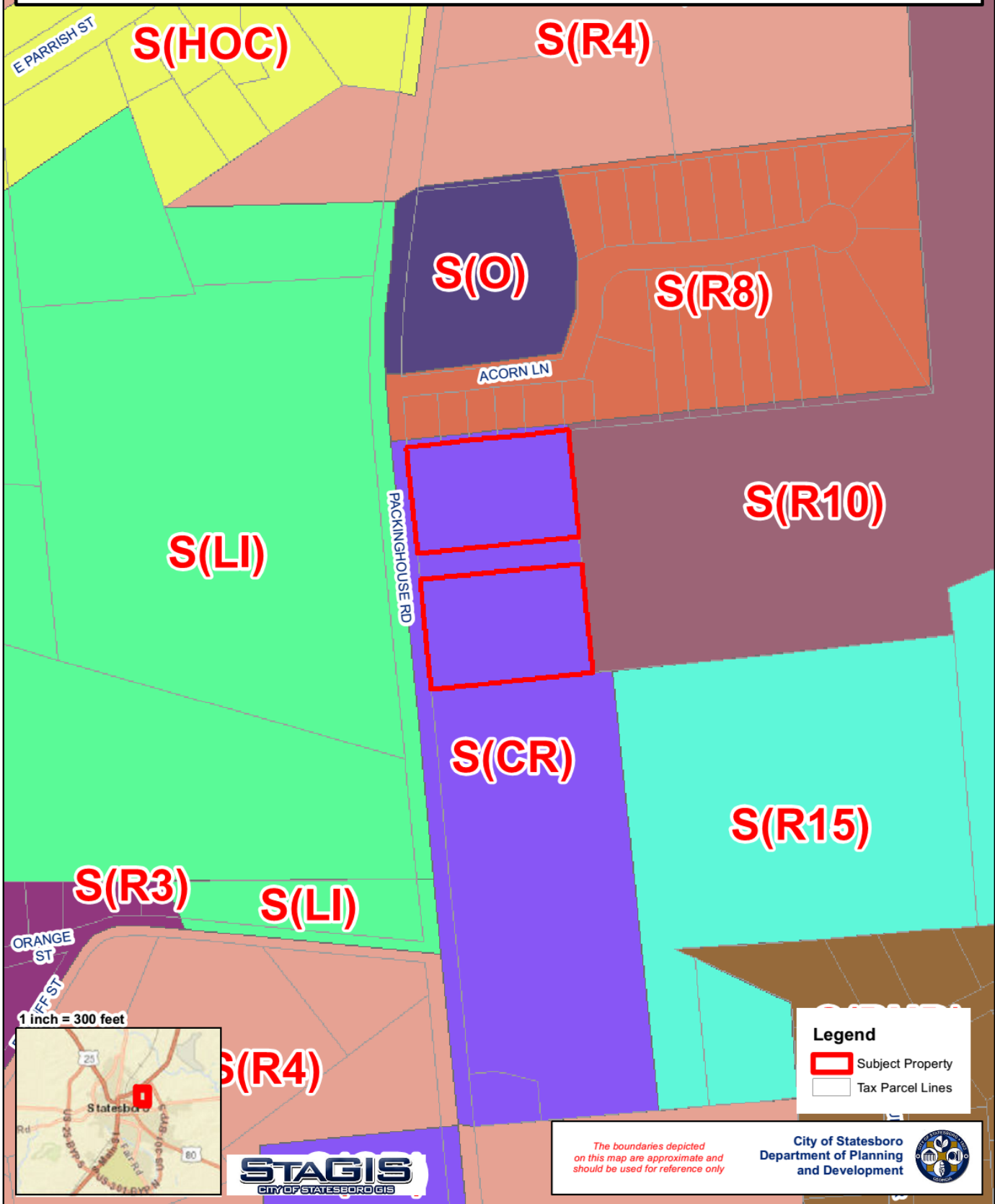
Case # RZ 20-06-01
54 Packinghouse Road
Parcel: MS69000003A002

Location Map



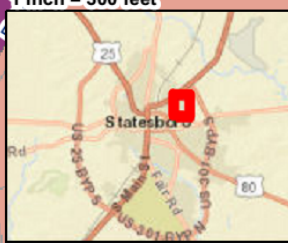
Case # RZ 20-06-01
54 Packinghouse Road
Parcel: MS69000003A002

Current Zoning Map



Legend

- Subject Property
- Tax Parcel Lines

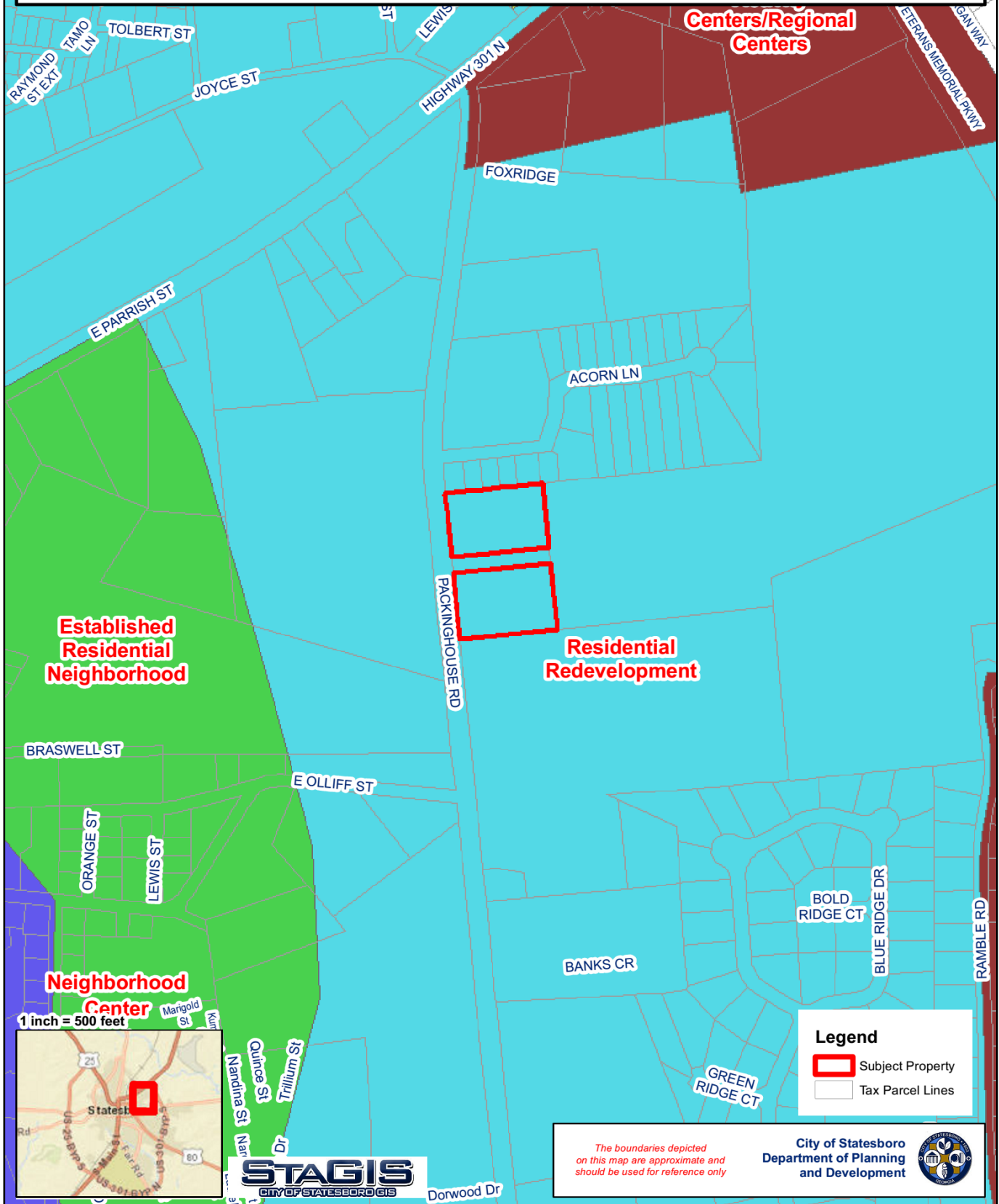


The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development

Case # RZ 20-06-01
54 Packinghouse Road
Parcel: MS69000003A002

Future Landuse Plan Map



SUBJECT SITE

The subject site contains 5.88 acres and is currently vacant land. The subject property has been vacant since the Hartford Subdivision was approved in 2007. A portion of the overall site, 3.18 acres had previously been permitted for a religious facility (United Fellowship Worship Center) in 2015. However, this project was abandoned leaving only the foundation work completed. Per the applicant, the current zoning would not allow the parcel to be developed in an economically feasible manner nor would it be consistent with the surrounding land uses.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which encourages a redevelopment strategy focused on preserving the area’s original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.

ENVIRONMENTAL SITE ANALYSIS

The subject site does contain wetlands and flood hazard areas, but it should not impact this request. All buildings in the flood plain must adhere to the City of Statesboro’s Flood Protection Ordinance. Any other potential issues will be brought forth and discussed during standard permitting and review procedures.

COMMUNITY FACILITIES AND TRANSPORTATION

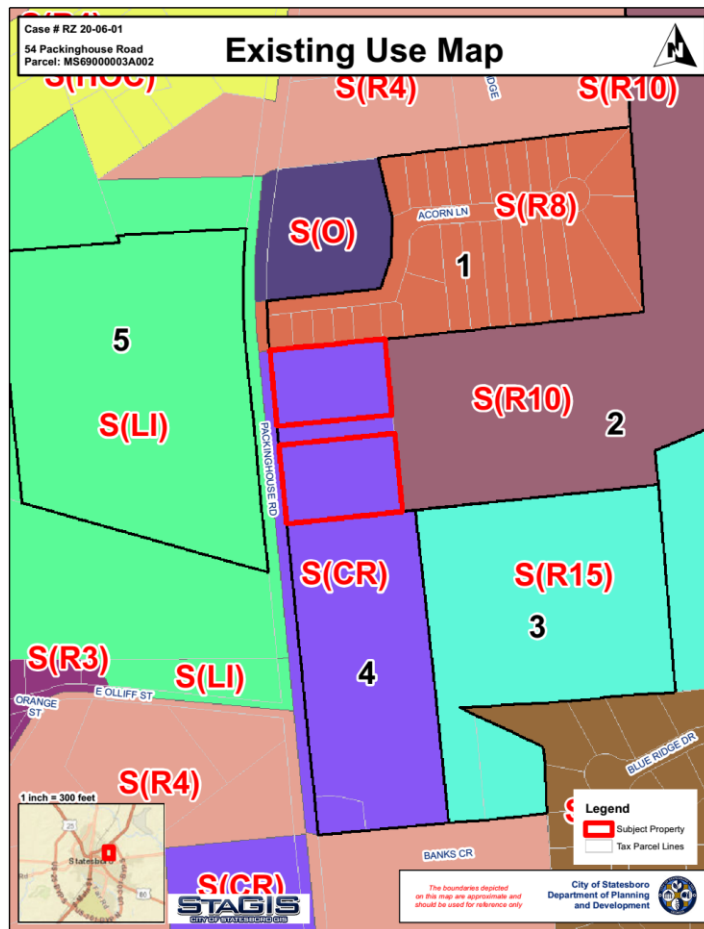
The subject property is currently serviced by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request. The developer will be required to tie the townhome development’s internal sidewalks into the City’s sidewalk facilities to be located along Packinghouse Road.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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 proposed 44 townhome units comprised of 6 multi-unit buildings, developed at a density of 7.48 units per acre is consistent and provides a transition from the roadway to lower density residential with adjacent and nearby properties. The existing land uses and zoning of the property nearby is primarily residential. **The surrounding lots are zoned R-8 (Single Family Residential), R-10 (Single Family Residential), R-15 (Single Family Residential), CR (Commercial Retail), and LI (Light Industrial),** and are currently occupied by vacant land and single-family residential dwellings.



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
East	Location Area #2: R-10 (Single-Family Residential) Total Subdivision Acreage: 62 acres; 2.4 single-family detached dwelling units/acre; minimum lot size of 10,000 sq. ft.	Hartford Subdivision – 150 Lots/Single-Family Detached Dwelling Units
Southwest	Location Area #3: R-15 (Single-Family Residential) Total Subdivision Acreage: 40.59 acres; 1.36 single-family detached dwelling units/acre; minimum lot size of 15,000 sq. ft.	Pepperidge Subdivision – 55 Lots/Single-Family Detached Dwelling Units
South	Location Area #4: CR (Commercial Retail)	Vacant Land
West	Location Area #5: LI (Light Industrial)	Vacant Land
North	Location Area #1: R-8 (Single-Family Residential) Total Subdivision Acreage: 13.41 acres; 2.01 single-family detached dwelling units/acre; minimum lot size of 8,000 sq. ft.	Mossy Oak Cove Subdivision – 27 Lots/Single-Family Detached Dwelling Units

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

- a. It is Staff's opinion that the proposal will not adversely affect the existing use or usability of the adjacent properties as described above if approved with the Recommended Conditions. The proposed development is within the range of existing approved densities and uses in the area. Lastly, the proposed use is not expected to have an adverse effect on property values in the area given the surrounding uses. Please note that staff has not consulted a professional appraiser regarding the impact of the requested zoning map amendment on the property value.

(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.

- a. It is Staff's opinion that the existing Commercial Retail (CR) zoning negatively impacts the value of the property as the surrounding property uses are residential.

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

- a. The subject site is currently zoned CR (Commercial Retail). Per Article X, Section 1001, this parcel can be occupied by a variety of commercial and medical office building uses. Under the proposed R-4 zoning, the applicant would be able to develop a 44-unit townhome development with 88 bedrooms (2 bedrooms per unit), which is the intended use of the 5.88 +/- acre development site. While the existing zoning does not prohibit the health, safety, morals or general welfare of the public, the proposed subject property's rezoning to a residential use would better promote the public's health, safety, morals and general welfare.

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

- a. 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.

- a. The property has been vacant since the preliminary plat for the Hartford Subdivision was approved by City Council on August 21, 2007 under **SUB 07-08-09**.

(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

- a. Proposed land use change would cause an increase in population density.
- b. Impacts on local traffic should be considered.
- c. Positive impact on the existing and future land use patterns as the proposed use is compatible with the surrounding area as well as consistent with the

2019 – 2029 Future Development Map and the Statesboro Comprehensive Plan.

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

- a. Use of the property as a residential townhome development is consistent with the vision and implementation strategies of the “Residential Redevelopment” character area as articulated within the *2019 – 2029 Statesboro Comprehensive Master Plan*.

STAFF RECOMMENDATION

It is Staff's opinion that the proposed zoning map amendment from CR (Commercial Retail) to R-4 (High Density Residential) to develop 44 townhomes is consistent with the *2019 – 2029 Future Development Map* and the *Statesboro Comprehensive Plan* as well as providing an appropriate transition from a public road to lower density residential uses surrounding the subject property. Therefore, Staff recommends approval of the zoning map amendment requested by application **RZ 20-06-01** with conditions.

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) Use of the subject property is restricted as follows:
 - a) Single-family attached townhouse dwellings.
 - b) No more than 44 total dwelling units at a maximum density of 7.48 units per acre, whichever is less, based on the total acreage zoned.
 - c) Accessory uses and structures as approved by the Planning Director.
 - d) No home occupations shall be permitted unless approved by Special Exception.
- (2) Proposed townhome development shall adhere to the following development standards:
 - a) A minimum of twenty (20) percent of the total lot area shall be devoted to greenspace
 - b) Each greenspace shall have a tree canopy density of at least 17,424 square feet of canopy for every 43, 560 square feet of greenspace (40 percent).
 - c) Exterior Building Materials:
 - (i) Principal structures shall have a minimum of fifty (50) percent finish product on the exterior of walls of the building consisting of brick, hard-coat stucco, or fiber cement siding.
 - (ii) Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residential building structures:
 1. Dormers.
 2. Gables.
 3. Recessed entries.
 4. Covered front porches.
 5. Pillars or posts.
 6. Bay Window (minimum 24-inch projection).
 - d) Alley or private drive access required. Principal buildings shall front a private drive or public right-of-way.
 - e) The garage shall not occupy more than forty (40) percent of the total building frontage. This measurement does not apply to garages facing an alley and/or private access drive.
 - f) Cluster-style mailbox shall be required. Style and location of the cluster-style mailbox structure to be approved by the Planning Director.

- g) Proposed townhome development shall be required to include one of the following Community amenities within the development plan:
- (i) *Exterior Gathering Area.* The exterior gathering area must be reserved exclusively for the social interaction of residents and their guests.
 - (ii) *Fenced Community Garden.* A fenced community garden must have a minimum planting area of 200 square feet and be maintained regardless of residential use.
 - (iii) *Equipped walking path with sitting areas.* The walking path shall be a minimum of 500 feet long and 5 feet wide. Rules and safety guidelines should be posted along entry points to the path.
 - (iv) *Equipped Playground.* Playground and play design area must be safe and accessible for children of different ages.
 - (v) *Covered pavilion with picnic/barbecue facilities.* The shelter must be a permanent structure made of weatherproof material, permanently attached to a concrete foundation/slab and match the development's architectural style.
 - (vi) Other community amenity of similar type and intensity as approved by the Planning Department staff.

- (3) Substantial compliance with the conceptual site plan received by the Planning and Development Department on June 1, 2020, and whereby the exact layout of the project may contain minor deviations approved by the Planning Director provided the deviations remain consistent with the purpose and intent of the Council's approval of this petition. Notwithstanding the contents of the conceptual site plan, the project must meet or exceed the requirements of the Zoning Ordinance, all other applicable City ordinances and these conditions. The site plan may be revised with the approval of the Planning Director in order to comply with City codes and zoning conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
- (4) Development site shall comply with the requirements under Article XXIII, Section 2301 – Landscape Buffer Requirements of the Statesboro Zoning Ordinance.
- (5) At the developer's expense, sidewalks internal to the development site shall connect to the City's sidewalk facilities to be located along Packinghouse Road as required and approved by the City of Statesboro Department of Engineering and Public Works.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**SE 20-06-02
SPECIAL EXCEPTION REQUEST
882 NORTHSIDE DRIVE EAST**

LOCATION:	882 Northside Drive East
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	0.48 acres
PARCEL TAX MAP #:	S59 000091 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant Commercial Building
PROPOSED USE:	Used Automotive Sales



PETITIONER Billy H. Hill
ADDRESS P.O. Box #306, Springfield, GA 31329

REPRESENTATIVE Tony Crosby
ADDRESS 28 East Main Street, Statesboro, GA 30458

PROPOSAL

The applicant requests a special exception to allow for the utilization of an existing commercial building located at 882 Northside Drive East as an automotive sales use within the CR (Commercial Retail) zoning district. "Automotive and allied sales and services" are not permissible uses by right under the subject site's current CR zoning district regulations. The applicant's desired utilization of the property is not permitted without either the rezoning of the property or the granting of a special exception permitting the requested use. Historically, the property has been a car wash, golf cart sales/service business, and an insurance agency.

PLANNING & DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

SE 20-06-02 DENIAL

Case # SE 20-06-02
882 Northside Drive East
Parcel: S59 0000091 000

Location Map



Imagery: 2020 Eagleview
1 inch = 200 feet



Legend
[Red Square] Subject Property
[White Line] Tax Parcel Lines

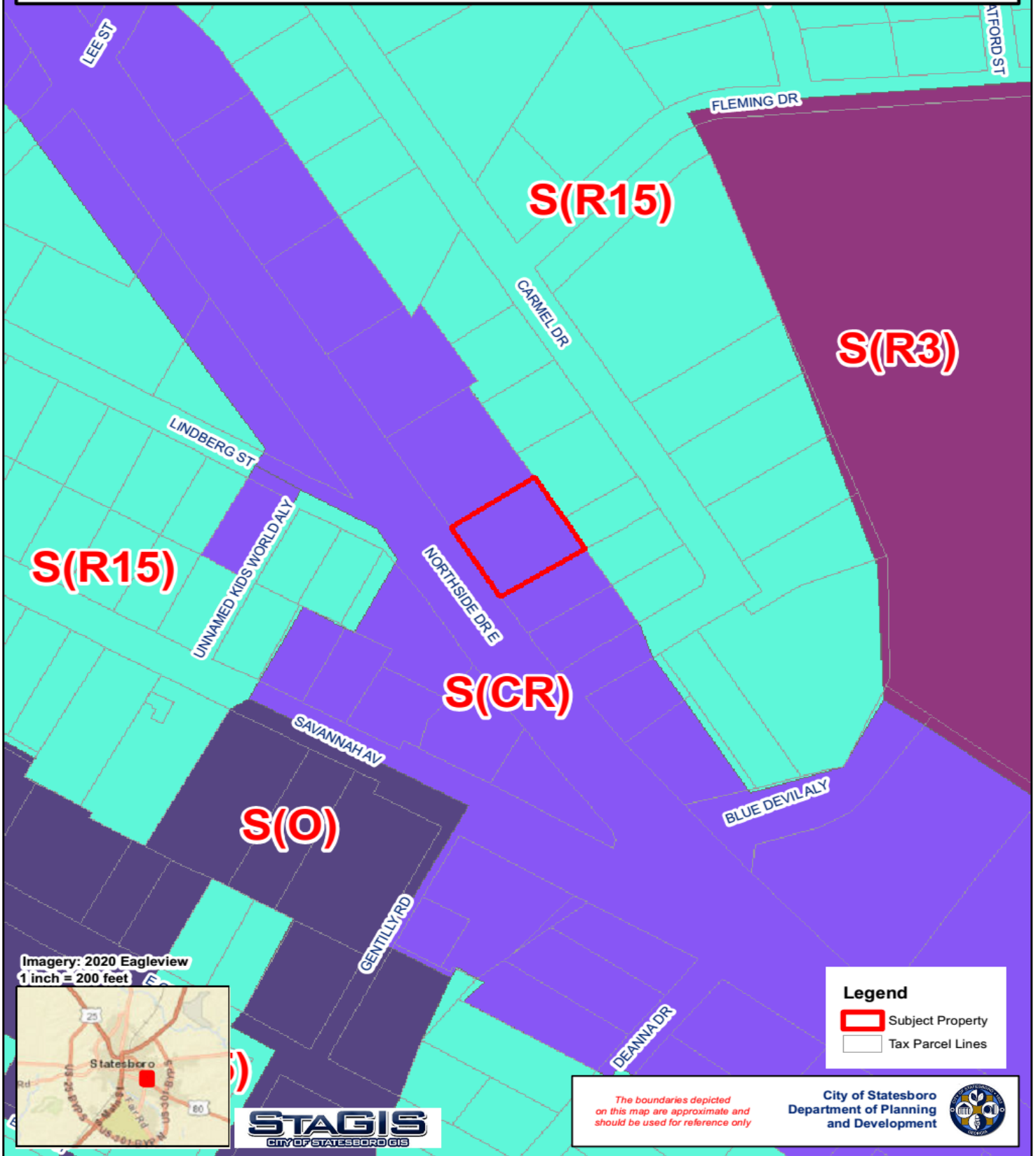
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning
and Development



Case # SE 20-06-02
882 Northside Drive East
Parcel: S59 0000091 000

Current Zoning Map



Imagery: 2020 Eagleview
1 inch = 200 feet



Legend

- Subject Property
- Tax Parcel Lines

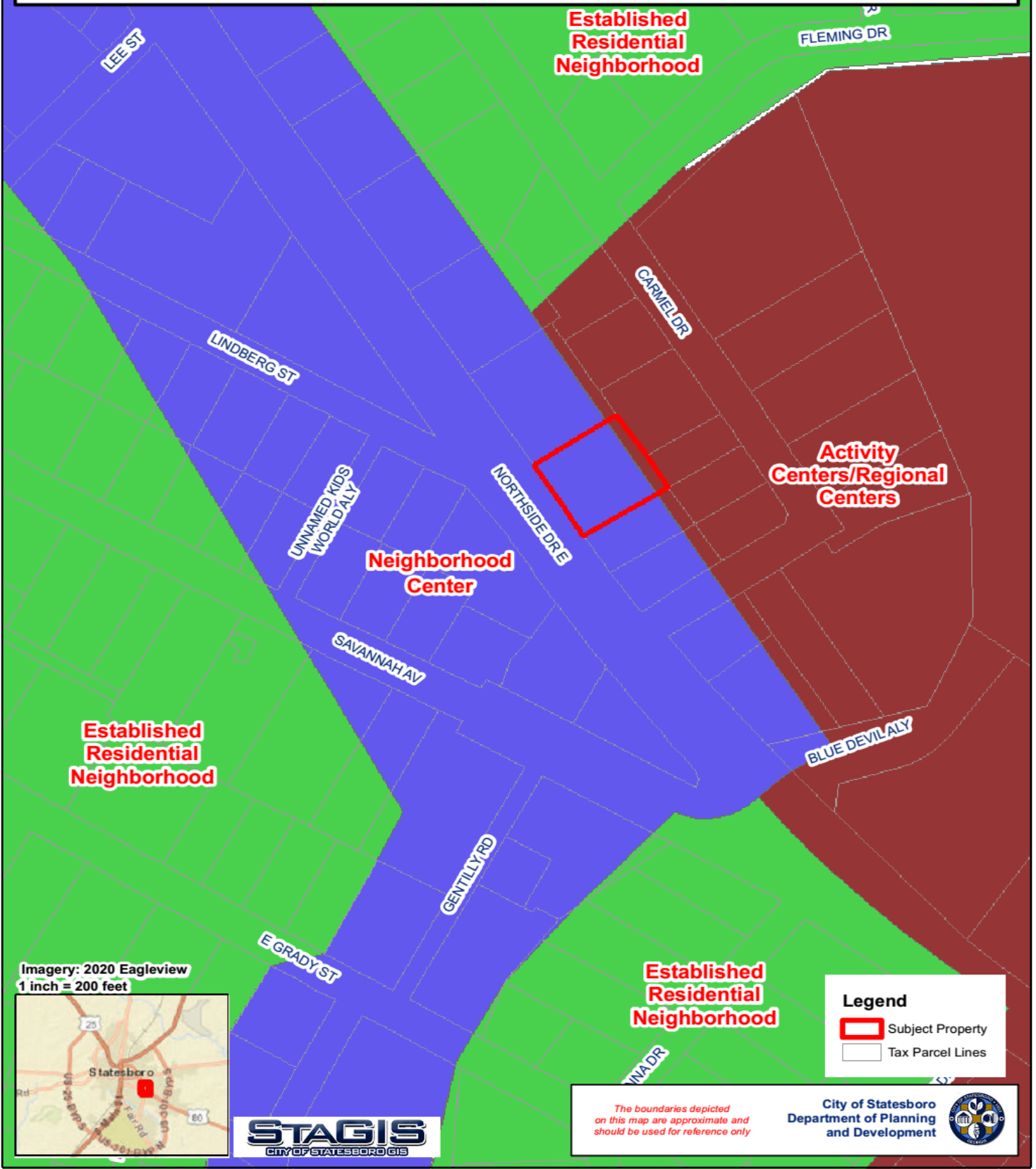
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City of Statesboro
Department of Planning
and Development

Case # SE 20-06-02

882 Northside Drive East
Parcel: S59 000091 000

Future Landuse Plan Map



Established Residential Neighborhood

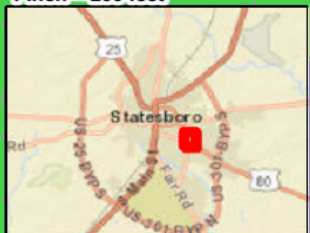
Established Residential Neighborhood

Neighborhood Center

Activity Centers/Regional Centers

Established Residential Neighborhood

Imagery: 2020 Eagleview
1 inch = 200 feet

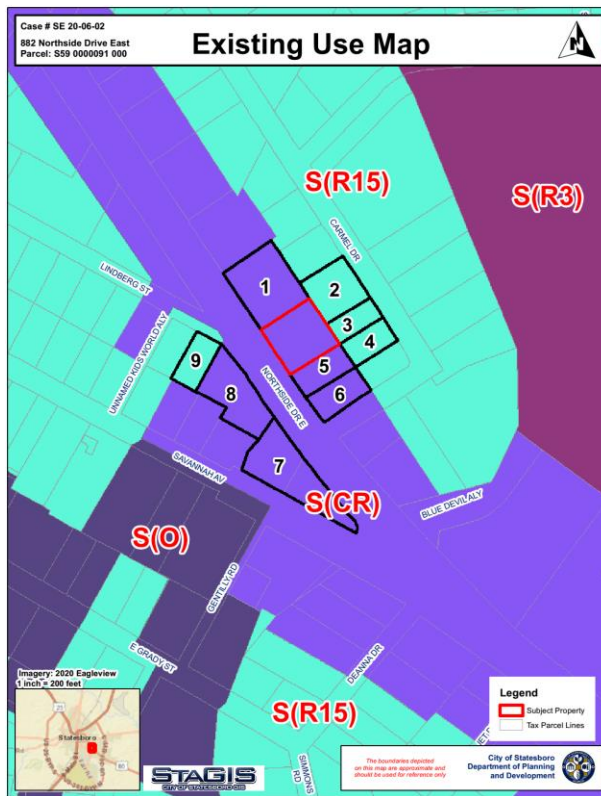


Legend

- Subject Property
- Tax Parcel Lines

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**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)	Enterprise Rental Car Facility (Approved by City Council under SE 17-05-01).
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Residential Dwelling approved as a Group Recovery Home under CUV 18-09-17 .
East	Location Area #3: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Further East	Location Area #4: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Southeast	Location Area #5: CR (Commercial Retail)	Pest Master Services Business
Further Southeast	Location Area #6: CR (Commercial Retail)	Pest Master Services Business
South	Location Area #7: CR (Commercial Retail)	Vacant Gas Station Facility
Southwest	Location Area #8: CR (Commercial Retail)	Commercial Strip Center
West	Location Area #9: R-15 (Single-Family Residential)	Kid's World Day Care Business

SUBJECT SITE

The subject site contains a vacant, two-unit commercial building with associated site improvements on approximately 0.48 acres. Historically, the property has been a car wash, golf cart sales/service business, and an insurance agency.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Neighborhood Center” character area, which contains a blend of lower to medium density residential and commercial uses, personal services and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single-family residential areas and more intense commercial areas. Generally, neighborhood-scale uses include retail, restaurant and neighborhood services.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

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.

SPECIAL EXCEPTION STANDARDS OF REVIEW

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

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

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

- Staff is unaware of any environmental impacts this request would cause.

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

- The proposed use of the existing commercial building on the subject site is not expected to cause a significant impact to vehicular traffic.

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

- The proposed use is anticipated to occupy the vacant, commercial building located on the subject site. Per Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every 1,000 square feet of retail sales or customer area for the proposed vehicular sales

use. The subject site already has adequate parking facilities to meet the minimum requirements of the City's parking ordinance for the proposed use.

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

- Building Inspections by the Building Inspections Division (i.e. Building Official) have not been conducted, but may be required if certain renovation thresholds are surpassed.

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

- The proposed use will have an adverse effect on the general character of the area.

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

- The applicant has not yet submitted a site plan depicting improvements in accordance with the City of Statesboro's Commercial Retail district, parking ordinance or other applicable codes.

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

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

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is inconsistent with the subject site's character area ("Neighborhood Center") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use does not adequately mitigate negative effects of the use to the surrounding area's character, uses and zones. The subject site is located within an area, which should act as a buffer or transition area between single-family residential areas and more intense commercial areas. Generally, neighborhood-scale uses include retail,

restaurant and neighborhood services. Furthermore, the requested automotive sales use is also inconsistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located.

STAFF RECOMMENDATION

It is Staff's opinion that the proposed special exception request to allow an automotive sales use in the CR (Commercial Retail) zoning district is not consistent with the *2019–2029 Future Development Map* and the *Statesboro Comprehensive Plan*. Therefore, Staff recommends **denial** of the special exception requested by application **SE 20-06-02**.

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) Use of the subject property as an automotive sales use shall be conditioned upon the following site requirements and standards:
 - a) Landscape buffer shall be required along the property line abutting Northside Drive East. This landscape buffer shall extend from the southwest corner of the subject site along the property line abutting Northside Drive East (US Hwy 80) to the current subject site's driveway entrance. Buffer shall be no higher than three (3) feet in height at maturity and consist mostly of shrubs or other landscape buffer plantings as approved by City staff. This landscape buffer shall not be planted within or allowed to obstruct public rights-of-way as specified in Statesboro City Code, Chapter 86, or otherwise cause a visibility safety hazard for vehicular traffic as may be determined by the City.
 - b) Owner shall be required to remove the wood decking located in the front yard setback area. No parking shall be allowed on an unimproved area of the subject site.
 - c) The total number of vehicles parked at this location shall not exceed ten (10). If the applicant desires more than ten (10) parked vehicles at this location, then a detailed site plan must be submitted to City staff for review and approval prior to allowing more than ten (10) vehicles parked at this location.
 - d) An Occupational Tax Certificate shall not be approved for the proposed automotive sales use until these site requirements and standards are deemed complete per City staff's inspection.
- (2) Approval of this Special Exception does not grant Occupational Tax Certificate approval as submitted. Applicant will be required to submit a business license application for City staff's review and approval.
- (3) The Special Exception for the automotive sales use of the site is specific to the subject property. Any significant future phases or changes to this proposal must be first be review and approved by City Council.