



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 7, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. April 5, 2022 Meeting Minutes.
2. May 3, 2022 Meeting Minutes.

IV. New Business

1. **APPLICATION RZ 22-05-02:** Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the PUD (Planned Unit Development) zoning district for the development of 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway (Tax Parcel #MS42000007 000).
2. **APPLICATION SE 22-05-03:** Quaiesha Oglesby requests special exception from Article XXVII, Section 2704, in order to establish a group day care hosting 15 children on 0.57 acres at 102 Lee Street (Tax Parcel # S50000052 000).
3. **APPLICATION RZ 22-05-04:** W&L Developers, LLC request a zoning map amendment from the R10(Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road (Tax Parcels # 107000007 000 & 107000006A000).

V. Announcements

VI. Adjourn



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

April 5, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd, Russell Rosengart, Sean Fox, & Ben McKay; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), and Justin Williams (Planning & Housing Administrator), **Absent:** Michele Hickson, Jamey Cartee., Michelle Babot

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.) March 1, 2022 Meeting Minutes.

Commissioner McKay made a motion to approve the February 1, 2021 meeting minutes, seconded by Commissioner Fox. The motion carried 4-0.

IV. New Business

1.) **APPLICATION RZ 22-03-01:** Hermann Enterprises, LLC requests a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) Zoning District in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

Kathy Field introduced the case to the Commission. Commissioner Rosengart motioned to open the public hearing with a second from Commissioner Fox. The Commission approved to open the public hearing with a 4-0 vote. Jessica Hermann spoke regarding any relevant questions Commissioner Fox, motioned to close the public hearing, with a second from Commissioner McKay. The Commission voted to close with a 4-0 vote. Commissioner McKay motioned to approve the application with staff conditions with a second from Commissioner

Fox. The motion carried to approve the application with staff conditions by a 4-0 vote.

V. Announcements

- 1.) Kathy Field informed the Commission of the Homebuilders Association meeting, which served to complete the initial Rezoning Stakeholder meetings.
- 2.) There have been 20 applications to the Housing Rehabilitation program at this point.

VI. Adjourn

Commissioner Fox made a motion to adjourn the meeting. Commissioner Rosengart seconded, and the motion carried 4-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



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

May 3, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

I. Meeting Cancelled Due to Lack of Agenda Items

Chair – James Byrd Sr.

Secretary – Kathy Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 22-05-02
ZONING MAP AMENDMENT REQUEST
7130 Veterans Memorial Parkway

LOCATION:	7130 Veterans Memorial Parkway
EXISTING ZONING:	CR/R4 (Commercial Retail/High Density Residential)
ACRES:	17.78 acres
PARCEL TAX MAP #:	MS42000007 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Undeveloped Land
PROPOSED USE:	Single Family Attached Homes



PETITIONER Horizon Home Builders
ADDRESS 37 West Fairmont Ave, Suite 202, Savannah, GA 31406

REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High Density Residential) to the PUD (Planned Unit Development) zoning district for the development of single family attached townhomes.

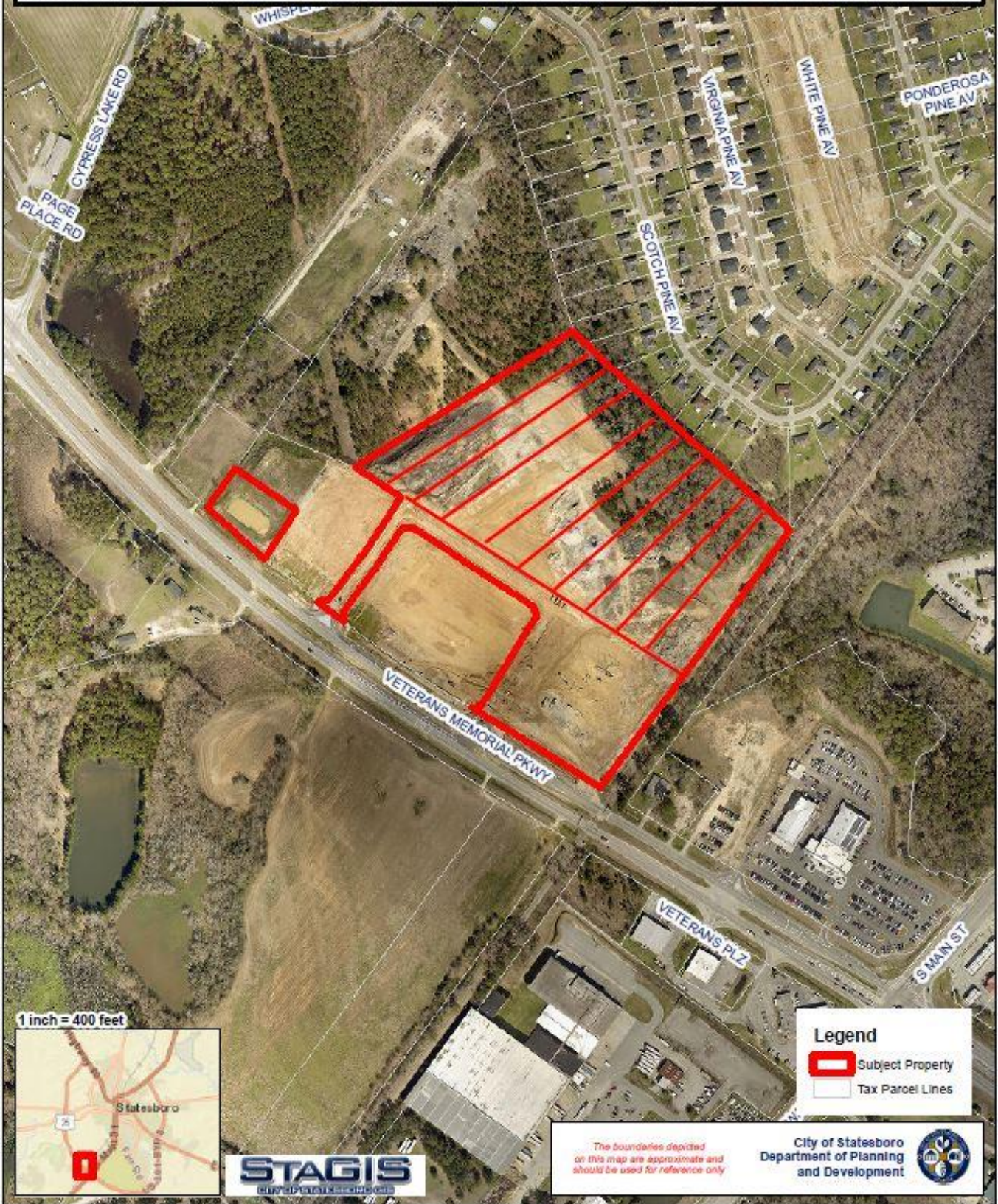
PLANNING COMMISSION RECOMMENDATION

RZ 22-05-02 - DENIAL

Case # RZ 22-05-02

7130 Veterans Memorial Parkway
Parcel: MS42000007 000

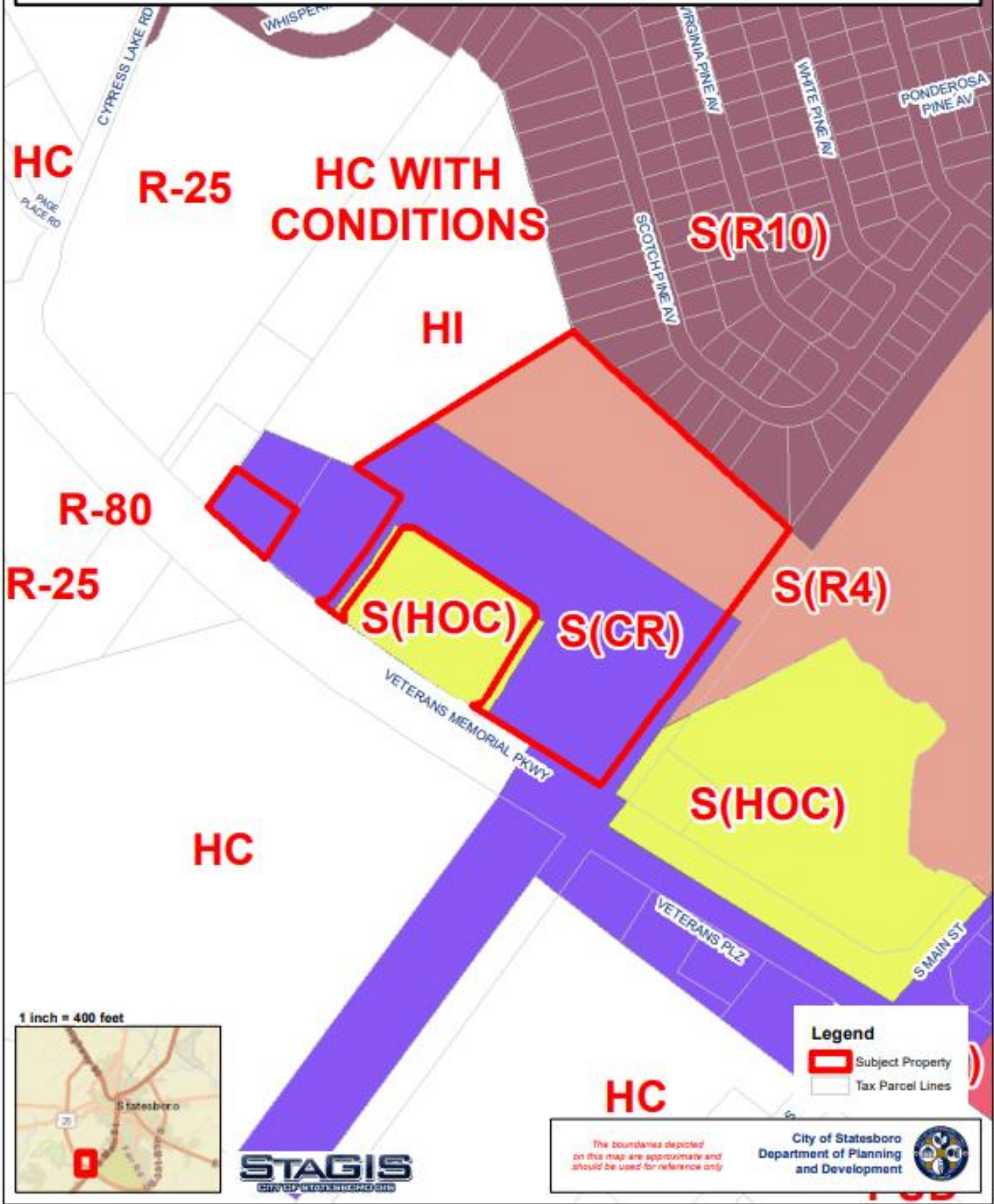
Location Map



Case # RZ 22-05-02

7130 Veterans Memorial Parkway
Parcel: MS42000007 000

Current Zoning Map



Legend

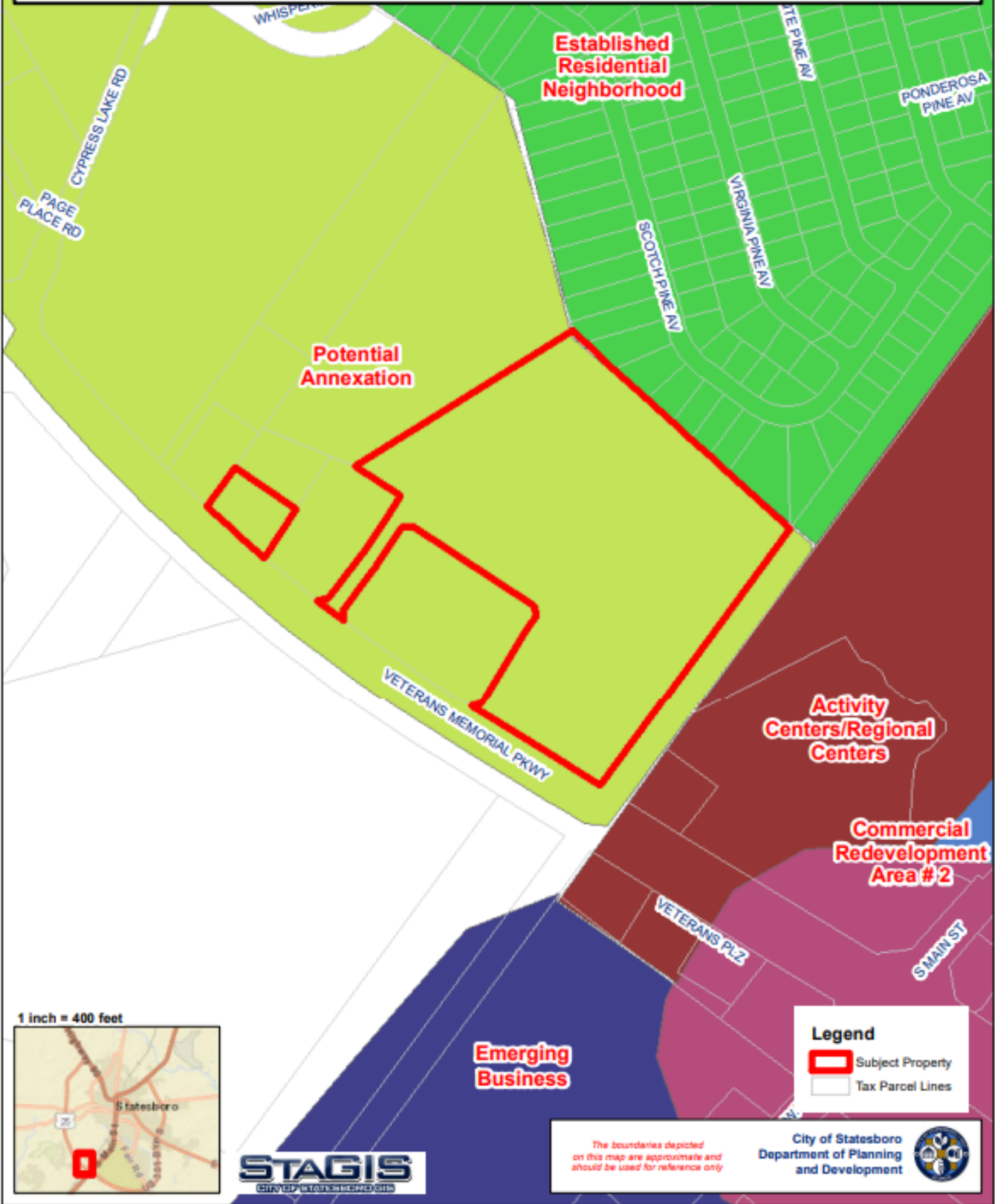
- Subject Property
- Tax Parcel Lines

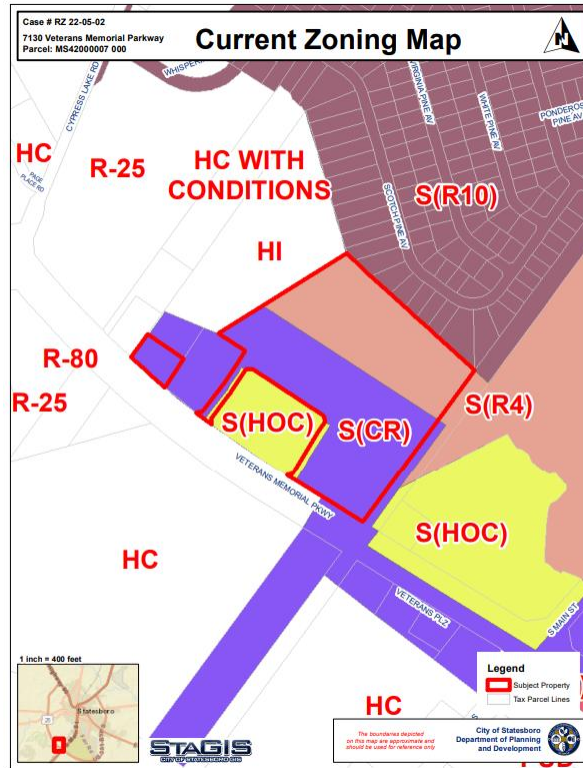
The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning
and Development

Case # RZ 22-05-02
7130 Veterans Memorial Parkway
Parcel: MS42000007 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

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

SUBJECT SITE

The subject site is undeveloped on a 17.78 acre site, on Continental Road (as a connector to Veterans Memorial Parkway). The intent of the applicant is allow for development of single family attached homes. The property is currently split between zoning designation, in part to allow for High-Density Residential Development at 12 units per acre. The requested setbacks and lot coverage, are beyond the general limits allowed for the R-4 (High-Density Residential) district requirements, which requires a zoning map amendment.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Potential Annexation” area, which is characterized as areas not yet annexed into the city limits. The location was annexed into the city by the approval of AN 19-04-02 and rezoned to the current zoning with the approval of RZ 19-04-03.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is serviceable by City Sewer and Water. Access to the site is provided by Continental Road, and will lead onto Veterans Memorial Parkway at the Continental Road Intersections. Although the existing roads in the dodge dealership project were proposed to be public roads and were inspected by the city during construction, they have never been dedicated or accepted by the city. These new streets would not be accepted as public streets when they can only be accessed by private streets and are not connected to the city network of streets. Additional space is needed at dead end streets to allow for vehicles to turn around. A cul-de-sac is preferred, but a hammerhead will be considered. If parking spaces are full then drivers would have to back down a "public" street to exit the parking lot. A sidewalk should be added along the north side of the existing street adjacent to the proposed development.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

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

- The surrounding lots consists of single-family homes, apartments, retail shops, and a car dealership.

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

- It is Staff's opinion that the proposal will likely increase the overall value of property in the area and increase the housing stock within the city limits.

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.

- Although an appraisal has not been completed at this time, the proposed zoning would create significant development in the area, and continue the already proposed planning for the general area.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The property is currently undeveloped, with the intention of creating new housing in the area.
- 5. The suitability of the subject property for the zoned purposes.**
 - The requested zoning is reasonable, as it is aligned with the initial intent expressed by annexation of the property, but currently presents significant issues with the subdivision ordinance.
- 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 historically been vacant, but is located in an area with new construction.
- 7. The extent the proposed change would impact the following:**
 - Population density in the area.
 - Population density would significantly increase, as this development would add 172 dwelling units.
 - Community facilities.
 - There will be a significant impact in the use of City Sewer and Water. There are no proposed dumpsters for this location, and poly carts would only be allowed on public roads. Dumpsters would be necessary on private streets and would cause an increase in solid waste collection.
 - Living conditions in the area.
 - The additional residential units should increase the living conditions in the area, as it is currently empty.
 - Traffic patterns and congestion.
 - There is likely to be a significant increase in traffic with the number of housing units proposed with the likelihood of 3 bedrooms per unit. These units will feed onto Veterans Memorial Highway, between the existing signalized intersection on 301 and the proposed signal on Cypress Lake. Due to the ingress and egress on Veterans Memorial being restricted to only a single right-in right-out on the southwest of the property and a non-signalized left turn onto the bypass, a traffic study should be submitted to analyze any possible future improvements that could be made as a result of the development. The potential increase in left turns could cause significant accidents at the median crossover intersection.
 - Environmental aspects.
 - There are wetlands at the rear of the property, but these wetlands are not projected to be disturbed.
 - Existing and future land use patterns.
 - Generally the area is surrounded by a mix of single-family residential (Whispering Pines Subdivision) and commercial centers.

- Property values in the adjacent areas.
 - There would likely be an increase in the surrounding property values as a residential development is added.

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

- The proposed residential use of the property is consistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Proposed Annexation Area.” This development is also in alignment with the original annexation plan for this property.

Subject Property



Southeastern Property



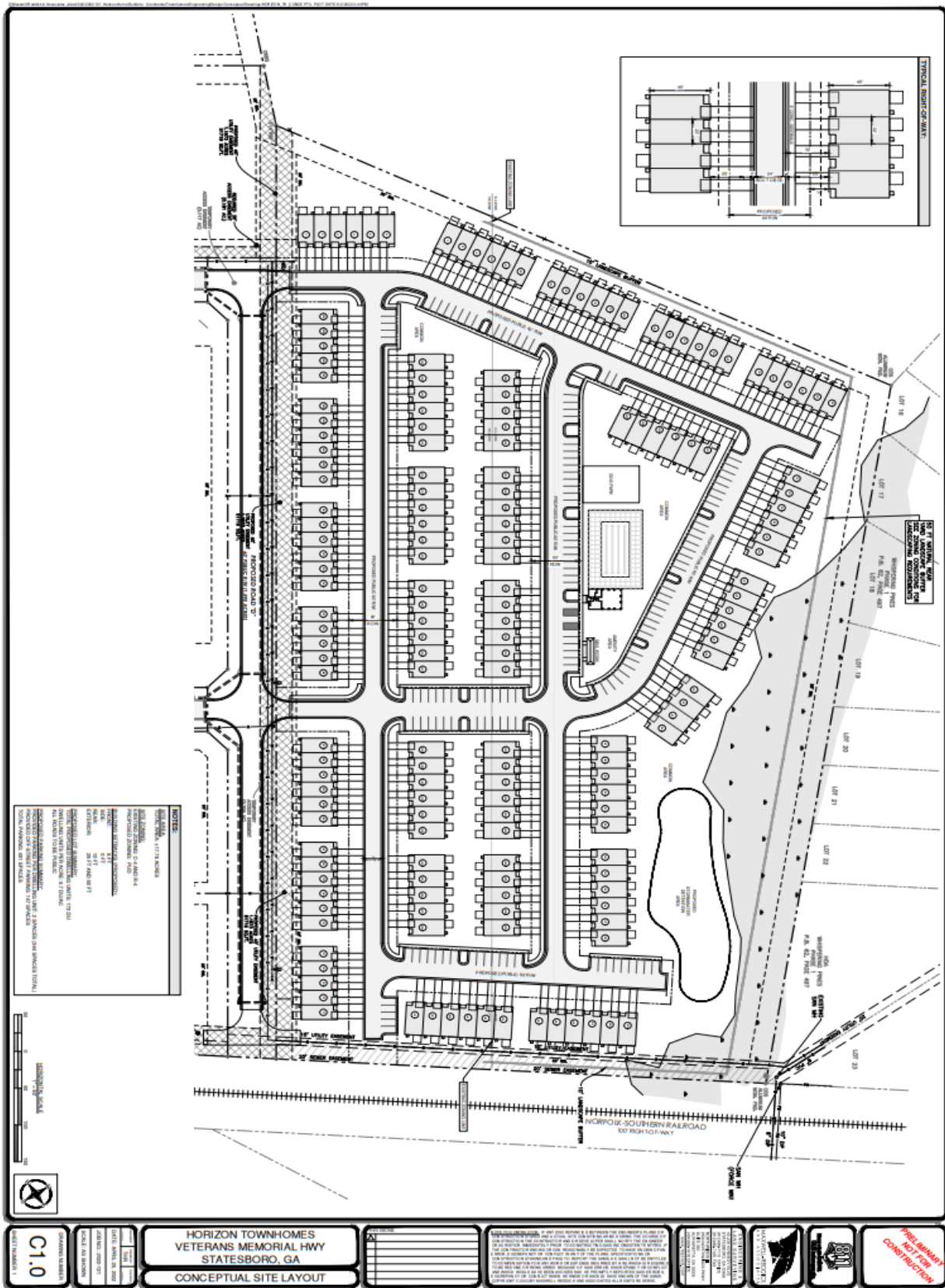
Southern Property



Western Property



Proposed Development



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 22-05-02. Please refer to the potential design standard/design recommendations for townhomes.** 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 property. All construction must be reviewed and approved by the City.
2. All listed proposed public right of ways are subject to review and approval by the City Engineer before acceptance. Any accepted Public Roads must be accepted and deeded to the City prior to building construction.
3. As per Article XXIII, Section 2301, a landscape buffer strip must be planted adjacent to "Proposed Road D" in order to separate the commercial uses located to the South of the development.
4. The applicant must provide a traffic study to better show how traffic may be impacted on Veterans Memorial Parkway and any available options to mitigate traffic issues created by the development.



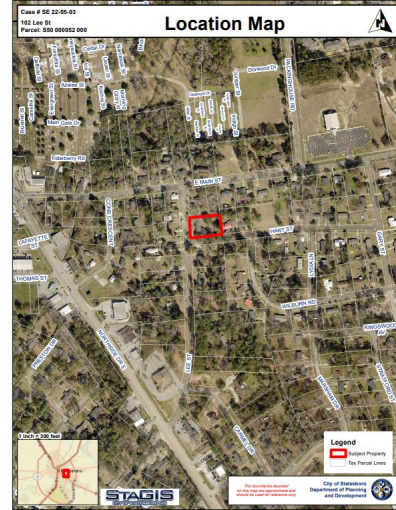
City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**SE 22-05-03
 SPECIAL EXCEPTION REQUEST
 102 Lee Street**

LOCATION:	102 Lee Street
EXISTING ZONING:	R15 (Single-Family Residential)
ACRES:	0.57 acres
PARCEL TAX MAP #:	S50 000052 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Single-Family Home/Home Daycare
PROPOSED USE:	Single-Family Home/Group Daycare



PETITIONER Quaiesha Oglesby
ADDRESS 102 Lee Street, Statesboro GA 30458

REPRESENTATIVE Same as Above
ADDRESS

PROPOSAL

The applicant requests a special exception to allow for the utilization of an existing single-family home for use as a group daycare for up to 15 children in the R15 (Single-Family Residential) zoning district. Although a daycare is an allowed home occupation in the Single-Family Residential zoning district, the capacity for children is limited to six (6). 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 residential home with an active family home daycare.

PLANNING COMMISSION RECOMMENDATION

SE 22-05-03 CONDITIONAL APPROVAL

Case # SE 22-05-03
102 Lee St
Parcel: S50 000052 000

Location Map



1 inch = 300 feet



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

Legend

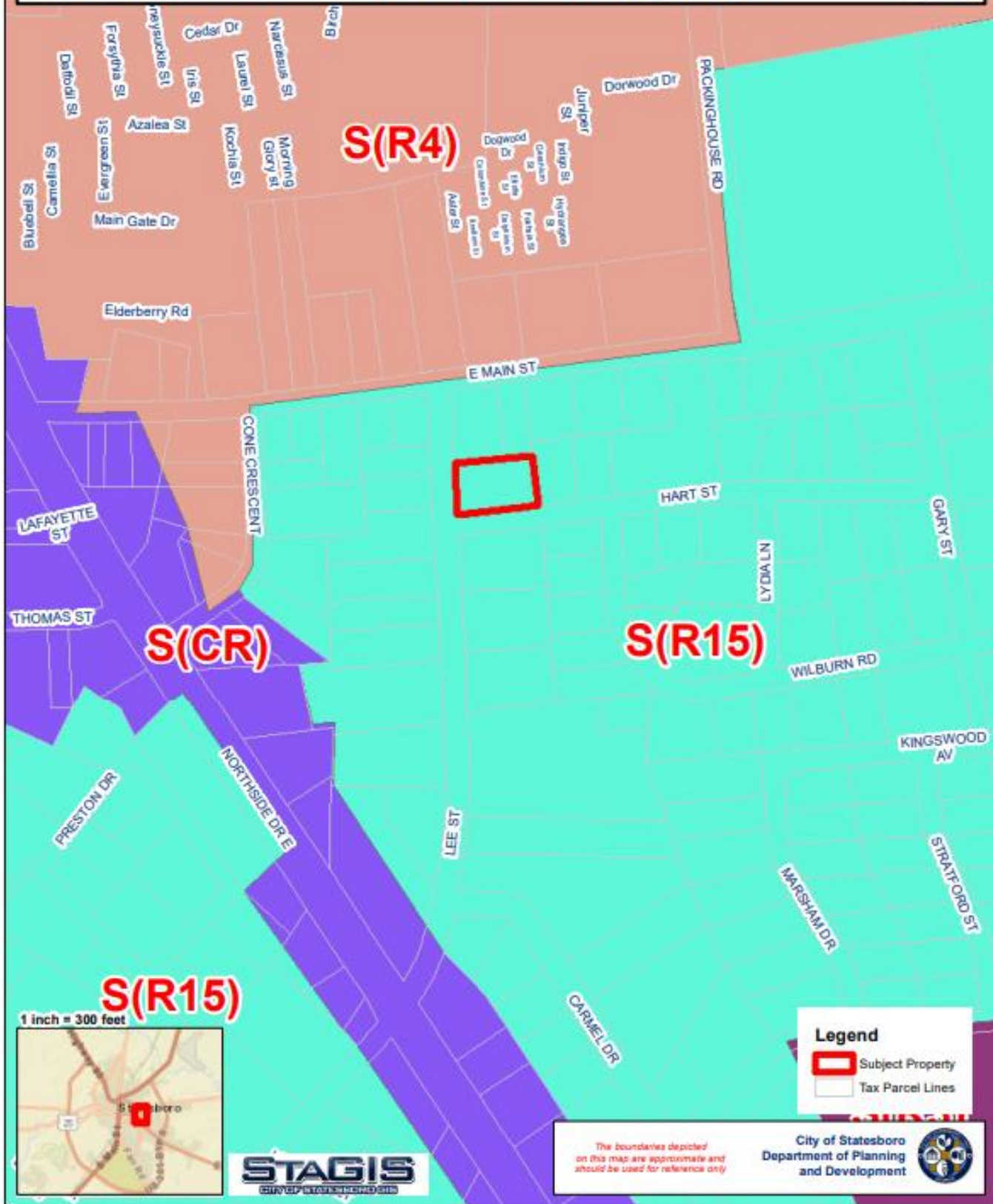
-  Subject Property
-  Tax Parcel Lines

City of Statesboro
Department of Planning and Development



Case # SE 22-05-03
102 Lee St
Parcel: S50 000052 000

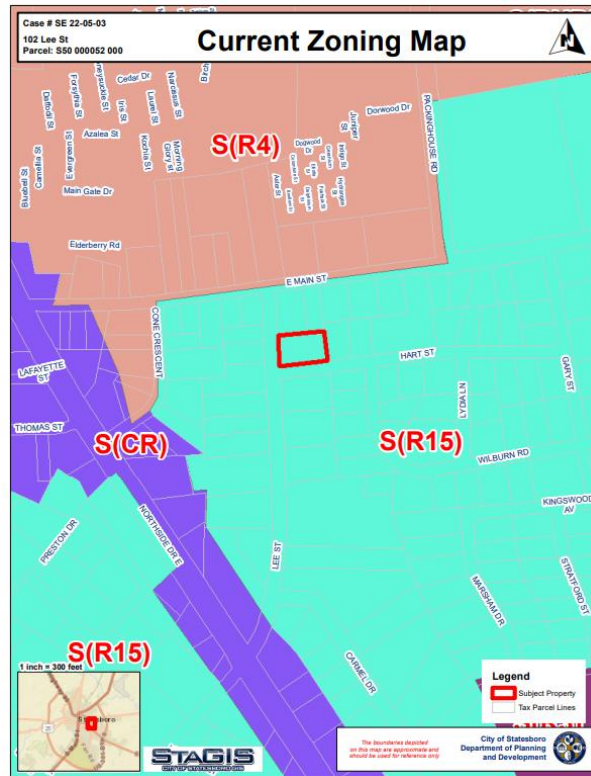
Current Zoning Map



Case # SE 22-05-03
102 Lee St
Parcel: S50 000052 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
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: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Further Southeast	Location Area #6: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
South	Location Area #7: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #8: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
West	Location Area #9: R-15 (Single-Family Residential)	Single-Family Residential Dwelling

SUBJECT SITE

The subject site contains a single family home with a small fenced playground and accessory structure on 0.57 acres. Historically this property has served as a residence with a home occupation of a family home daycare.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential” character area, which features connected street grids linked with the downtown. Major corridors in this area may support a mix of residential and commercial uses.

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.

- Installation of a driveway for egress would require the removal of multiple trees in the area. Increasing the parking spaces would also require the removal of trees on the site.

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

- The proposed use of the existing building is of a similar nature to the already established use. If correctly oriented to the street, inclusion of a drive to drop off children should not significantly hinder traffic in the neighborhood.

(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 of a near identical nature to the current use. Per Article XXVII, Section 2704 of the *Statesboro Zoning Ordinance*, employee parking

shall be provided at 1 ½ spaces per employee. Current parking plan shows 3 parking spaces and an employee entrance driveway.

(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 will be required for the facility expansion.

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

- Although an appraisal has not been done for the property it is unlikely that the proposed use will have additional effects on property values.

(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 plans express sufficient parking for projected staff, and should provide sufficient ingress and egress without impeding traffic on Hart Street.

(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 Staff.

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 consistent with the subject site's character area ("Established Residential") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use adequately mitigates negative effects of the use to the surrounding area's character, uses and zones. The subject site is located within an area, which houses homes generally constructed in the late 19th to early 20th century and serves a commercial purpose to the surrounding neighborhood connected to downtown.

Article XXVII (Daycare) of the Statesboro Zoning Ordinance restricts group daycares to the CR (Commercial Retail), HOC (Highway Oriented Commercial), CBD (Central Business District), and LI (Light Industrial) zoning districts. Section 2704 lists nine (9) minimum conditions for Mayor and City Council to consider when granting a proposed group daycare in a building also occupied as a residential dwelling.

A) The premises on which the child care use is established shall have access on a thoroughfare adequate for traffic.

- The site is located at the corner of Lee Street and Hart Street, and will implement a drive not impacting Hart Street directly.

B) The child care facility shall contain not less than 30 square feet of indoor play area for each child at maximum enrollment and not less than 100 square feet per child of outdoor play area at maximum enrollment.

- The building would require 450 square feet of heated floor space to meet this requested 30 square feet for a total of 15 children. The heated square feet of the main building is 1570. The maximum percentage of square feet would only equate to 392 in the main building. The addition of the floor space provided by the existing garage area would provide an additional 378 square feet which would be sufficient for the request upon completion.

C) The outdoor play areas shall be fenced with fencing not less than four feet in height.

- Current fencing has sufficient height, but the increase in the number of students will require the expansion of the fencing area.

D) The premises must contain adequate off-street loading and unloading.

- Implementation of the new driveway in the front should provide sufficient ingress and egress for drop-off and pickup.

E) In premises also occupied as a dwelling, the day care portion of the dwelling shall not occupy over 25 percent of the heated square feet of the dwelling.

- Providing care for the 15 children would occupy greater than 25% of the main building. The connecting building will provide additional square footage for the facility. The new total square footage of the location would be 1948 square feet.

F) All signs shall be in compliance with the City's existing sign ordinance.

- Signage already exist at this location. Any new signage must adhere to the requirements of Sign District 1.

G) Off-street parking for employees shall be provided at the rate of one and one half parking spaces per employee.

- Preliminary parking plan shows that there are a total of 5 spaces (2 handicap) on the site.

H) The applicant must provide a site plan indicating parking, pick-up and drop-off points, and playground area.

- The applicant has provided a preliminary parking plan, showing specific items regarding both parking and playground area.

I) Any other conditions that City Council may deem necessary to promote the health, safety, and welfare of the neighborhood.

- There are no noted additional safety concerns at this time.

Subject Property



Western Property



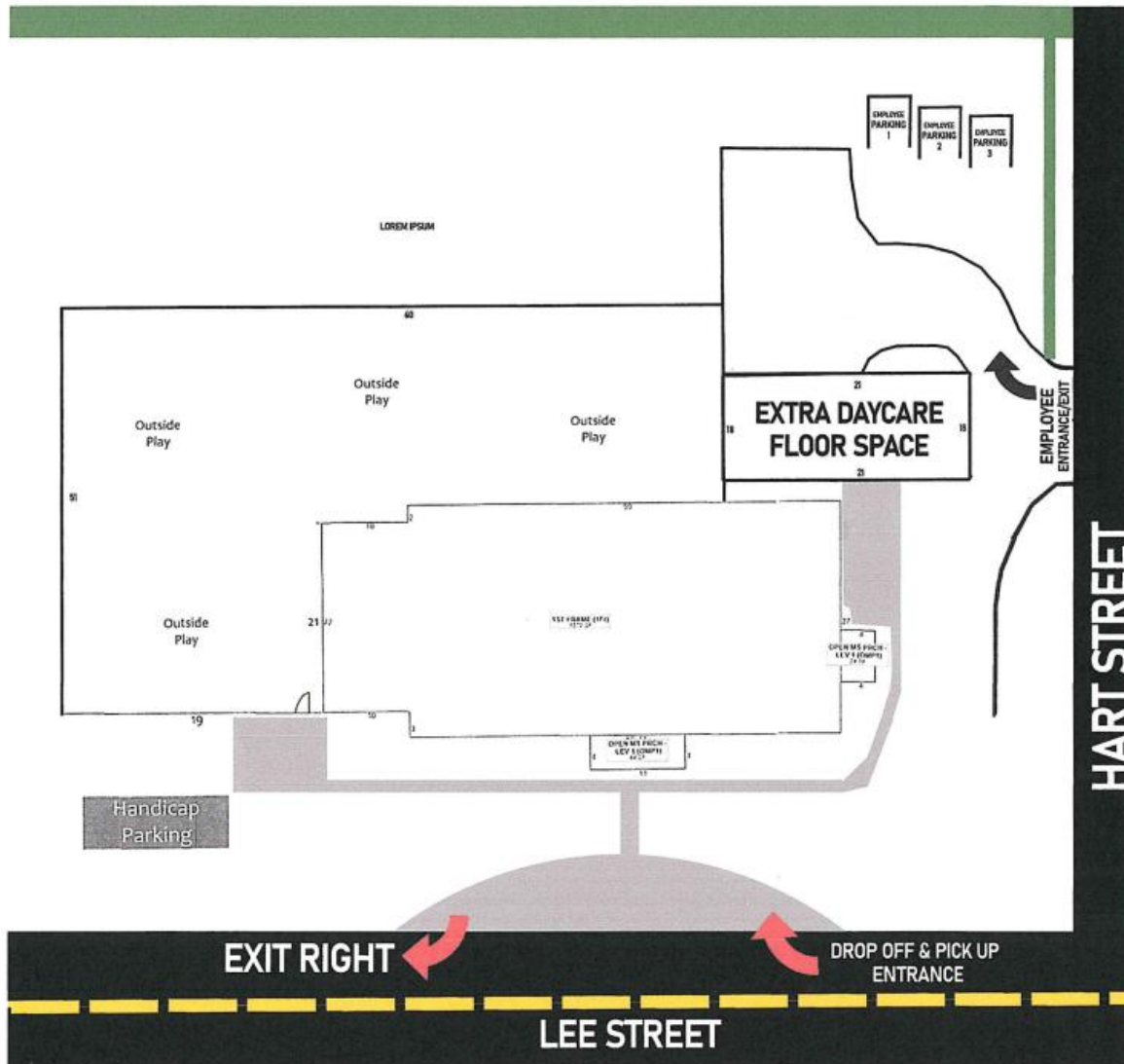
Northern Property



Southern Property



Preliminary Parking & Ingress



STAFF RECOMMENDATION

Staff recommends Approval of **SE 22-05-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) An occupational tax certificate will not be issued without the submission of a building permit application showing an addition of square footage reflecting the ratio associated with hosting 15 children (450 square feet).
- (2) The business must adhere to all requirements listed by the state of Georgia for the operation of a Child Care Learning Center.
- (3) Approval of the special exception does not grant the right to conduct renovations to the facility. All renovations must be completed through the building permit application process.
- (4) The outdoor play area must be expanded to suit the maximum number of children allowed under the facility type.
- (5) The daycare facility may not exceed a total space beyond 487 square feet of the heated floor space of the home, as determined by the ratios reflected for home occupations.



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

P.O. Box 348
 Statesboro, Georgia 30458

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

**RZ 22-05-04
 SPECIAL EXCEPTION REQUEST
 S&S Railroad Bed Road**

LOCATION:	S&S Railroad Bed Road
EXISTING ZONING:	R10 (Single-Family Residential)
ACRES:	14.05 acres
PARCEL TAX MAP #:	107000007000 & 107000006A000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Land
PROPOSED USE:	Townhome Subdivision



PETITIONER W&L Developers, LLC
ADDRESS 1803 Wadley Coleman Lake Road, Midville, GA 30458

REPRESENTATIVE Marcus Sack
ADDRESS P.O. Box 649, Hinesville, GA 31310

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the R10 (Single-Family Residential) zoning District to the PUD (Planned Unit Development) zoning district on 14.05 acres of vacant land on S&S Railroad Bed Road, for the purposes of constructing 48 townhome units. The property was annexed into the city in 2020 with the R10 (Single-Family Residential) zoning classification.

PLANNING COMMISSION RECOMMENDATION

RZ 22-05-04 CONDITIONAL APPROVAL

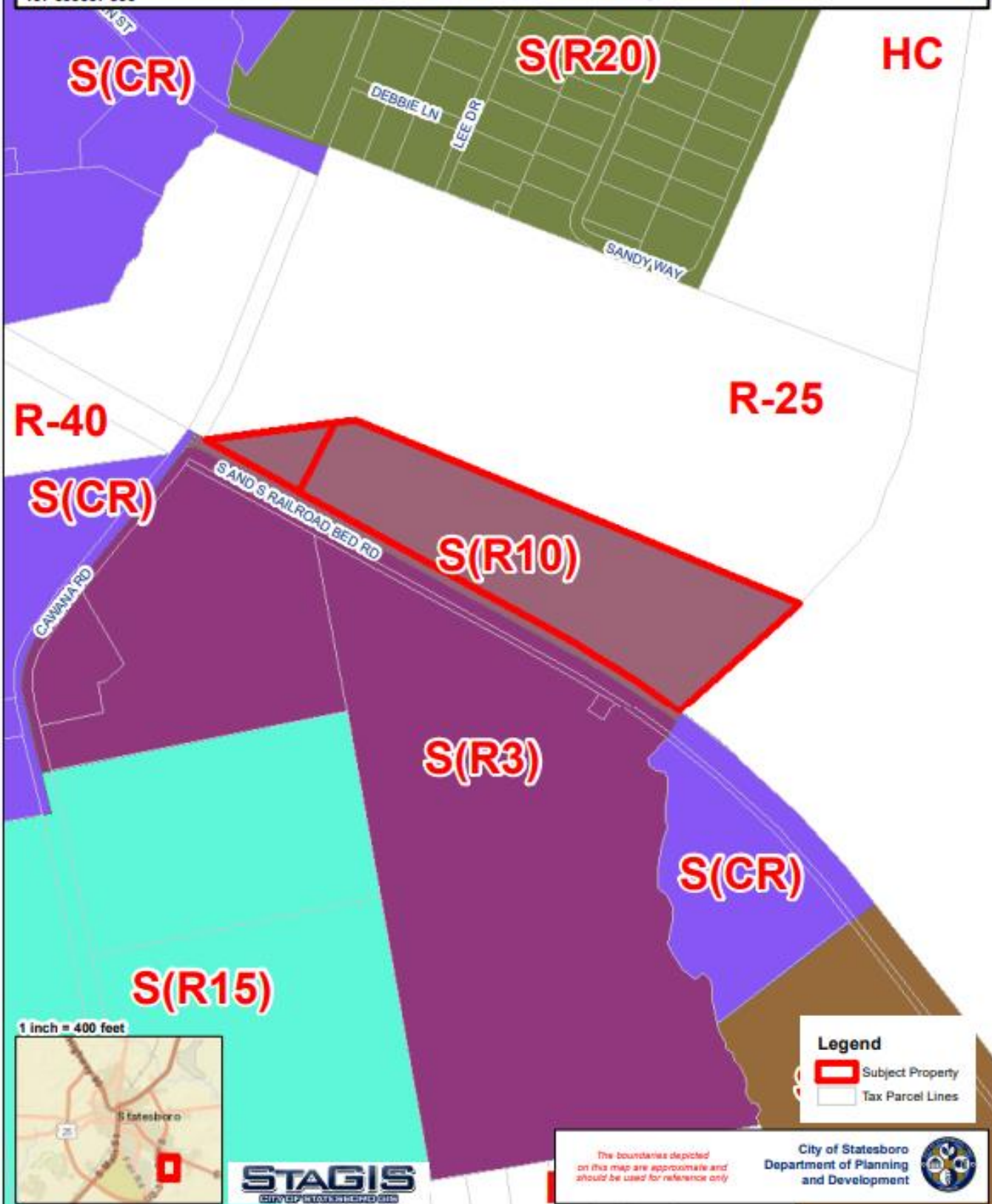
Case # RZ 22-05-04
S & S Railroad Bed Rd
Parcel: 107 000006A000 &
107 000007 000

Location Map



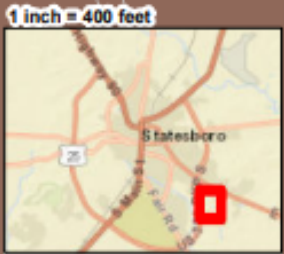
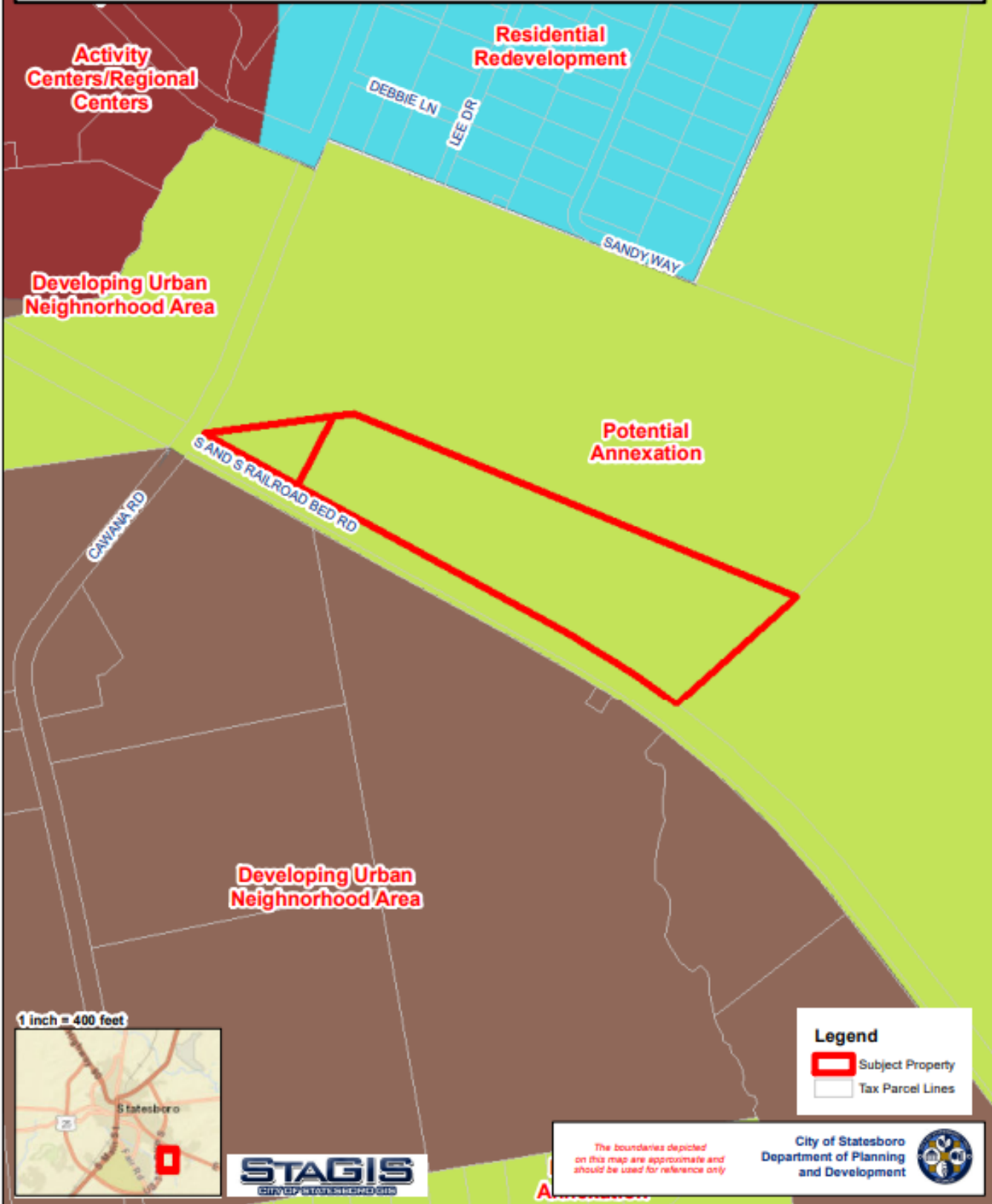
Case # RZ 22-05-04
S & S Railroad Bed Rd
Parcel: 107 000006A000 &
107 000007 000

Current Zoning Map



Case # RZ 22-05-04
S & S Railroad Bed Rd
Parcel: 107 000006A000 &
107 000007 000

Future Landuse Map

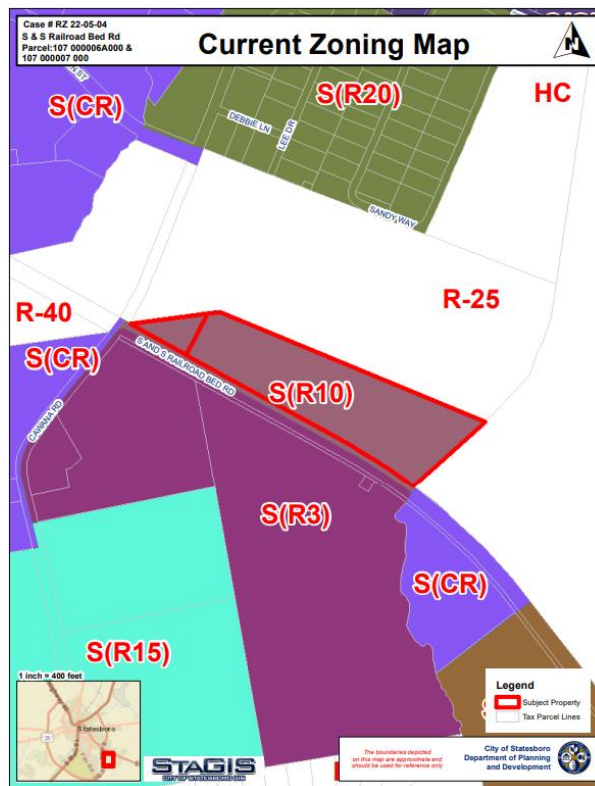


The boundaries depicted on this map are approximate and should be used for reference only

Legend

- Subject Property
- Tax Parcel Lines

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northeast	Location Area #2: R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northwest	Location Area #3: R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	Location Area #4: R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	Location Area #5: R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
Southwest	Location Area #6: R3 (Medium Density Residential)	Connection Church & Vacant Land
Southeast	Location Area #7: R3 (Medium-Density Residential)	Beacon Place
South	Location Area #8: R3 (Medium-Density Residential)	Beacon Place

SUBJECT SITE

The subject site is a vacant wooded 14.05 acre lot, adjacent to the already established Beacon Place multifamily subdivision. The property historically consisted of two lots which were combined for the purpose of redevelopment. The property has no historical usage.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands on the northeastern edge of the property. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City water or Sewer. Due to the proximity of the property, there would not be significant extension required for utility services on this location.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
 - The proposed use is of a lower density than the adjacent property. **The surrounding lots are zoned R3 (Medium-Density Residential), and R25 (County Residential)**, and are currently occupied by a mix of single-family homes, vacant land, and a multi-family subdivision.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will not likely reduce the overall value of property in the area.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - The property would serve as a higher use than currently serving. Due to the lack of proposed disturbance to the wetlands, the primary impact to the property would be on land that is mostly cleared.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site has not been developed at this time, and serves no general use for the public beyond vacant land to the side of the trail. The development

would serve the public by increasing the stock of housing options within the City limits.

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

- Initial evaluation of the property appears to make this property suitable for the requested use.

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 not been developed since acquisition of the property by the applicant in 2008. Surrounding development has been primarily residential in nature after annexation into the City.

7. The extent the proposed change would impact the following:

- Population density in the area.
 - Population density would increase as the development would add 48 dwelling units.
- Community facilities.
 - The development would increase the use on utilities at a slightly higher usage than if the property were developed in a single-family manner.
- Living conditions in the area.
 - The additional residential units should increase the living conditions in the area.
- Traffic patterns and congestion.
 - There would be an increase in traffic commensurate with the amount of units added. This traffic increase is along the lines of the projected increase in the annexation granted to the property.
- Environmental aspects.
 - There are significant wetlands on the northeastern side of the property. These will not be disturbed in the development of this project.
- Existing and future land use patterns.
 - There is a general residential development pattern in the area. This would be in alignment with that development type.
- Property values in the adjacent areas.
 - Additional development could drive the cost of surrounding property higher.

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

- The proposed commercial use of the property is consistent with the overall developmental design of the potential annexation area, and does meet the community desire to increase the housing stock within the City. As there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels.

Subject Property



Subject Property



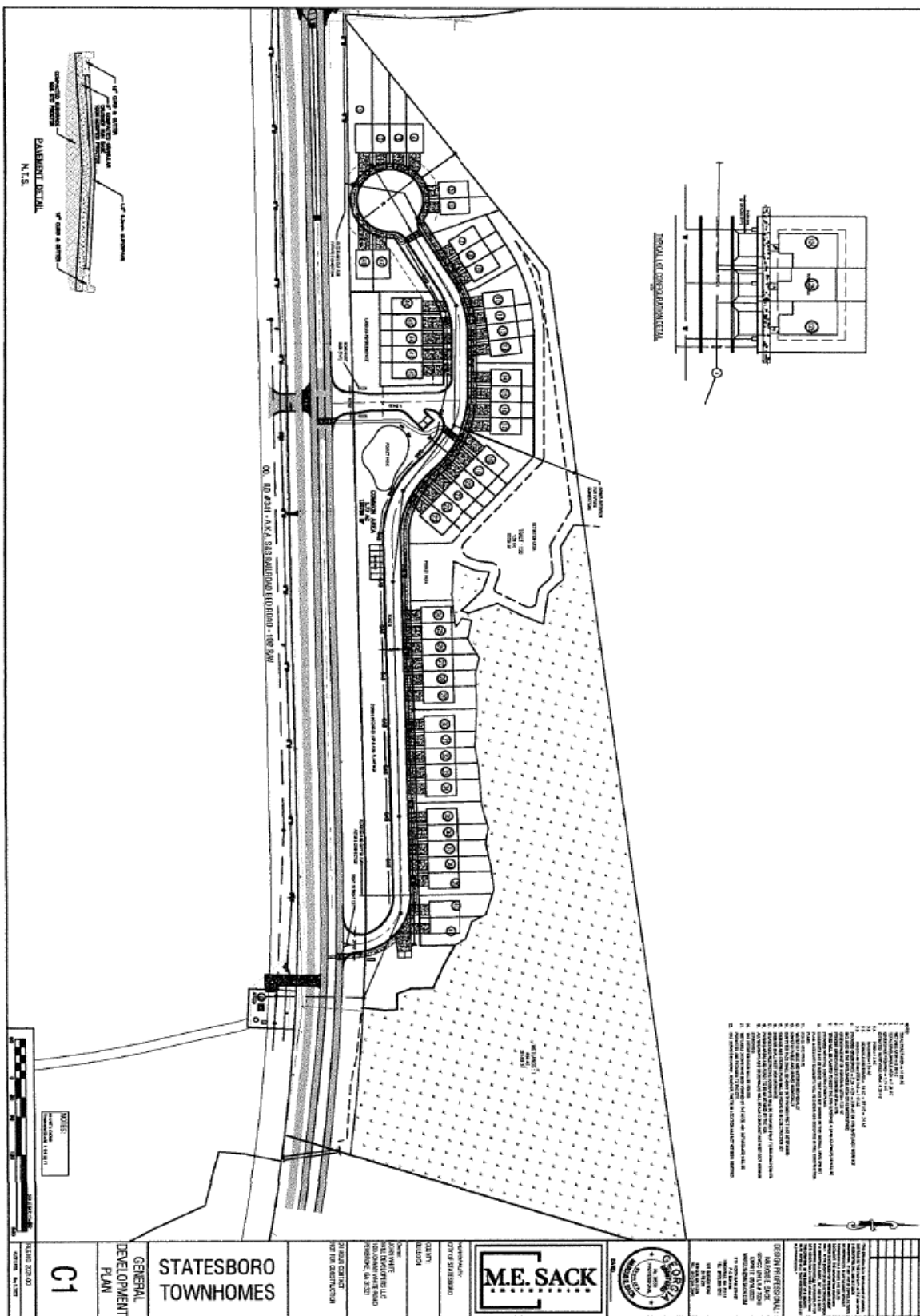
Southern Property



Southern Property



Proposed Development



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-05-04**. 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 Annexation & Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) The applicant must install a landscape buffer on S&S Railroad Bed Road of Elaeagnus pungens (Silverthorn) to complement the existing screening on the adjacent developments on the street.



June 1, 2022

Kathleen Field, Director of Planning & Development
City of Statesboro
50 East Main Street
Statesboro, GA 30458

1447 Peachtree Street, NE
Suite 850
Atlanta, GA 30309

Phone: 404.873.6730
www.tsw-design.com

Principals:
William Tunnell
Jerry Spangler
Thomas Walsh
Bryan Bays
Caleb Racicot
Adam Williamson
Heather Hubble

RE: Townhouse Developments

Dear Director Field,

I am writing this letter on behalf of the TSW Team to offer suggestions on the development of townhouses/attached single-family dwellings in Statesboro. These suggestions are based on our work preparing the Code Diagnostic Report Policy Analysis, our experiences in other communities, and best practices.

Background

In recent years, there has been a renewed interest in building townhouses/attached single-family dwellings across the nation. Several factors contribute to this, including:

- Strong housing demands and rising home prices;
- Rising construction costs and land costs;
- Limited land availability in desirable locations;
- Lower maintenance (versus detached single-family dwellings);
- Financial advantages for buyers and sellers; and
- Lifestyle trends.

In response, many communities have adopted standards to ensure a minimum level of quality for these developments.

In Statesboro, a lack of townhouse standards was identified as a weakness in the Code Diagnostic Report and will be addressed as part of the code rewrite. This letter provides an overview of potential standards that will be considered and could be applied to pending townhouse proposals while the code is being updated.

Potential Standards

The following standards are often applied to townhouses across Georgia and should be considered for their appropriateness in Statesboro. Generally, these standards seek to ensure a high quality of life for townhouse residents, while benefiting the city.

Site Design

- At least 5 to 10% of the site must be amenity space.

Amenity space is usually defined as any at-grade outdoor area of at least 100 square feet intended for use by the occupants, invitees, and guests of the development and specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater features, and nature water bodies.

Amenity spaces often include:

- *Playgrounds;*
 - *Pool areas;*
 - *Tennis courts, basketball courts, and similar uses;*
 - *Yards, lawns, and gardens;*
 - *Hardscape areas improved for pedestrian enjoyment; and*
 - *Wooded areas.*
- No on-site parking is allowed between the building and internal or external street, except in driveways that conform to city standards.
 - No garage entrances may face an external street and no alley/driveway may be between an external street and the closest building.
 - Alleys/rear driveways are required, except where impractical due to site size, shape, or topography, to avoid garage doors along internal streets.
 - Internal streets must provide sidewalks on any side that adjoins on-site dwelling units and street trees are required on both sides. Street trees must be spaced an average of 50 feet on-center
 - A continuous paved pathway or sidewalk system must be provided to connect on-site amenity spaces, on-site dwelling units, and external sidewalks.
 - Sites with more than 50 units must provide at least two points of vehicular access.
 - Street connections or future street connection must be provided to adjacent properties likely to develop or redevelop.
 - Along external streets, townhouse sites not in a downtown or mixed-use area must include a 10-to-30-foot landscape strip containing a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30 feet on-center).

Lot Design

- Each dwelling unit must occupy its own lot at least 20 feet wide and 50 feet deep.
- When garage doors face a street, the minimum building setback from the back of the required sidewalk is 20 feet, to prevent cars from overhanging the sidewalk.
- When garage doors do not face a street, the minimum building setback is 10 feet and the yard must be landscaped.

Building Design

- No townhouse row may contain more than six units.
- No more than three adjacent units may have the same front façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.
- A front porch or stoop is required and must be connected to the adjacent required sidewalk by a walkway at least 3 feet wide.
- Portions of lots and buildings along external streets must include the following when visible from such streets:
 - Window treatments, such as trim and shutters, similar to the front.
 - Architectural treatments similar to the front facade.
- Exterior wall finish materials are limited to:
 - Painted or unpainted brick, including half-depth brick, thin brick, and simulated brick veneers;
 - Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone; and
 - Cement-based artificial wood siding; shakes and shingles.

Other

- Each unit must be separately metered for all utilities
- Shared walls between units must be fire-rated and extend from the foundation to the roof decking of the structure.

We encourage the City to consider the appropriateness of these and other standards as it reviews townhouse proposals while the new code is being written.

Sincerely,



Caleb Racicot
Principal