



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

June 1, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. May 4, 2021 Meeting Minutes.

IV. New Business

1. **APPLICATION SUB 21-05-01:** Robbie Bell request preliminary PLAT approval for a 5-lot residential subdivision for the development of 5 single-family detached homes to complete the Northbridge Subdivision on 55.48 acres located on Highway 301 North (Tax Parcel# MS80000013 000).

2. **APPLICATION V 21-05-02:** BVT Enterprises LLC requests a Variance from Article XXX, Section 3005 (B) in order to place a mural exceeding 25% of the wall facade at 22 West Vine Street (Tax Parcel # S18 000035 000).

3. **APPLICATION V 21-05-03:** Jake Dragan requests a Variance from Article XI, Section 1102(G) in order to allow the use of the pre-existing building located at 408 South Main Street (Tax Parcel # S20 000103 000).

4. **APPLICATION RZ 21-05-04:** Teramore Development, LLC requests a Zoning Map Amendment from the R20 (Single Family Residential) Zoning District to the CR (Commercial Retail) Zoning District in order to develop a Dollar General at 959 North Main Street (Tax Parcel # MS58000022 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

May 4, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Russell Rosengart, James Byrd Sr., Michelle Babot, Benjamin McKay, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (City Planner II), and Elizabeth Burns (City Planner I); **Absent:** Michele Hickson, Sean Fox

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) April 15, 2020 Meeting Minutes.

Commissioner Cartee made a motion to approve the March 15, 2020 meeting minutes, seconded by Commissioner Rosengart. The motion carried 4-0.

IV. New Business

1.) **APPLICATION RZ 21-03-04:** Valnoc, LLC & PDC Statesboro LLC requests a zoning map amendment from the R-4 (High-Density Residential) zoning district to the PUD (Planned Unit Development) zoning district on 64.93 acres of undeveloped property in order to construct 209 attached single-family dwellings and 30 detached single-family dwellings on Cawana Road (Tax Parcel # 092 000012 001).

Kathy Field introduced case 21-03-01, Commissioner Cartee made a motion to open the public hearing of 21-03-01. Commissioner McKay seconded, the motion carried 4-0. Commissioner Cartee asked if there was an existing turn lane coming out on Highway 67. Kathy Field stated that there is one shared lane for people turning right and left. Commissioner Cartee asked why the street improvements were not included with the previous development there. Kathy Field clarified that it is a GDOT right of way and was sent to them for review. Commissioner Cartee stated that it

seemed like that would have been addressed on the front end of the project. Kathy Field stated that the concern is that the traffic study assumes all of the new traffic will go to Cawana Road and Burkhalter in order to make a left turn. Commissioner Rosengart, asked if there was a meeting between the parties after tabling the discussion and if the City was still wanting the eighty foot right of way. Kathy Field responded that the developers moved away from the private road offer back to the sixty foot road option. She added that the units were close to the road. Commissioner McKay added that the current development plan would not be consistent with what was done in the previous development. When the two roads meet, they would bottleneck. Commissioner Rosengart asked if Buckhead Drive and Brampton were eighty feet. David Moyer stated that the streets were generally a standard right of way working with GDOT. He added that for this project, city utilities such as gas, water, and sewer are also needed along with the roadway. He added that putting the utilities under the roadway would be costly by tearing up the roads for repairs. Commissioner Rosengart expressed that he had not seen a development like this in fifteen years and questioned why the City was making it difficult to build. Rosengart added that lower income options such as townhomes starting at \$150,000 were needed over traffic concerns from the City and GDOT. David Moyer stated that he had not heard back from GDOT since the developers resubmitted their plan showing less units and a level of service "C". He said this was based on the assumption that everyone wanting to go south on Highway 67 will go around the back on Cawana and Burkhalter as opposed to turning left out of the development with no turning lane or light. Commissioner Rosengart asked if the original apartment plan would need a turn lane. David Moyer clarified that the previous traffic study for the area did not include the new development. The consultant put in the study that 30% of the new traffic going out of the back and 70% of the traffic going out of the front. They also added that all of the projected 200 plus left turns would go around the development and back on to Cawana Road and not directly out of the development on Highway 67. Commissioner Rosengart asked if there had been an issue with left turns coming out of Aspen Heights. David Moyer responded that there was an issue with that at Burkhalter. Commissioner McKay stated that stated that there seemed to be an issue with assuming everyone would be turning right as people are naturally unpredictable. David Moyer gave the example of people turning left near KFC. Commissioner Rosengart questioned if the City had to choose between the right of way width or the left turn which one would be of more concern. David Moyer stated that the right of way was of concern because it was going to be difficult to get another road connection to the bypass. He clarified that the turn lane would still have to be addressed at some point due to traffic once everything is built out. Commissioner Rosengart asked if it would still be needed with the proposed apartments. David Moyer confirmed. Commissioner Cartee asked if the zoning was R-4 when the original annexation took place in 2001. Kathy Field said that the R-4 designation was granted after the annexation. Commissioner Cartee stated that it made sense if the property was zoned R-4 and required an eighty foot right of way. He added that more units could have been added under that zoning and if the right of way was flexible was less density and that the annexation was approved by Council a number of years ago. Commissioner Rosengart and Cartee discussed the difference between the number of units for each proposal. Commissioner Cartee stated that if the property was divided

into two parcels, there could be an entrance on Cawana that did not go through. Kathy Field clarified that there are two developments, the townhomes and the single-family homes. Commissioner Cartee questioned if the two developments with a non-connecting road would be an option. Kathy Field stated that the intent to get a connector road in that area due to the amount of development and need. She added that planning for the future with an adequate right of way was important. City traffic engineers recommended an eighty foot right of way with a thirty five mile per hour speed limit would be the ideal option. David Moyer stated that the eighty foot requirement had more to do with the bikes lanes and sidewalks. If it is built out less than eighty feet, they have fifteen feet into the yards of the townhomes for city utilities such as water, power, gas, and sewer. Commissioner Rosengart asked if the City could do all of the utilities in the proposed sixty foot road. David Moyer stated that it would be difficult because the measurement between the sidewalks would be fifty feet and leave five feet on each side to put all utilities in. Commissioner Cartee asked if there were any incentives from the City for developers. Kathy Field said there was not any incentives unless they came in under the Subdivision Incentive Program. Commissioner Cartee, stated that when things come along the developer gets tagged with the expense that everyone would like. He added that at the end of the day, the City is getting a new road at the expense of the developer, the land, and density. Commissioner Cartee said that the proposal would be better than the land being sold off to an out of town developer that would leave all of the problems and little local investment. Commissioner Rosengart added that the City was forcing the developer into apartments in order to building the required road way. Commissioner Rosengart stated that with sixty feet, there would be a subdivision with a sidewalk. Joey Maxwell introduced himself as the representative for the application. He stated that the development is for single-story townhomes with a garage around 1,800 square feet. Maxwell claimed that it was a simple issue that comes down to economics. He stated that they met with the City and agreed that townhomes would be good for the area and that it could be rezoned to a PUD. Maxwell claims that the problem is that the cost of the road is around \$1.2 million. Maxwell stated that construction prices are high and that they had been working on this project since October. Based on the number of units, Maxwell said that it would add \$5,000 more per unit to the overall cost and would raise the selling cost. Maxwell's ultimatum was that to cover the cost of the road, they would have to build the maximum number of units. Maxwell stated that he would build it like the Atlanta suburbs he has worked in with fifty foot right of ways. That distance, he claimed, covered all utilities and sidewalks. Maxwell stated that he would like a driveway be placed on the main road for residents to back out into. He acknowledged that private roads would allow for this, but they had changed back to the public road decision. The City of Statesboro historically does not allow for residents to back out onto main roadways for traffic safety. With the current layout, the resident's driveways and parking pads would be technically located in the right of way. Maxwell stated that his neighbor keeps both of his cars in the driveway. Maxwell claimed that the compromise on the part of the developer was going up to a sixty foot right of way and got it out of the actual front wall of the buildings. Maxwell stated that the building setback requirement of all residential development within the City limits was excessive for their townhomes. He added that he has done that in one development in Braselton. A parkway was placed throughout the development

because of the number of units, with each phase having 300 homes. Maxwell said that he was there today to ask for relief from the annexation requirements with the compromise of a sixty foot, non-collector road. Maxwell stated that the real reason the City wanted the road was to serve as a connector between Cawana and Highway 67. He said this was acceptable if the City wanted to pay for the road. He said that if his conditions were not met, they would keep the R4 zoning and build out as a higher density development. Maxwell stated that they had been through meetings, and multiple traffic studies based on their varying unit numbers. Maxwell described the credentials of Wilburn, who conducted the traffic studies. Maxwell repeated himself by stating that the issue boils down to economics and whether or not townhomes are wanted in the City. Joey Maxwell added that the compromise got worse as the City "dug their heels in" over the eighty foot right of way. He concluded by stating his plan was "common sense" with townhomes and a more "reasonable" right of way. He added that any variance from the conditions he laid could jeopardize the project. Commissioner Byrd asked what seems to be the City's main concern. Joey Maxwell responded that it was the eighty foot right of way. Commissioner Rosengart asked if Maxwell had built subdivisions with fifty foot right of ways. Joey Maxwell responded that all of the projects he has worked on in the Metro Atlanta region to Kingsland have had fifty foot right of ways. He claimed that eighty foot right of ways were often used in rural areas because GDOT would pay to repave streets. Maxwell elaborated that Statesboro used to require sixty foot right of ways with twenty foot easements on each side for some utilities. He said that this would require them to cut down all the trees. He stated that Brampton and Buckhead, although non-residential, are both sixty foot right of ways. Maxwell stated that in Rosengart's development there are no sidewalks. Commissioner Cartee asked Kathy Field if the Commission's decision was over the zoning and not the actual plan. Kathy Field confirmed that it was the change from R4 to PUD zoning as well as the other requirements. Commissioner Cartee asked if it had to be approved or disapproved with just the zoning or the zoning with the conditions placed on it. He also asked if there could be any changes with the plan if there was a hang up. Kathy Field stated that the PUD would rezone to the plan. Commissioner Rosengart stated that he thought the City needed affordable housing. He vouched for Maxwell in saying that he stood up there and asked for sixty feet and that no one would be put at risk by it. He added that he trusts Joey Maxwell because he lives here. Commissioner Rosengart said Statesboro has an "apartment overdose". Commissioner Cartee stated that the developer will bear the expense of all the installation of utilities. Commissioner Cartee said that everyone in the room might not understand that developers put in everything at their own expense, including fees, and after completion the City owns it. Commissioner Rosengart and Cartee, went into detail about the amount each fee is. Commissioner Cartee, Rosengart, and Joey Maxwell all listed the taxes, fees, and infrastructure that the City would obtain from this project. Joey Maxwell claimed that this was stacked against the developer while also stating that it is common for developers to pay for all installations. Maxwell stated that it is cheaper to develop in the County as opposed to the City because the developer does not have to install water. Commissioner Cartee added that the developer can also put it in and collect the water bill. Commissioner Rosengart stated "nothing against the City" but there has not been a development within the City in years. Joey Maxwell concluded again by stating that the modifications to the

conditions are important to the compromise of the sixty foot right of way. He added that it is meant as a local road not a collector road. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion carried 4-0. Commissioner Cartee made a motion to approve as presented. Commissioner Cartee amended his motion and made a motion to approve with the sixty foot right of way and modifications requested by the developers. Commissioner Rosengart asked if that would void the staff's recommendations. Kathy Field said that there are conditions if the application was approved. Kathy Field listed the conditions as outlined in development services report RZ 21-03-04. Commissioner Cartee stated that they would still have to get the plans approved through engineering. Commissioner Rosengart asked Joey if he was ok with the condition about approval by the public works department and if they could throw the whole thing out. Mr. Maxwell responded by saying that they could change the plan and come back. Commissioner Rosengart asked if that needed to be in the conditions. Kathy Field responded that it was to make sure everything fit within the tight area as presented. Commissioner Rosengart asked if that still held veto power over the sixty feet. Commissioner Cartee asked if that happened and it did not go with the plan, would the property revert back to the old zoning. Joey Maxwell stated that once it is approved by the Planning Commission and City Council, the R4 zoning is lost. Commissioner Rosengart called out Commissioner Cartee and said he would approve without staff recommendations. Commissioner Cartee stated that there was a difference between the staff recommendations and stipulations on the property. Commissioner McKay clarified that he did not think anyone had an issue with the staff recommendations besides the fifth recommendation of public utilities approval. Commissioner Cartee said that point was important because arguing over two feet of space could kill the project. Commissioner Byrd stated that if it is disapproved it goes to Council with the denial. Commissioner Byrd stated that the commission can approve with staff recommendations with consideration for the fifth recommendation based on the power they hold. Commissioner Cartee stated they could do it anyway they wanted to. Commissioner McKay clarified that they could approve with staff recommendations minus the fifth recommendation or modified. Commissioner Rosengart asked if the GDOT recommendation was necessary. Commissioner McKay said that it was required. Commissioner Cartee asked how to deal with the fifth recommendation in a way that was fair to the City and the developer. He added that he does not think it should be left to one person to shut down the whole project. Kathy Field stated that there is a development review process that is required before a building permit is issued. The fifth recommendation was so public utilities could review how close it was and if it worked. Commissioner Cartee stated that they had to put a little good faith that the two parties will figure something else. Commissioner McKay said that is why they tabled the application last time. He added that changing plans during the commission meeting is not how they do things. Commissioner Rosengart said to remove number five. Commissioner Cartee amended his motion to approve with staff recommendations and remove the fifth recommendation. Commissioner Rosengart seconded. Joey Maxwell asked if that included the list of items brought by the developer. Commissioner Cartee amended his motion again to approve with list of six items provided by the developer and the first four of the staff recommendations. Commissioner Rosengart seconded, the motion passed 4-0.

2.) **APPLICATION V 21-04-01:** Southern Coastal Investment Properties, LLC requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story town homes at 10 Briarwood Court (Tax Parcel # MS87000002A000).

Kathy Field introduced case 21-04-01. Commissioner Rosengart made a motion to open the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee asked if a house was currently on the property. Joey Maxwell confirmed that the house was there and a portion of the wetlands have been delineated. He added that the development is staying away from the floodplain on the property but that you can build in the floodplain per the City Ordinance with conditions. Maxwell stated that the house was included in the conservation area in the land use plan because it is often covered with trees. He added that it would be beneficial to move the line. Maxwell said that they would not be building in or messing with the wetlands. He stated that next to the property is the waste water treatment plant and other R4 zoned developments. He requests changing the zoning to R4 in order to get the amount of rental units on the property. He stated that the development was similar to Henley projects. He introduced the owner and developer of the property, John Lavender. Joey Maxwell said that the area is mixed use with a doctor's office, church, and parcels zoned R20 around it. Commissioner Cartee stated that it would be comparable to what Hendley's did. Joey Maxwell said that these are triplexes as opposed to duplexes. Maxwell stated that there are utility issues that needed to be worked on. Commissioner Rosengart asked how many units. Joey Maxwell stated that there were eighteen units. Commissioner Rosengart asked Kathy Field if the environmental issue was the main concern for the City. Kathy Field stated that the underlying zoning is sufficient but the main issues were with the inconsistency with the comprehensive plan and amount of wetlands on the site. Commissioner Rosengart asked how close the water sewer plant was. Joey Maxwell showed the proximity on the map. Commissioner Rosengart asked what the City found inconsistent with the defined land use map. Kathy Field responded that the future land use map showed the area as conservation land. Justin Williams added that a lot of the property was in the flood plain as well. John Lavender gave the history of the house and property. He stated that they will not disturb the wetlands and plenty of trees will be left. Commissioner Cartee asked if the dotted line was the floodplain. Lavender confirmed. Commissioner Cartee said that there was not a lot of impact on the area. John Lavender stated that he would have to pay for sewer even though the waste water treatment plant is behind the property. Commissioner Cartee asked if he was developing just half of the property. Lavender said that there was no single family homes nearby. A group home, rentals, and commercial uses around it. Commissioner Cartee asked what the other portion of his land facing the bypass was zoned. Justin Williams stated that it shared the zoning and would get the R4 zoning if approved. Commissioner asked if the parcel was currently R-20. Justin Williams confirmed. Commissioner Cartee asked what the property next to it on the map was. Justin Williams responded that it was an internal medicine business. Commissioner Cartee asked what it was zoned. Justin Williams stated that it was commercial. Commissioner Cartee asked if the City had any traffic concerns. Kathy Field said there was not.

Commissioner Cartee asked if the Hendley project on College Street was a rezone. Commissioner McKay said that the density would be raised because there is no other use for conservation on the property outside of the floodplain. Commissioner Byrd left at 6:10pm and Commissioner McKay became acting chair. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Babot. The motion passed 3-0. Commissioner Rosengart stated that it was a mix of uses in the area already and that they would not be disturbing the wetlands. Commissioner Cartee stated that wetlands were supervised by the Army Corps of Engineers. Commissioner Babot asked if the property value was affected being in a close proximity to a waste water plant. Commissioner McKay said that it probably does not improve the value. Commissioner Rosengart asked if the submittal of a greenspace plan was required. Kathy Field responded that it is important to preserve as much of the wetlands as possible. Commissioner Cartee stated that all of the wetlands needed to be preserved. Kathy Field added that the City was also concerned about the stormwater and the plan would have to show retention. Commissioner Rosengart asked if they would be required to submit a stormwater plan before they begin. Kathy Field said yes but it is also to highlight the importance of the issues particular to the property. Commissioner Rosengart made a motion to approve with staff recommendations with a second from Commissioner Cartee. The motion passed 3-0.

3.) **APPLICATION RZ 21-04-02:** Jessica Herrmann requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site located at 110 South Zetterower (Tax Parcel # S40 000007 000).

Kathy Field introduced case 21-04-02. Commissioner Cartee made a motion to open the public hearing. With a second from Rosengart, the motion passed 3-0. Jessica Herrmann was introduced as the representative. Commissioner Rosengart asked if she was putting a real estate office there. Herrmann confirmed. Commissioner Rosengart asked how many agents would be there. Jessica Herrmann stated that they have eight agents. Commissioner Rosengart asked how the parking was. Jessica Hernan said she is looking to construct 12-15 spaces in the back. Commissioner Cartee made a motion to close the hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner Cartee made a motion to approve with staff recommendation and Commissioner Rosengart seconded. The motion passed 3-0.

4.) **APPLICATION SE 21-04-03:** Jamie Lynn Stowbridge requests a special exception to locate a trailer on a 0.3 acre property located in the R-10 (Single-Family Residential) zoning district on a property located on Lewis Street (Tax Parcel #S36 000001 000).

Kathy Field presented the case SE 21-04-03 to the Commission. Commissioner Cartee asked what the current zoning was. Justin Williams stated that it was R10. Commissioner Rosengart asked if there was currently any mobile homes on that street. Justin Williams stated there are some on Raymond Street in a dilapidated state. Commissioner Cartee made a motion to open the public hearing, with a

second from Commissioner Rosengart. The motion passed 3-0. Commissioner Cartee asked if a special exception was for something permanent like this. Kathy Field stated that it is on a case by case basis. Commissioner Cartee asked if it was approved could someone move in to a mobile home and stay there until it falls apart. Kathy Field responded that there was not a timeframe. Commissioner Cartee made a motion to close the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Commissioner McKay did not know how this could be approved based on the long discussion for the first case. Commissioner Cartee stated the special exception would be like rezoning the property and that it could set a bad precedent. Commissioner Cartee made a motion to deny and got a second from Commissioner Rosengart. The motion passed 3-0.

2.) **APPLICATION AN 21-04-04 & RZ 21-04-05:**

- i. **APPLICATION AN 21-04-04:** Adams Property Group requests an Annexation by the 100% method of 8.72 acres of vacant land for the purposes of constructing a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000).
- ii. **APPLICATION RZ 21-04-05:** Adams Property Group, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district to allow for the construction of a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000).

Kathy Field introduced caseS AN 21-04-04 & RZ 21-04-05. Commissioner McKay asked if the white space on the zoning map would still be in the County. Kathy Field said no it would all annex into the City. It was determined to be a discrepancy in the line drawing. Commissioner Cartee asked what was next to the property. Kathy Field stated that it was the Dodge dealership. Commissioner Cartee made a motion to open the public hearing. With a second from Commissioner Rosengart, the motion passed 3-0. Evan Bennett was introduced as the representative. He clarified that the white sliver of land not in the line is where the railroad is. He added that this would be a great use for the narrow lot. The parcel has city water and sewer adjacent to it. Evan Bennett stated that they had worked with the City for the development requirements as well as Georgia Power dealing with the transmission line that crosses the site. They have also worked with GDOT for a right in, right out driveway. He stated that the first building up front was in phase 1. The larger storage units in the back are in phase 2 of the development. Commissioner Rosengart asked how many units there would be. Evan Bennett stated that there were around 180 units. Commissioner Cartee made a motion to close the public hearing. The motion passed 3-0 with a second from Commissioner Rosengart. Commissioner Babot made a motion to approve AN 21-04-04. With a second from Commissioner Cartee, the motion passed 3-0. Commissioner Rosengart made a motion to approve RZ 21-04-05 and a second from Commissioner Cartee. The motion carried 3-0.

V. Announcements

VI. Adjourn

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

Acting Chair – Ben McKay

Secretary – Kathy 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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SUB 21-05-01 PRELIMINARY PLAT APPLICATION HIGHWAY 301 NORTH

LOCATION:	Highway 301 North
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	2 Acres
PARCEL TAX MAP #:	MS49 000004 001
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Undeveloped Land
PROPOSED USE:	Single-Family Residential



PETITIONER Robbie Bell
ADDRESS 225 Timberline Road, Statesboro GA 30461

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

PROPOSAL

The applicant requests approval of a preliminary subdivision PLAT of Golden Gate Lane of the Northbridge Subdivision on Highway 301 North. As shown in the Preliminary Subdivision Plat, the proposed Golden Gate Lane addition will allow for development of five individual single-family lots out of the remaining vacant inner parcel of the existing subdivision.

STAFF RECOMMENDATION

SUB 21-05-01 CONDITIONAL APPROVAL

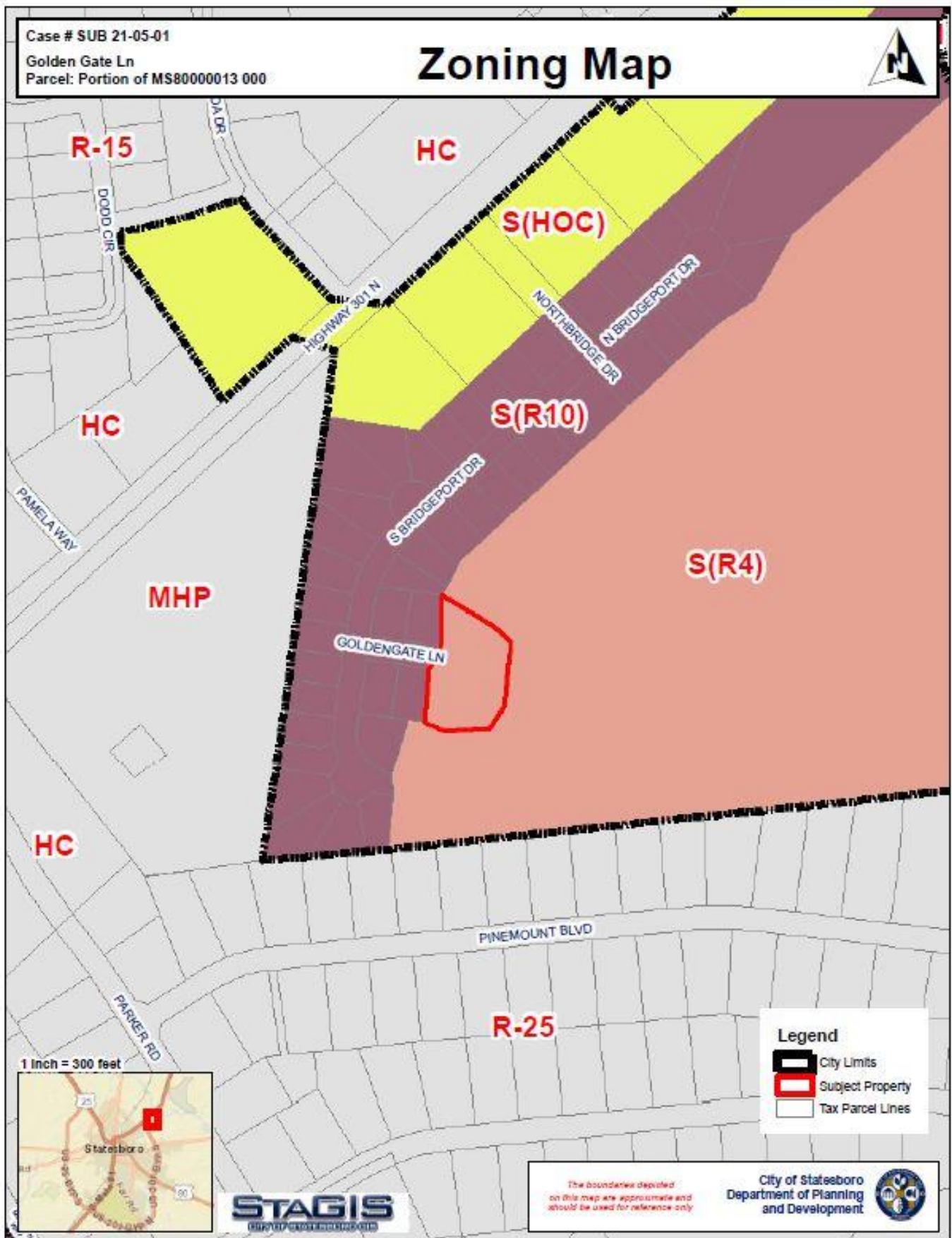
Case # SUB 21-05-01

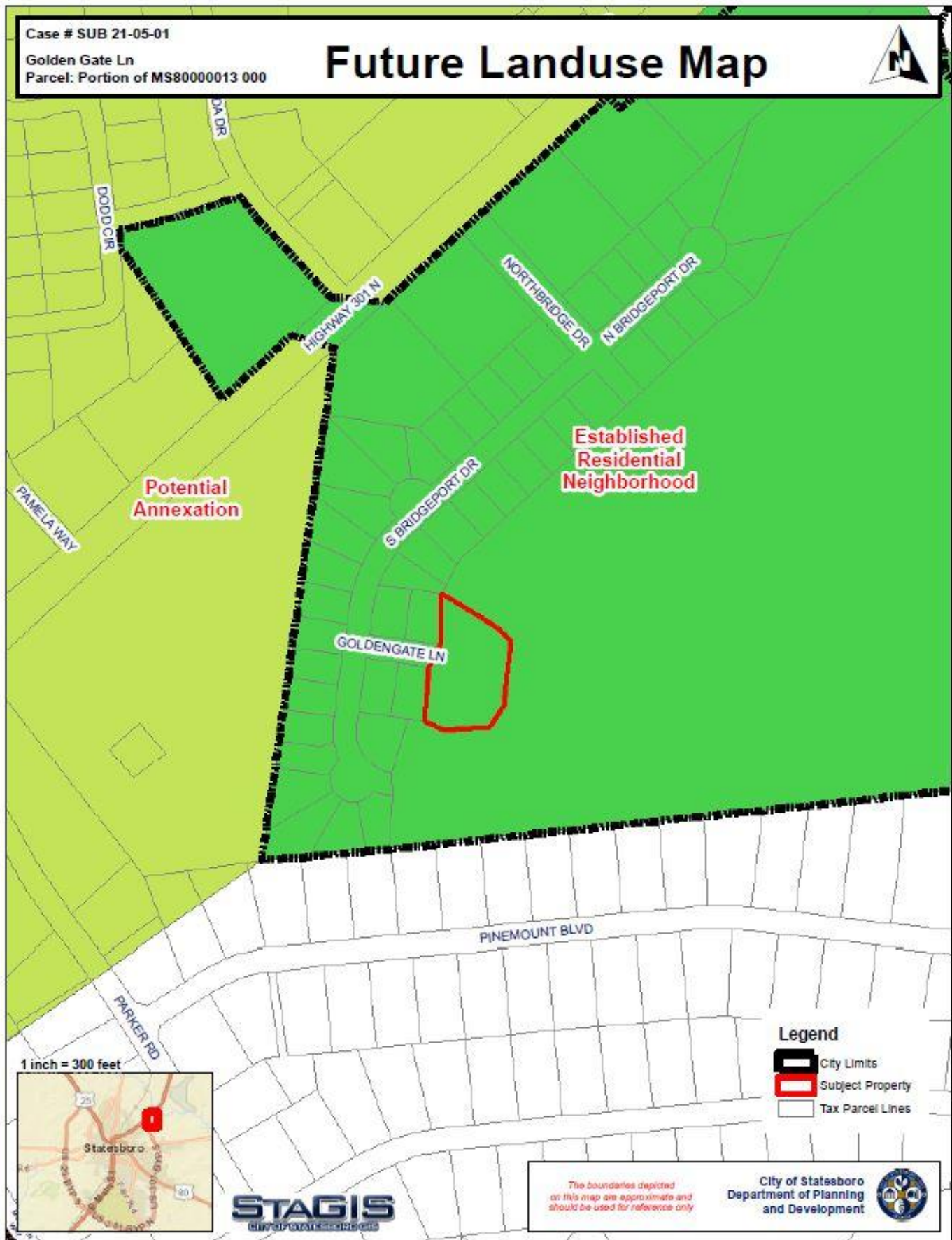
Golden Gate Ln

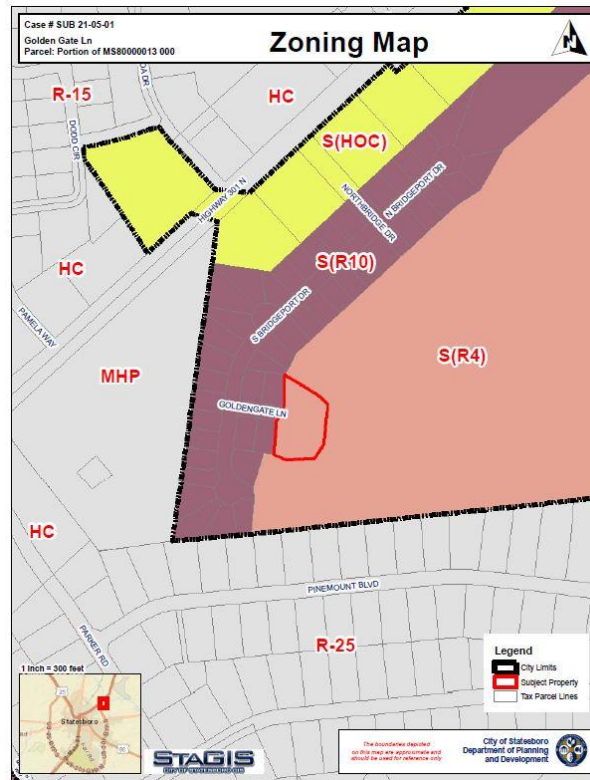
Parcel: Portion of MS80000013 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-10 (Single-Family Residential)	Single Family Dwelling
Northeast	Location Area #2: R-10 (Single-Family Residential)	Single Family Dwelling
East	Location Area #3: AG-5 (Agricultural County Zoning)	Undeveloped Land
North West	Location Area #4: R-10 (Single-Family Residential)	Undeveloped Land
Southeast	Location Area #5: R-25 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #7: R-25 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #8: R-15 (Single-Family Residential)	Single-Family Dwelling
West	Location Area #9: R-15 (Single-Family Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site is connected to the currently developed Golden Gate Lane in the Northbridge Subdivision. The applicant seeks to complete development of the subdivision with the addition of 5 homes to create a cul-de-sac on Golden Gate Lane. The applicant has no intention of further development on the site at this time, and the site is currently zoned R-4 (High-Density Residential) which would allow for the development of additional single-family homes on 8000 square-foot lots or multi-family residential homes.

This proposal was initially a part of the Northbridge Subdivision PLAT addressed by case number SUB-07-08-07, which requested the development of 87 acres of property. Said subdivision PLAT received final approval for the first phase on development of Northbridge with a total of 28.52 acres of property. There was no additional action to complete the subdivision until the current iteration of the property, which would be developed under the R-4 (High-Density Residential) requirements for Single-Family homes.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property is projected to contain significant wetlands, but these are not located near the proposed development. It is unlikely that this development would cause any impact to the wetlands. The area is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. There would be a minimal increase in traffic for the development as proposed. The completion of this cul-de-sac would reduce the access available to the remainder of the site, in the event of further development.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval** of the proposed preliminary plat subdivision. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):


- (1) Approval of this PLAT does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) All street lighting must meet City standards and be approved by the City.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering.
- (4) The final plat must meet all requirements of Article 3 of the City of Statesboro Zoning Ordinances before being presented to the City for approval and before any houses may be sold in the expansion of the subdivision.



ZONING SERVICES REPORT

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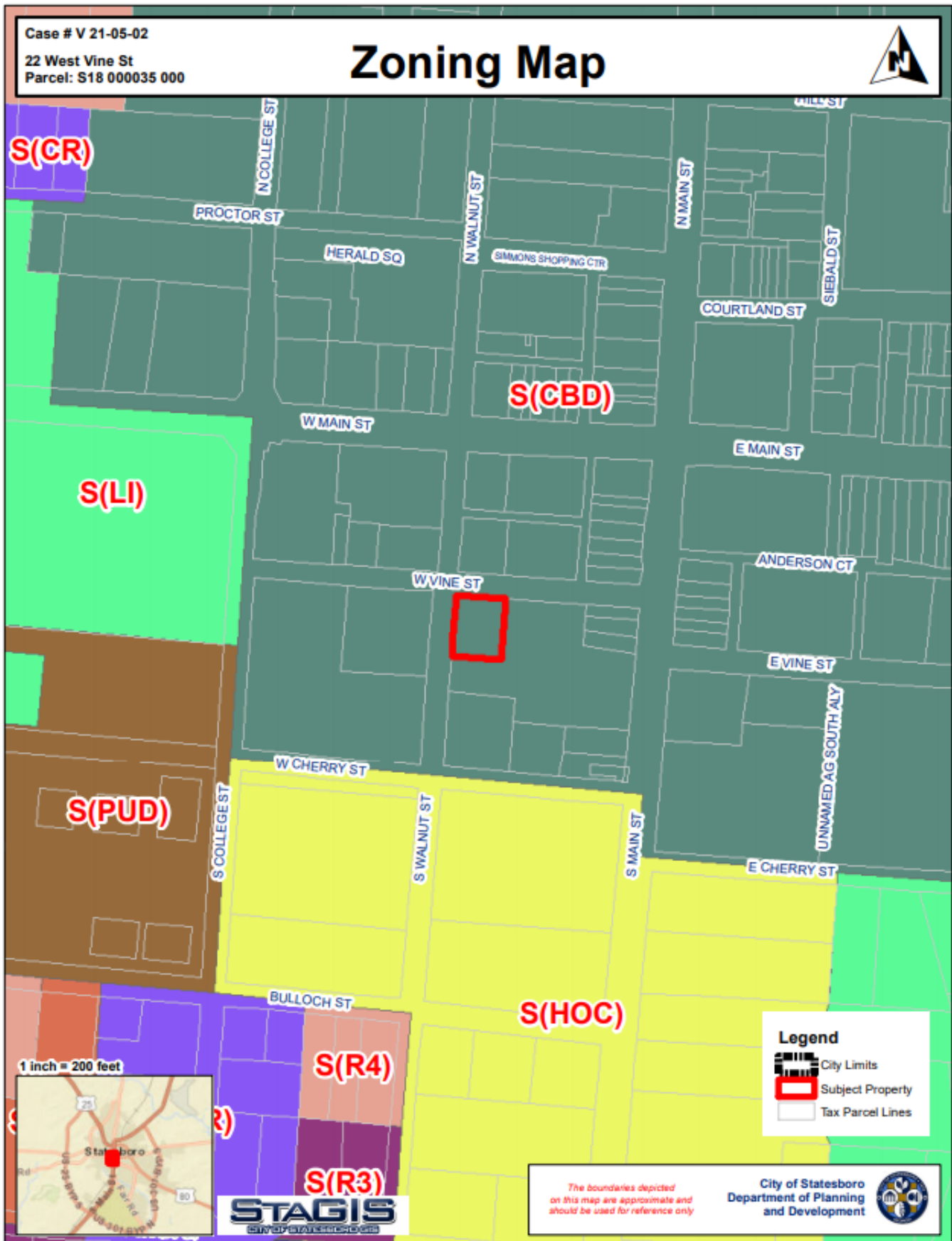
V 21-05-02 ZONING VARIANCE REQUEST 22 West Vine Street	
LOCATION:	22 West Vine Street
EXISTING ZONING:	CBD (Central Business District)
ACRES:	0.18 acres
PARCEL TAX MAP #:	S18 000035 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Retail
PROPOSED USE:	Retail
	

PETITIONER Darin H. VanTassell
ADDRESS 2704 Old Register Road, Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS

PROPOSAL
The applicant requests a variance from Article XXX, Section 3005(B) of the <i>Statesboro Zoning Ordinance</i> to allow for a vinyl mural on the exterior of the existing building located at 22 West Vine Street in the CBD (Central Business District) zoning district.
STAFF RECOMMENDATION
<u>V 21-05-02 Conditional Approval</u>



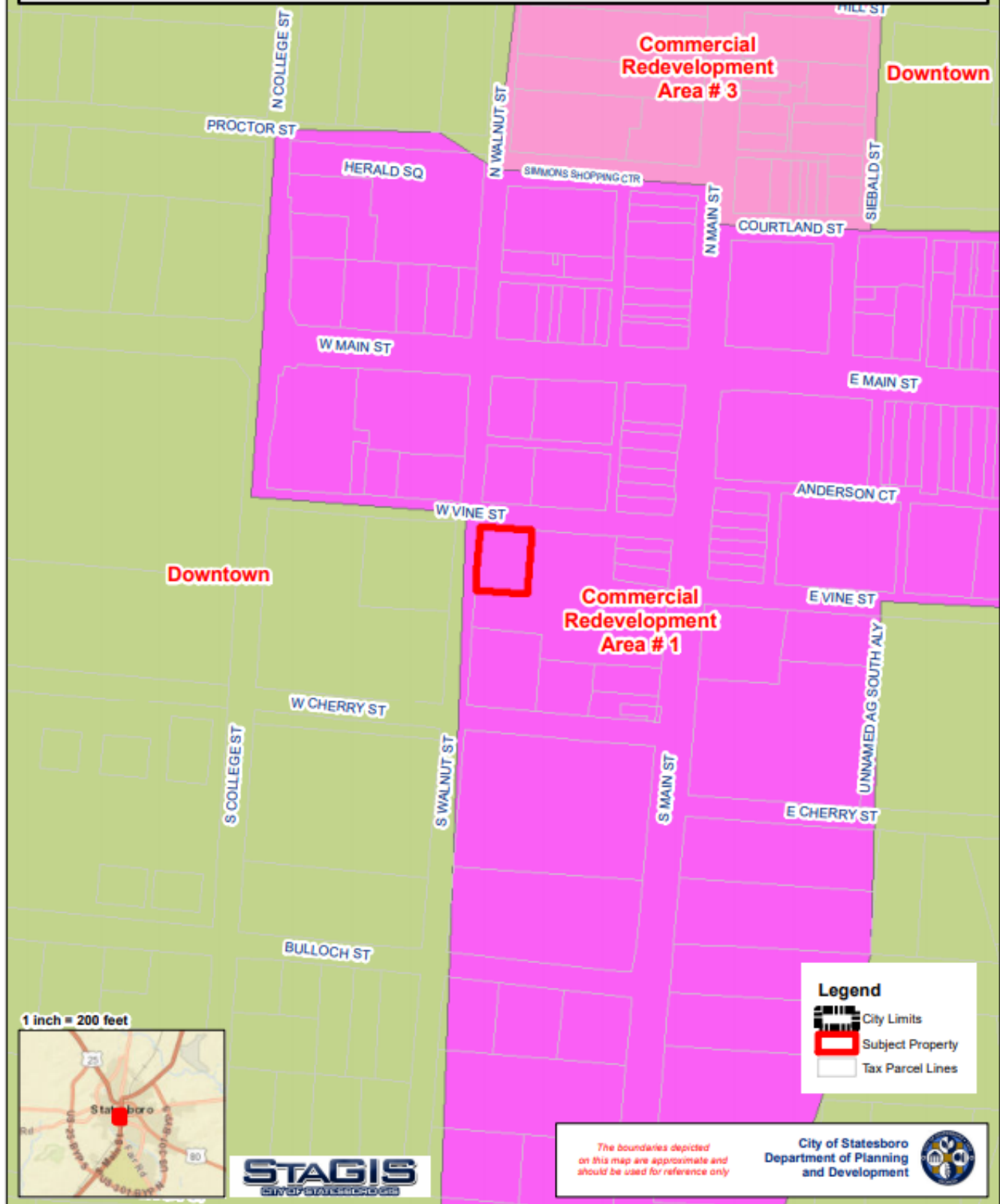


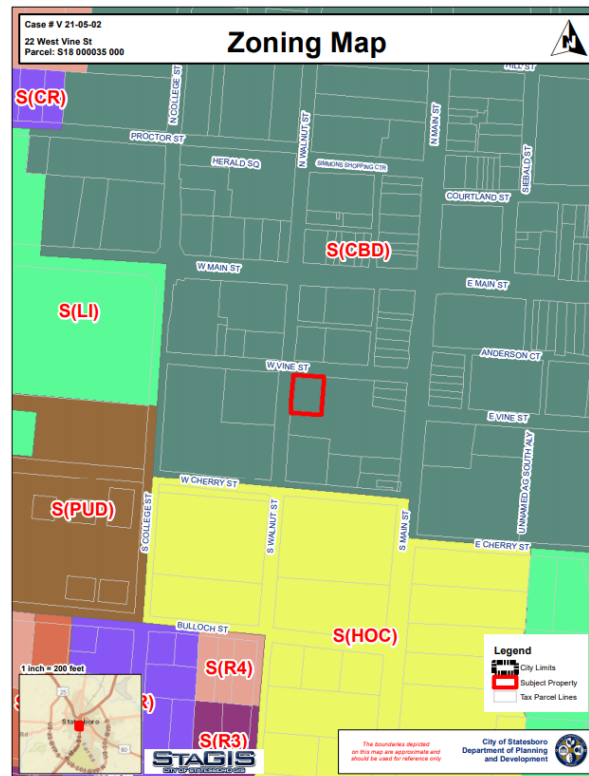
Case # V 21-05-02

22 West Vine St

Parcel: S18 000035 000

Future Landuse Map



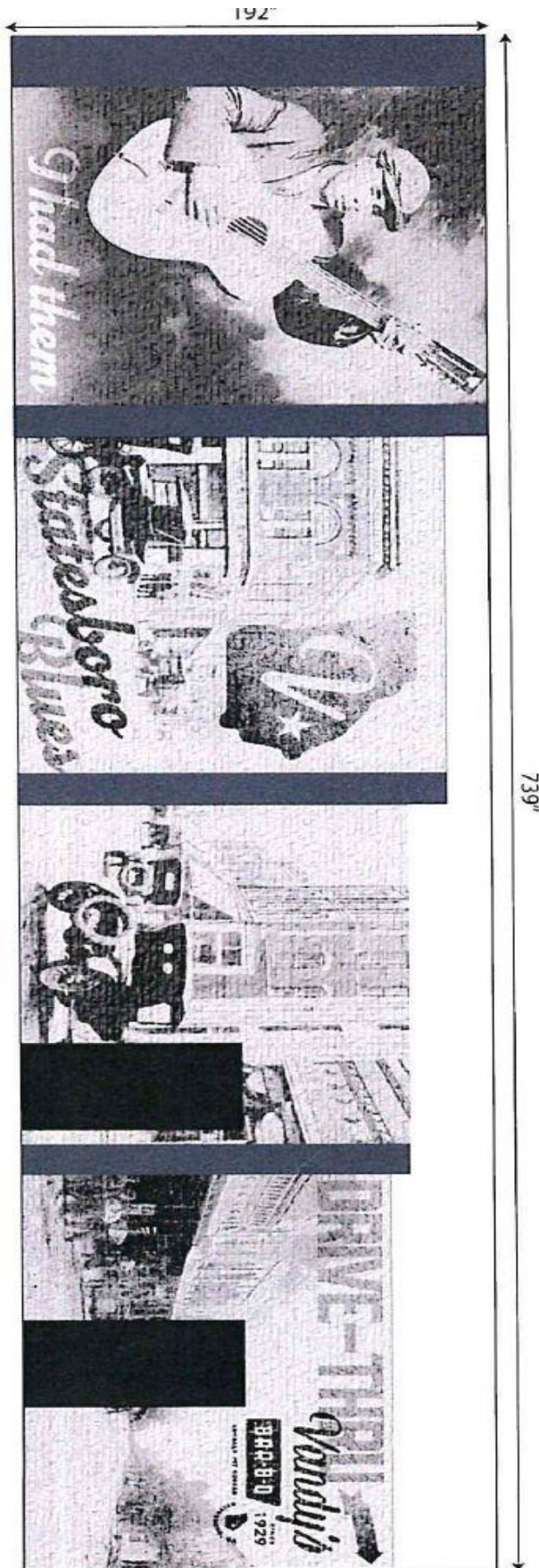


SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CBD (Central Business District)	Retail/Office Space
Northeast	Location Area #2: CBD (Central Business District)	Parking Lot
East	Location Area #3: CBD (Central Business District)	Residential Conversion
Northwest	Location Area #4: CBD (Central Business District)	Furniture Store
Southeast	Location Area #5: CBD (Central Business District)	Residential Development
South	Location Area #6: CBD (Central Business District)	Apartments
Southwest	Location Area #7: CBD (Central Business District)	Undeveloped Lot
West	Location Area #8: CBD (Central Business District)	Furniture Store



Existing



Colors & Finishes

Colors shown here are for informational purposes only. Colors shown here are for informational purposes only. Colors shown here are for informational purposes only.

CI Display Finish Only

Construction Specifications

- A Display Finish Only at 100%
- B Display Finish Only at 100%

SUBJECT SITE

The subject site is a 0.18 acre lot containing a commercial building. The applicant is seeking to add a vinyl mural on the exterior of the building that exceeds the maximum allowed size of 25% of a single façade of the building, as per Article XXX; Section 3005 of the Statesboro Zoning Ordinance.

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

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area..

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.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The requested variance will not require any structural changes to the lot.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The request exceeds the general allowance based on the ordinance. By right, the owner would be allowed to place a mural as long as it meets all section 3005 requirements.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - N/A.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- As this sign is a vinyl wrap material, it is likely to degrade as a whole instead of in sections as a traditional mural. Concerns with weathering have been addressed with applicant..

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a variance 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 consistent with the subject site's character area "Commercial Redevelopment Area #1" as stated in the *2019 – 2029 Comprehensive Master Plan*.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 21-05-02**. 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) All freestanding or traditional wall signage on the building must meet the requirements of Article XV, Section 1509 (Table 6).
- (2) If there are any changes to the design of the signage, it must first be reviewed and approved by Staff to ensure conformance with the Downtown Design Standards.
- (3) If there is significant degradation of the mural, the City can require removal or replacement.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

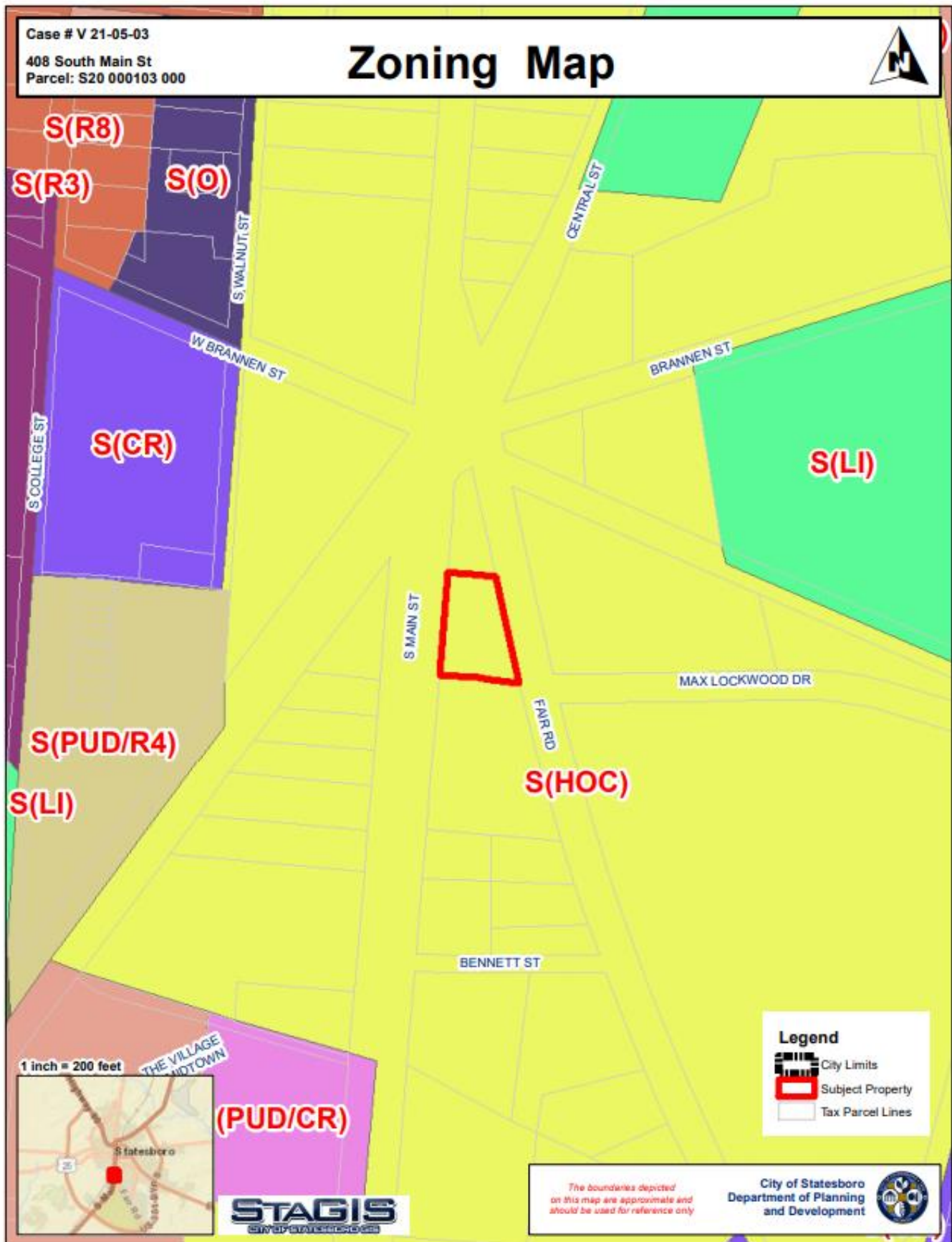
V 21-05-03 ZONING VARIANCE REQUEST 408 South Main Street	
LOCATION:	408 South Main Street
EXISTING ZONING:	HOC (Highway Oriented Commercial)
ACRES:	0.49 acres
PARCEL TAX MAP #:	S20 000103 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Retail
PROPOSED USE:	Retail

PETITIONER Jake Dragan
ADDRESS 404 South Main Street, Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS

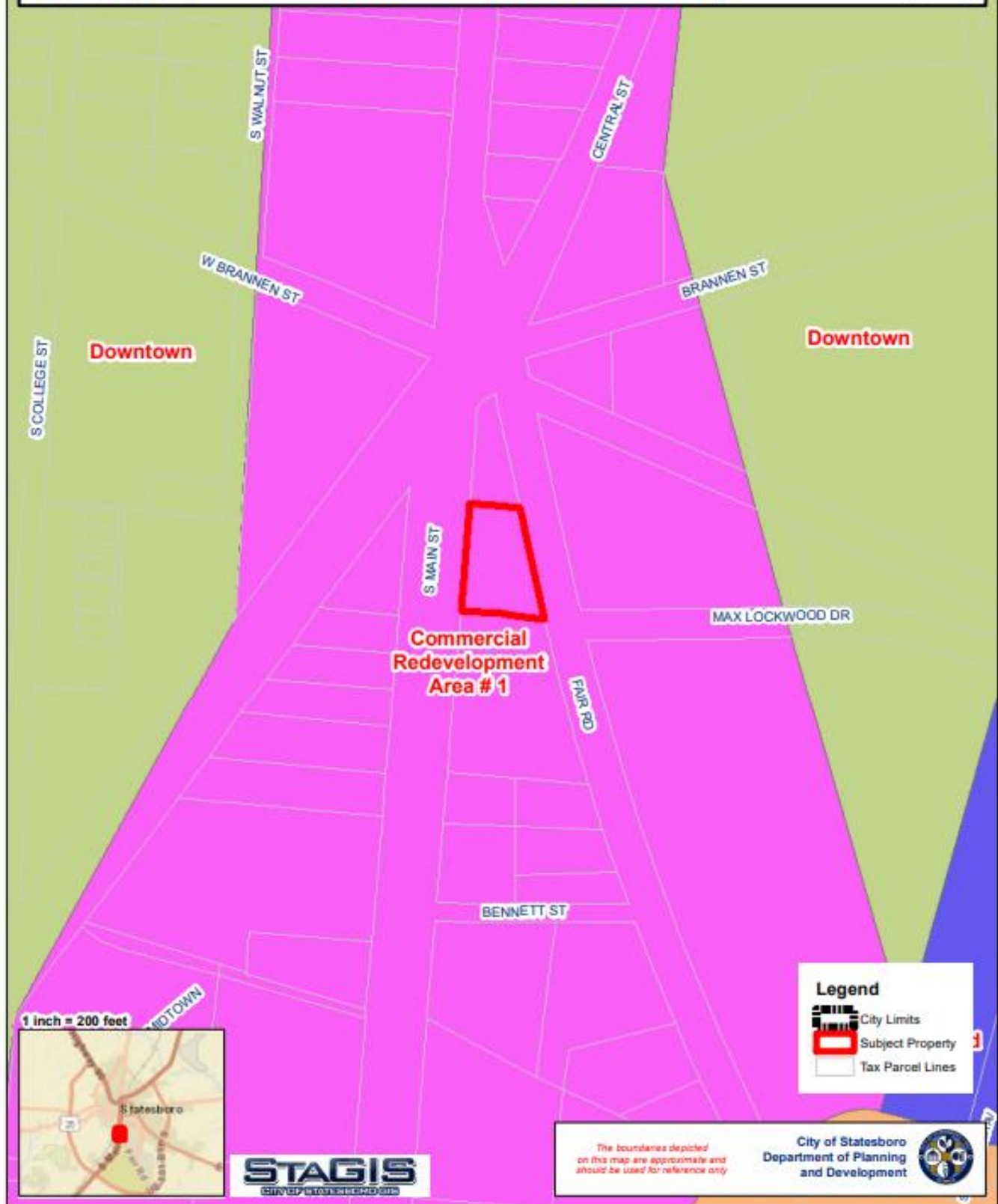
PROPOSAL
The applicant requests a variance from Article XI, Section 1102 of the <i>Statesboro Zoning Ordinance</i> to allow for the use of a second structure for a small business located in the HOC (Highway Oriented Commercial) zoning district.
STAFF RECOMMENDATION
<u>V 21-05-03 Denial</u>

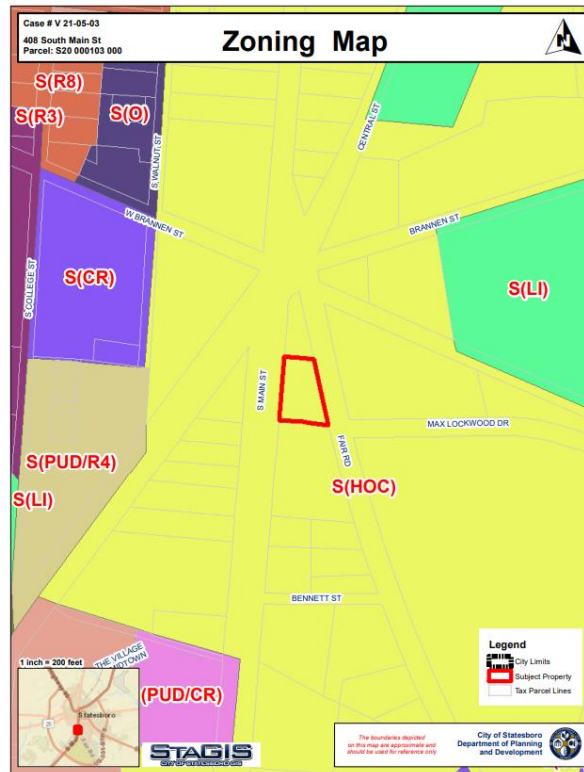




Case # V 21-05-03
408 South Main St
Parcel: S20 000103 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Salon
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Parking Lot
East	Location Area #3: HOC (Highway Oriented Commercial)	Shopping Center
Northwest	Location Area #4: HOC (Highway Oriented Commercial)	Electrical Supply Shop
Southeast	Location Area #5: HOC (Highway Oriented Commercial)	Recreational Department
South	Location Area #6: HOC (Highway Oriented Commercial)	Parking Lot
Southwest	Location Area #7: HOC (Highway Oriented Commercial)	Undeveloped Lot
West	Location Area #8: HOC (Highway Oriented Commercial)	Tire Shop

SUBJECT SITE

The subject site is a 0.49 acre lot containing a single active commercial building. The remainder of the lot serves as parking. The applicant is seeking to retain the original structure to the property to allow for another small business on site. Under the current zoning area regulations, a second structure on the lot is not permitted as of Section 1102 of the Statesboro Zoning Ordinance. This section specifies that “each structure shall have a lot area of not less than 20,000 square feet.” During closure of the last business at the location, it was noted that the applicant sought to demolish the currently standing building and redevelop on the site, with the beginning of the process being the removal of the illegally built deck under Demolition Permit DPD-99. After meeting with the applicant it was determined that although redevelopment of the entire site was not feasible at this time, the best option would either be the demolition of the current building or the establishment of a multi-tenant structure. It is also noted that the location serves as a main gateway to the historic downtown at the intersection of Fair Road and South Main Street, and is in immediate proximity of a proposed traffic circle by the Georgia Department of Transportation.

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

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area.

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.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The requested variance will require the adjustment of the lot to provide sufficient parking for all businesses on the site. With the limited space on the site, it is unlikely that sufficient parking could be provided to a second facility.

2. **The special conditions and circumstances do not result from the actions of the applicant;**
 - The currently existing building has stood for an estimated 20 years, it has not had a valid business license since December 2020.
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - Although a commercial land use is allowed, the land use is significantly below the required size for multiple business operations in separate buildings.
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - *N/A*

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a variance 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 consistent with the subject site's character area "Commercial Redevelopment Area #1" as stated in the *2019 – 2029 Comprehensive Master Plan*, however the state of the building does not fall into consistency with the overall character of the area in its current state.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of V 21-05-03, due to the current state of the building, the lack of availability of parking at the location with an additional use and the lack of compatibility with the Blue Mile & DSDA Design Standards.** 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) Granting of this variance does not allow for the alteration of the footprint of the existing building. All alterations to the building must be approved by the City.
- (2) The applicant must provide a sufficient parking plan designating the location of parking for the second business before the issuance of the Occupational Tax Certificate.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 21-05-04
ZONING MAP AMENDMENT
959 North Main Street

LOCATION:	959 North Main Street
EXISTING ZONING:	R-20 (Single-Family Residential)
ACRES:	3.24 Acres
PARCEL TAX MAP #:	MS58000022 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant Residence
PROPOSED USE:	Commercial Retail



PETITIONER Teramore Development, LLC
ADDRESS P.O. Box 6460, Thomasville, GA 31758

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

PROPOSAL

The applicant requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district, in order to open a Dollar General Store on the site.

STAFF RECOMMENDATION

RZ 21-05-04 Conditional Approval

Case # RZ 21-05-04
959 North Main St
Parcel: MS58000022 000

Location Map



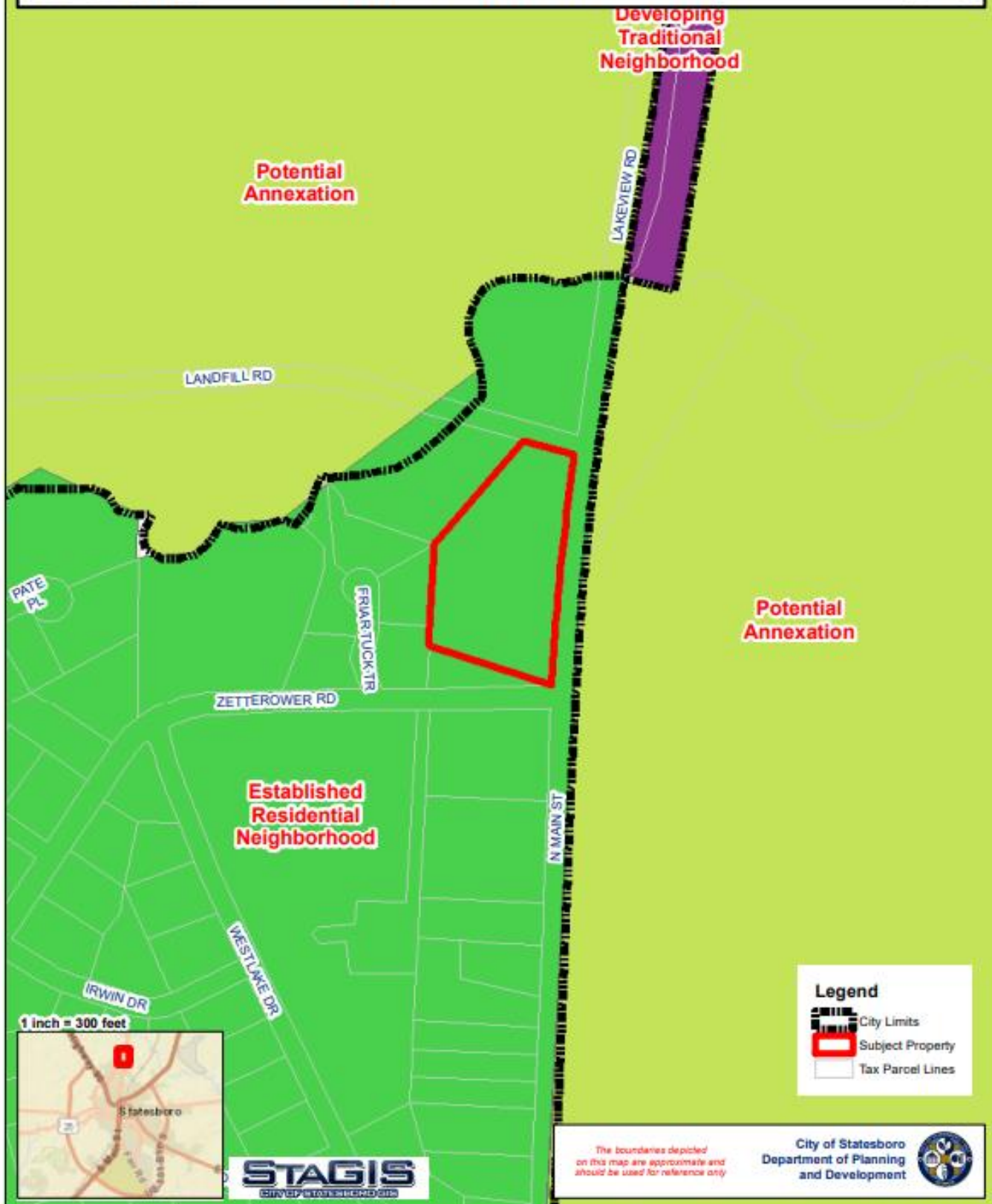
Case # RZ 21-05-04
959 North Main St
Parcel: MS58000022 000

Zoning Map



Case # RZ 21-05-04
959 North Main St
Parcel: MS58000022 000

Future Landuse Map



SUBJECT SITE

The subject site consists of one parcel containing 3.24 acres. Currently the parcel contains one vacant residence. The applicant seeks to open a Dollar General Store on the parcel. The site is currently R20, and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 20,000 square foot lots, educational/religious facilities, or noncommercial recreational uses.

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 residences generally connected to downtown and neighborhood scale retail/commercial developments.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain any wetlands. The northern most part of the parcel is projected to be within a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

Article XX, Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment request, in **“balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.”** Those standards are as follows:

1. Existing uses and zoning or [of] property nearby.

- The surrounding area is primarily vacant/conservation land with the some single-family residential nearby, and the City Transfer Station (Landfill) in close proximity.

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

- Due to the municipal landfill being in the general proximity, and a large amount of surrounding land being vacant, it is unknown what impact this may have on property values.

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

- This store would provide a nearby store to some areas on the periphery of the City.

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

- As the land is currently vacant, adding this use to the property would be beneficial to the public as long as there are no significant issues created for traffic entering and existing the City.

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

- This area generally transitions to lower intensity residential with nearby agricultural and conservation land.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The property has been vacant for an unknown amount of time. It was formerly a single-family residence.

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

- Being that the proposed project is a commercial use, it would increase the surrounding traffic on North Main Street.

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

- The proposed use is consistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 21-05-04**. 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) To maintain conformance with the homes in the adjacent neighborhood, all portions of the building visible from North Main Street (three facades) must be clad in brick.

Planning Commission Meeting

Tue, Jun 1, 2021 5:00 PM - 6:30 PM (EDT)

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

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