



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**June 6, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. April 4, 2023

**IV. New Business**

1. **APPLICATION RZ 23-04-02:** Bel Air Estates Inc. requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-6 (Single-Family Residential) zoning district in order to develop approximately 126 homes on approximately 36.55 acres of property located on Beasley Road (Tax Parcel# MS91000013 000).
2. **STATESBORO UNIFIED DEVELOPMENT CODE:** Planning Commission reading and recommendation on the Statesboro Unified Development Code.
3. **APPLICATION RZ 23-05-01:** Joseph Lanier requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of an approximately 2.59 acre property in order to develop single family homes at 218 Hill Street (Tax Parcel S39000043 000).
4. **APPLICATION RZ 23-05-02:** Jamee & Michael Chalker requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the LI (Light Industrial) zoning district in order to place a higher intensity granite fabrication shop at 2735 Northside Drive West (Tax Parcel# S08 000072 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**April 4, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Benjamin McKay, Cathy Dixon, Ronald Simmons and James Thibideau; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), John Washington (Director of Public Works & Engineering), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) **Absent:** Michele Hickson, James Byrd Sr. and Jamey Cartee

**I. Call to Order**

Commissioner McKay called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner McKay led in the invocation & pledge.

**III. Approval of Minutes**

1.) March 21, 2023 Meeting Minutes.

**IV. New Business**

1. **APPLICATION RZ 23-03-03:** Ball Company, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district on approximately 32.16 acres in order to construct 126 townhome units at the terminus of Timber Road, South of Quail Run Subdivision (Tax Parcel # MS38 000068 001).

Applicant withdrew their application.

2. **APPLICATION RZ 23-03-04:** Long Company Limited requests a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.65 acres of property in order to construct approximately 7 triplexes at 310 Myrtle Crossing Drive (Tax Parcel # MS48000011 053).

Kathy Field introduced case 23-03-04. Commissioner Simmons made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 4-0. Vincent Borkowski was introduced as the representative for the residence of myrtle crossing who are opposed of the said rezone. Vincent Borkowski explained that the potential traffic that would come through their

neighborhoods would be dangerous. Mr. Borkowski also had concerns that their property values would not increase if we the city approved the rezone. Commissioner Thibideau made a motion to close the public hearing with a second from Commissioner Simmons. The motion passed 4-0. Commissioner Simmons made a motion to deny the application. Commissioner Thibideau seconded and the motion passed 4-0.

### **3. Announcements**

Kathy Field announced that the Department of Planning & Development is still working on the new zoning ordinance.

### **4. Adjourn**

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

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**Chair – James Byrd Sr.**

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



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**Statesboro Planning Commission**

**May 2, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

- I. Meeting was Cancelled due to lack of agenda items

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**Chair – James Byrd Sr.**

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



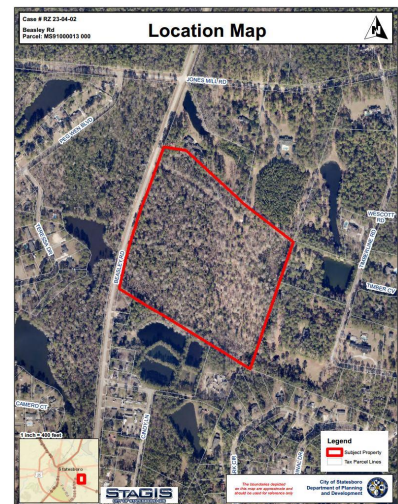
## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

### RZ 23-04-02 ZONING MAP AMENDMENT REQUEST BEASLEY ROAD

<b>LOCATION:</b>	Beasley Road
<b>EXISTING ZONING:</b>	R-40 (Single-Family Residential - County)
<b>ACRES:</b>	36.55 acres
<b>PARCEL TAX MAP #:</b>	MS91 000013 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr) – (Projected)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER** Bel Air Estates  
**ADDRESS** P.O. Box 964; Statesboro GA, 30458

**REPRESENTATIVE** Lehman Franklin  
**ADDRESS** P.O. Box 964; Statesboro GA, 30458

### PROPOSAL

The applicant is requesting an Annexation by the 100% method of approximately 36.55 acres of property on Beasley Road. The applicant also requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-6 (Single-Family Residential) zoning district to allow for the development of 126 Single-Family Homes.

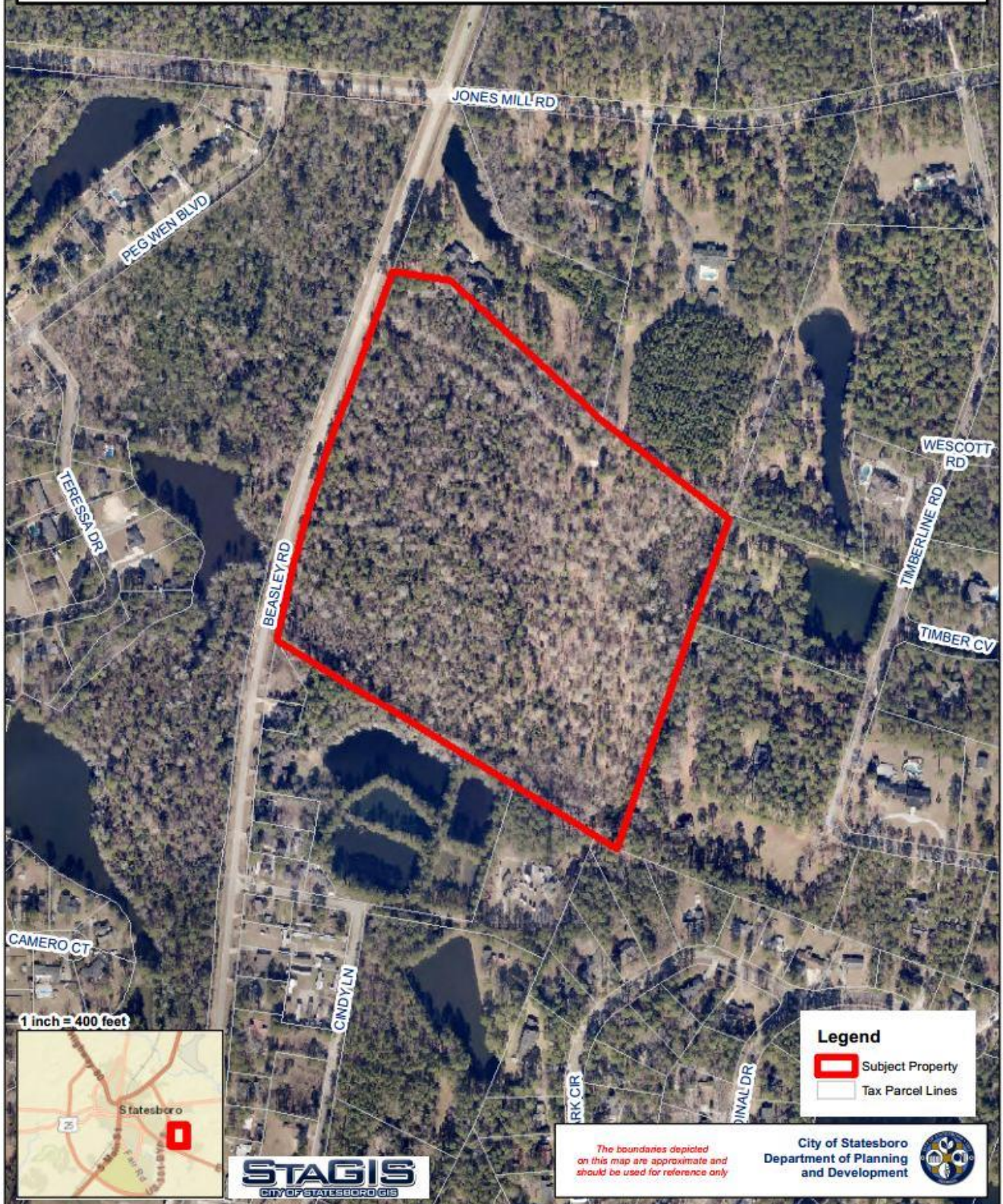
### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 23-04-02 – CONDITIONAL APPROVAL**

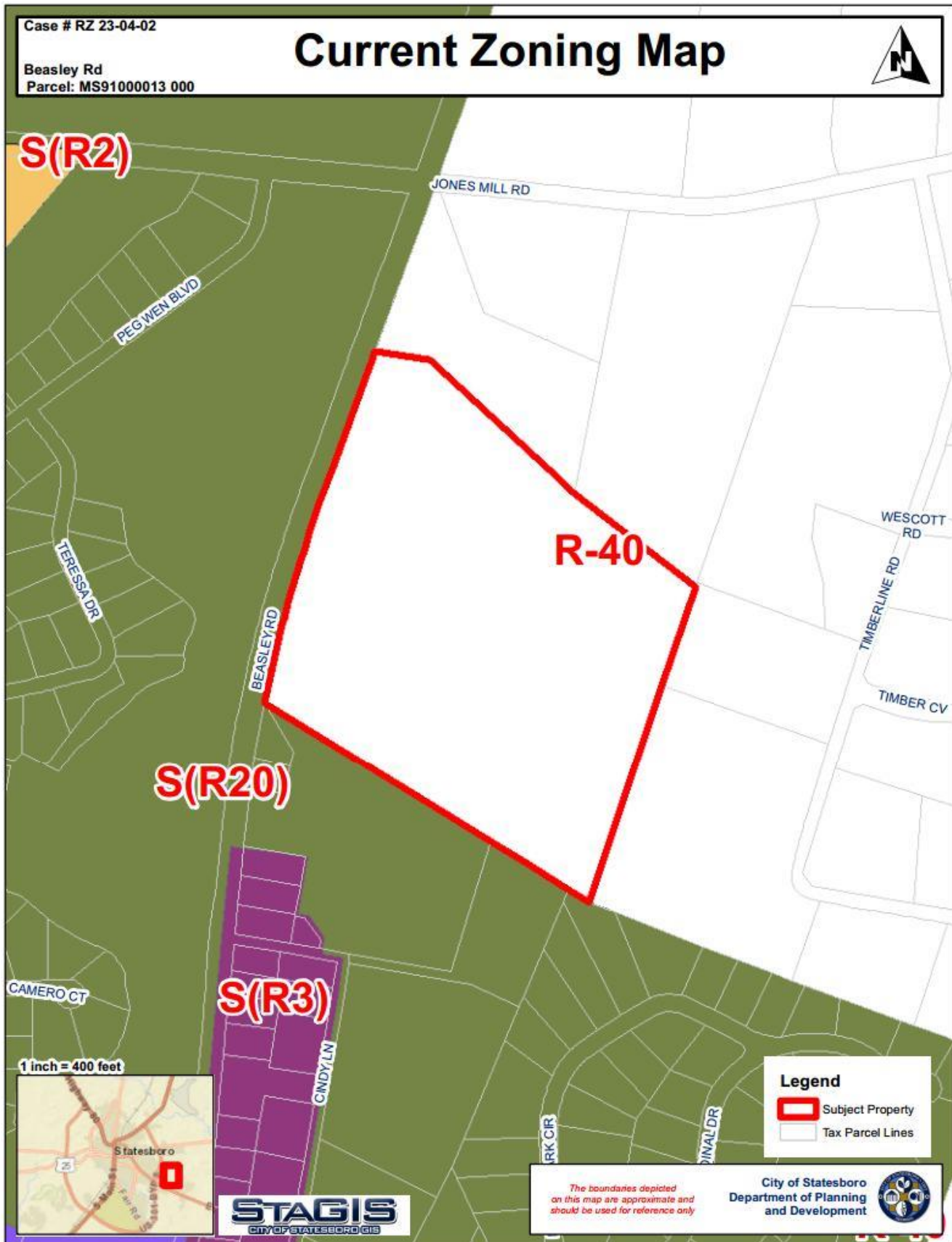


Case # RZ 23-04-02  
Beasley Rd  
Parcel: MS91000013 000

# Location Map



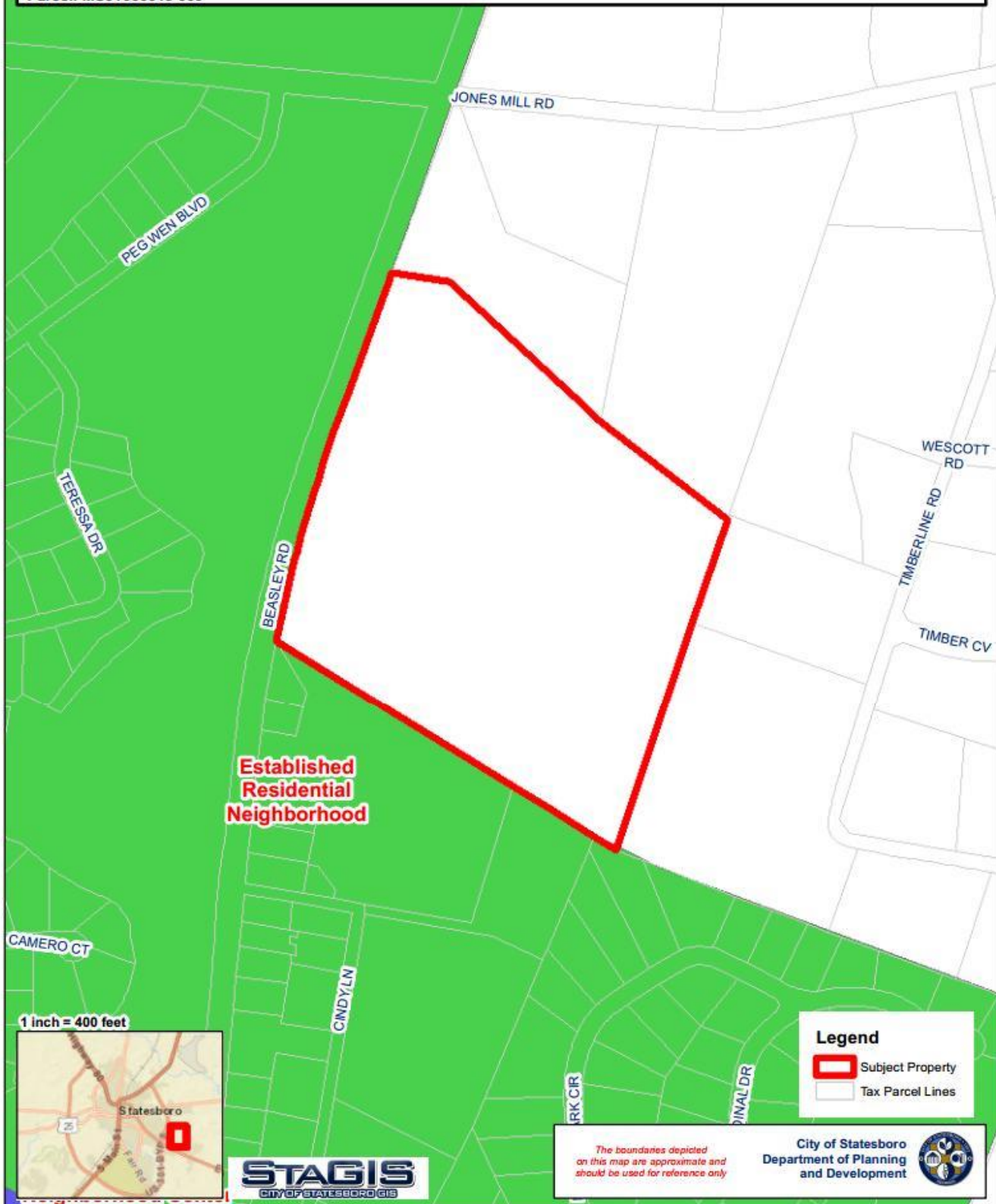




Case # RZ 23-04-02

Beasley Rd  
Parcel: MS91000013 000

# Future Landuse Map







SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	<b>Location Area #2:</b> R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	<b>Location Area #3:</b> R-20 (Single-Family Residential)	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R-40 (Single-Family Residential)	Single-Family Residential Dwelling
West	<b>Location Area #5:</b> R-20 (Single-Family Residential)	Rural/Open Land
Southwest	<b>Location Area #6:</b> R-20 (Single-Family Residential)	Rural/Open Land
Southeast	<b>Location Area #7:</b> R-20 (Single-Family Residential)	Rural/Open Land
South	<b>Location Area #8:</b> R-20 (Single-Family Residential)	Single-Family Residential Dwelling

**GENERAL ZONING NOTES (R-6 & R-6.5 RESIDENTIAL)**

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
1.0 AC	100 FT	30 FT	10 FT	10 FT	30 FT	10 FT	10 FT	30 FT	10 FT	10 FT
0.5 AC	75 FT	20 FT	10 FT	10 FT	20 FT	10 FT	10 FT	20 FT	10 FT	10 FT
0.25 AC	50 FT	15 FT	10 FT	10 FT	15 FT	10 FT	10 FT	15 FT	10 FT	10 FT
0.15 AC	35 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.10 AC	30 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.075 AC	25 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.05 AC	20 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.035 AC	15 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.025 AC	12 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.015 AC	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.01 AC	8 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0075 AC	7 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.005 AC	6 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0035 AC	5 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0025 AC	4 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0015 AC	3 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.001 AC	2 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00075 AC	1 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0005 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00035 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00025 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00015 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0001 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000075 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00005 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000035 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000025 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000015 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.00001 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0000075 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000005 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0000035 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0000025 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.0000015 AC	0 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
0.000001 AC	0 FT	10 FT								

## **SUBJECT SITE**

The subject site is a vacant wooded lot consisting of approximately 36.55 acres. The property is currently undeveloped, and has no historical development listed. The property is contiguous to the City Limits, allowing eligibility for annexation. The applicant intends to construct single-family homes with an estimated price point of \$300,000.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not include this property as a character area. The nearest existing designation lists as the Established Residential Area. The *Smart Bulloch 2040 (Bulloch County Comprehensive Plan)* does show this area as a part of the Suburban Neighborhood character area, which is comparable to the Established Residential character area.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property listed for annexation does contain some wetlands to the northeast, southeast as well as the northwest of the property. At this time a full delineation of wetlands would be required to finalize project plan.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but initial discussion with the developer has determined that water, sewer, and gas can be extended to serve the site.

## **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 a substantial increase in the density of zoning in the surrounding area. Although there are nearby general subdivisions in the area, the area itself is near the existing Highway 80 East.

### **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 by providing additional housing to the area. Development standards for the R-6 are limited under the current ordinance, but development would be under the revisions of the Unified Development Code. In addition, any wetland disturbance must be resolved through the Army Corps of Engineers.



- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - As the site has not been developed, the general use allowed will create additional housing in the community, which is likely to continue primarily in the southern section of the City.
- 5. The suitability of the subject property for the zoned purposes.**
  - This property is not currently in the City as large scale land developments at this time are not easily located. This project has close proximity with the City and is in an area primarily built around lower density housing development.
- 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 no existing development on it at this time.
- 7. The extent the proposed change would impact the following:**
  - Population density in the area.
    - The population density would increase as a result of this new development in the area.
  - Community facilities.
    - There will need to be some expansion of the existing facilities in the area to ensure that the property can be appropriately served.
  - Living conditions in the area.
    - The addition of this property would increase the housing stock in the area. The development of these homes would help in meeting the approximate 235 single-family detached unit demand as identified in the *2021 Citywide Housing Study & Needs Analysis*. This need will be significantly higher with the continued development of the Hyundai facility and other industrial development in the region.
  - Traffic patterns and congestion.
    - Congestion of this road may be an issue. Traffic in the area would need to exit on either Jones Mill Road to the north (which has been approved for additional new development) or Highway 80 East to the South. Jones Mill Road does not have a lighted intersection.
  - Environmental aspects.
    - Wetlands may be affected by this development although no formal development plans have been submitted to show otherwise. The applicant has provided a sketch plan showing additional buffering in the area, and would be required to meet all regulations outlined in the tree ordinance.
  - Existing and future land use patterns.
    - Development in the area is primarily low-density, single-family residential development as this is considered a part of Bel Air Estates.

- 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.**

- There are no municipal governmental plans designating this location for a predetermined use type, but the proposed use is generally in alignment with the area, albeit on smaller lots. This development type is not unlike the surrounding general area, but the density difference is of note.

**Subject Property**



**Western Property**





**Northern Property**



**Southern Property**



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

Staff recommends **Approval of RZ 23-04-02-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) Prior to construction commencement, the applicant must ensure that the completion of a traffic study is submitted to the City Engineering Department for the purpose of confirming any possible traffic calming opportunities.
- (3) A Subdivision PLAT must be submitted and recorded before the issuance of any Land Disturbance permits for the project.



## ZONING SERVICES REPORT

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### RZ 23-05-01 ZONING MAP AMENDMENT 218 HILL STREET

<b>LOCATION:</b>	218 Hill Street
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	2.59 Acres
<b>PARCEL TAX MAP #:</b>	S39 000043 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Wooded Lot
<b>PROPOSED USE:</b>	Single-Family Homes



**PETITIONER** Joseph Lanier  
**ADDRESS** 4 Forest Pines Drive; Statesboro GA, 30458

**REPRESENTATIVE** Mitchell Ball  
**ADDRESS** 1201 Brampton Ave; Statesboro, GA 30458

### PROPOSAL

The applicant requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the R-6/R-15 (Townhouse Residential) zoning districts, in order to construct an 11 single-family detached homes at 218 Hill Street.

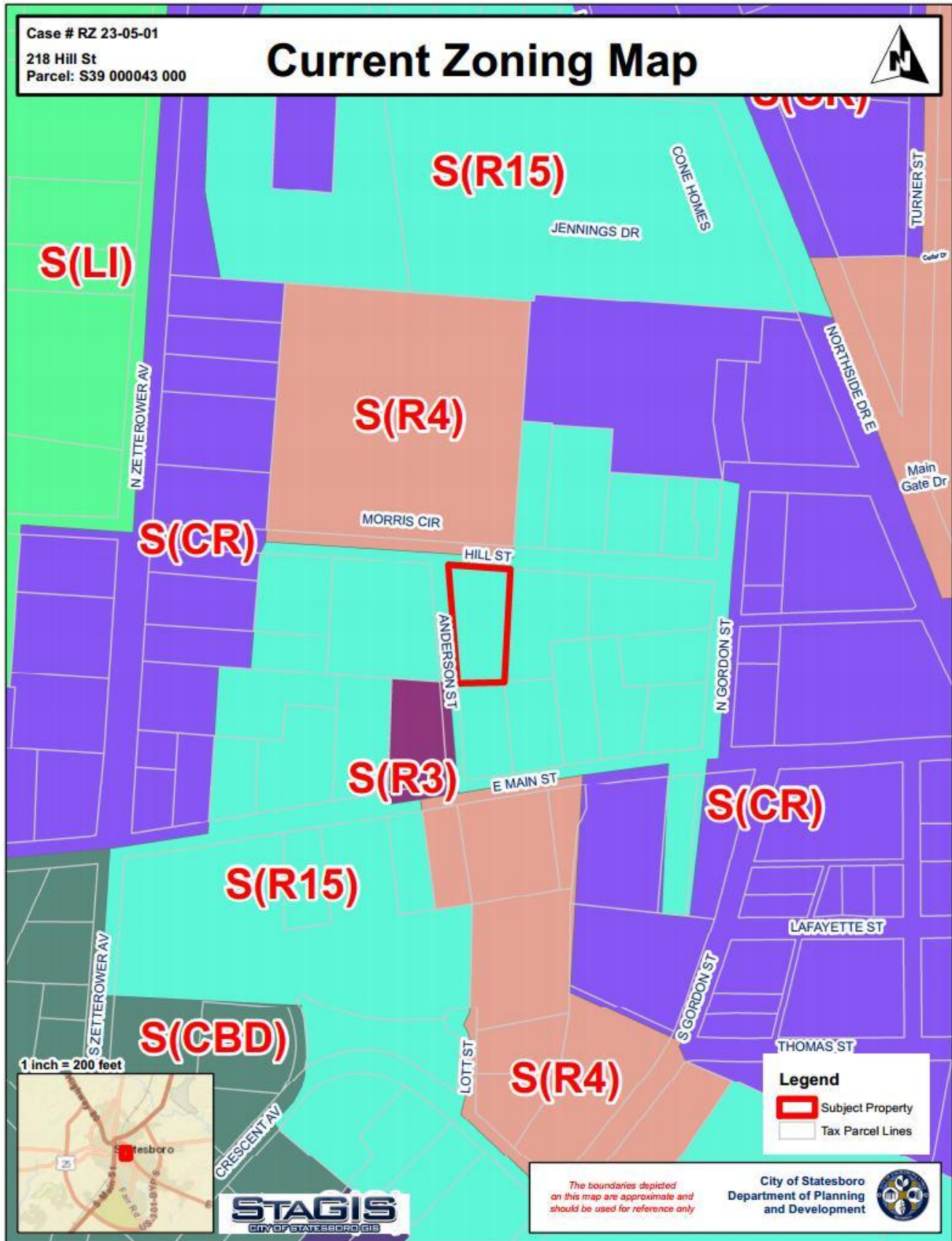
### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 23-05-01 CONDITIONAL APPROVAL**



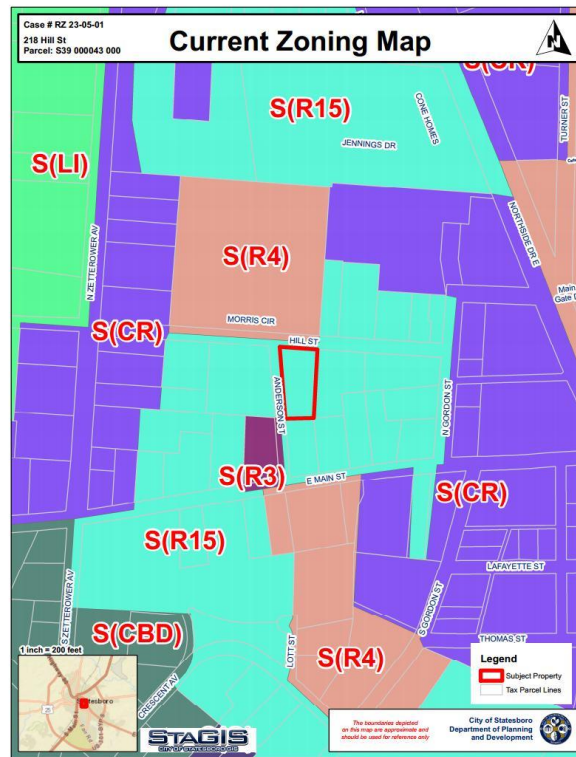












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> R-4 (High-Density Residential)	Statesboro Housing Authority
Northeast	<b>Location Area #2:</b> R-15 (Single-Family Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> CR (Commercial Retail)	Commercial Retail
North West	<b>Location Area #4:</b> R-4 (High-Density Residential)	Statesboro Housing Authority
Southeast	<b>Location Area #5:</b> CR (Commercial Retail)	Commercial Retail
South	<b>Location Area #7:</b> R-15 (Single-Family Residential)	Single Family Dwelling
Southwest	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Single Family Dwelling
West	<b>Location Area #9:</b> R-3 (Medium-Density Residential)	Single-Family Dwelling

## **SUBJECT SITE**

The subject site consists of a recently combined parcel consisting of approximately 2.59 acres and an existing home which will be demolished.

The intent of the applicant is to amend the zoning to the Northern portion of the site in order to allow for the development of approximately 6000 and greater square foot lots on Hill Street, while maintaining approximately 15,000 square foot lots on East Main Street.

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

## **ENVIRONMENTAL SITE ANALYSIS**

The property does not appear to contain wetlands on the site. There are no flood zones being projected on the site. There are some heritage and historic trees on the site, which the owner would look to retain if possible.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities. The existing access on Anderson Street would require some improvements to allow for better traffic flows, but this is currently a City Street. Some additional right-of-way may be required to ensure the street is sufficiently wide, but this would be resolved during the plan review process.

## **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 made up of a variety of uses as it is a historically small commercial and residential scale neighborhood. The lots would provide a general increase in single-family residences.

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

- Although an appraisal has not been conducted, it is staff’s belief that property values would increase based the proposed development.

### **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 development would provide additional housing units of varying size lots, but generally would be an improvement to the overall housing stock. Additionally, these would be single-family homes.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
    - The property is currently underutilized and would result in a significant improvement of usage if redeveloped.
  - 5. The suitability of the subject property for the zoned purposes.**
    - After a review of the site, and its proximity to the Gordon Street Urban Redevelopment Area, it is believed that this would be a suitable project.
  - 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 had no development on the site, although multiple considerations have been made for the area.
  - 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**
    - The proposed change would increase the density in the area, but not significantly enough to cause a negative impact to the overall area. Traffic in the area generally east and west, but the improvements to Anderson Street would allow for additional movement to the North.
  - 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*.



### Subject Property (Hill Street)



### Western Property





### **Southwestern Property**



### **Southeastern Property**





Exhibit One





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

Staff recommends Approval of **RZ 23-05-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):


- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) Due to the lot makeup, final subdivision of the property must be approved by the Mayor and City Council in accordance with Article 3, Section 3-1 of the *Statesboro Subdivision Ordinance*.
- (3) Sufficient Right-of-way must be granted to the City to ensure the appropriate road distance of Anderson Street.
- (4) The applicant must adhere to the Article II of the Urban Forest Beautification and Conservation Ordinance in order to preserve the heritage trees on the site under the guidance of the Tree Superintendent.



## ZONING SERVICES REPORT

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<b>RZ 23-05-02 ZONING MAP AMENDMENT REQUEST 2735 Northside Drive West</b>		
<b>LOCATION:</b>	2735 Northside Drive West	
<b>EXISTING ZONING:</b>	CR (Commercial Retail)	
<b>ACRES:</b>	2.04 acres	
<b>PARCEL TAX MAP #:</b>	S08 000072 000	
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)	
<b>EXISTING USE:</b>	Existing Commercial Building	
<b>PROPOSED USE:</b>	Commercial Building	

**PETITIONER** Jamee & Michael Chalker

**ADDRESS** 166 Woodlawn Ave; Bloomingdale GA, 31302

**REPRESENTATIVE** Joseph Buckles

**ADDRESS** P.O. Box 320; Register, GA 30452

<b>PROPOSAL</b>
The applicant is requesting a Zoning Map Amendment from the CR (Commercial Retail) zoning district to the LI (Light Industrial) zoning district in order to operate a Granite Fabrication Shop.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 23-05-02 DENIAL</u></b>

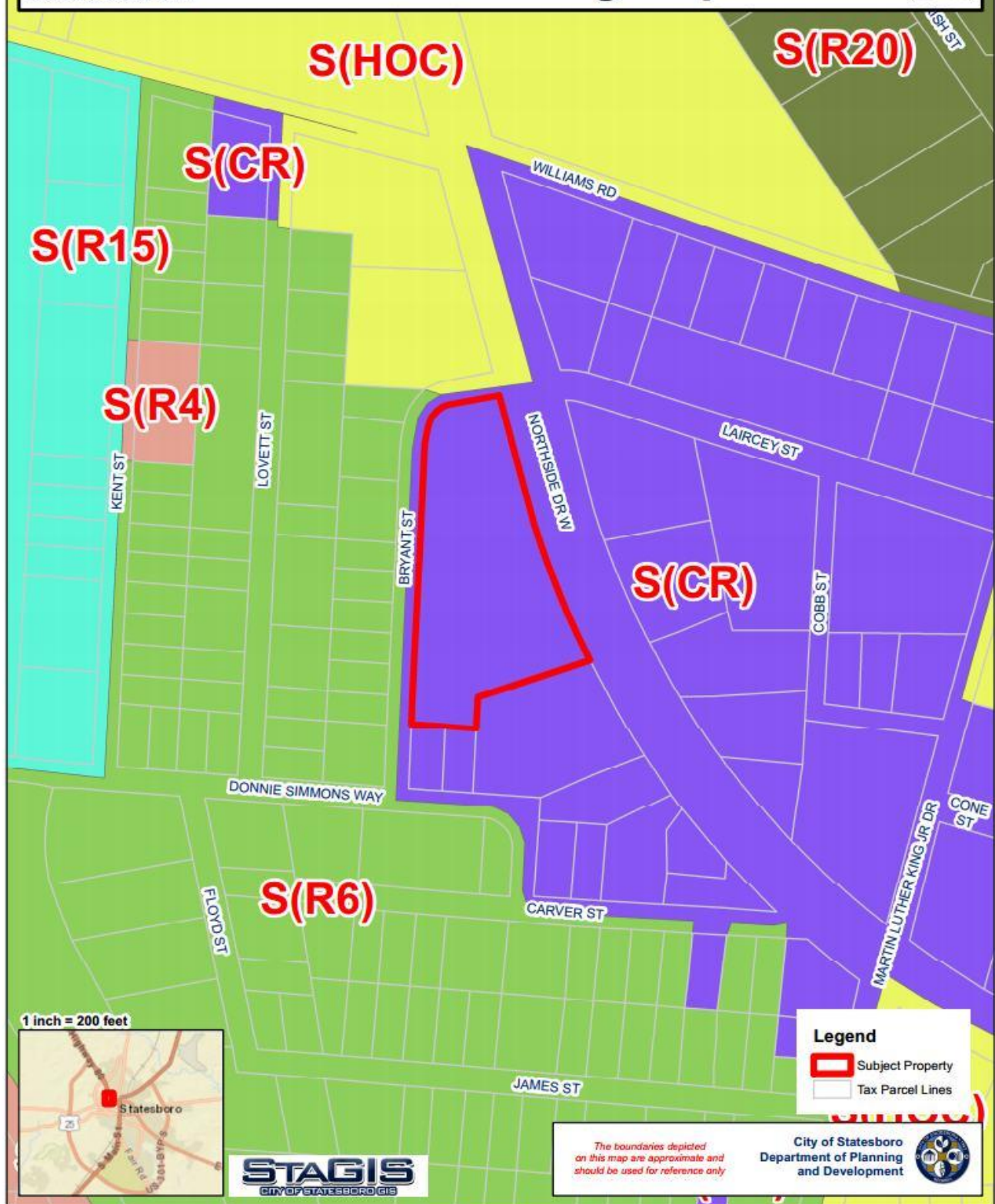






Case # RZ 23-05-02  
2735 Northside Dr W  
Parcel: S08 000072 000

# Current Zoning Map

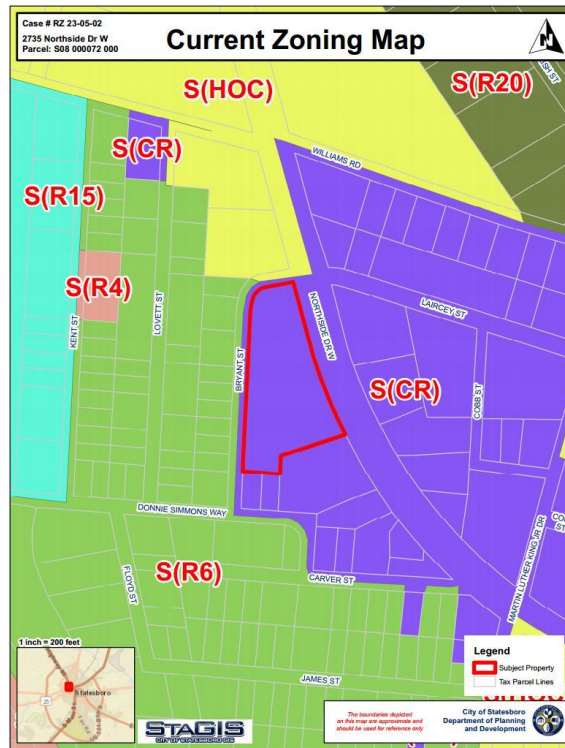


Case # RZ 23-05-02  
2735 Northside Dr W  
Parcel: S08 000072 000

# Future Landuse Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> HOC (Highway Oriented Commercial)	Vacant Lot
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Office Complex
Northwest	<b>Location Area #3:</b> R-6 (Single-Family Residential)	Undeveloped Land
East	<b>Location Area #4:</b> CR (Commercial Retail)	Office Building
West	<b>Location Area #5:</b> R-6 (Single-Family Residential)	Single-Family Home
Southwest	<b>Location Area #6:</b> R-6 (Single-Family Residential)	Single-Family Home
Southeast	<b>Location Area #7:</b> R-6 (Single-Family Residential)	Single-Family Home
South	<b>Location Area #8:</b> CR (Commercial Retail)	Tire Repair Shop

## **SUBJECT SITE**

The subject site is a vacant building on a 2.04 acre lot. The historical use of the property was considered industrial in nature, but the current zoning and surrounding zoning does not support for a full change of zoning on the property.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #3” which calls for varied scale commercial, retail and offices.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a flood plain.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property can access both city water and sewer. The property is located along a major highway and generally has no connectivity issues for traffic.

## **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 commercial but has the potential to generate more sound than normally expected.

### **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 does not significantly impact the surrounding 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 surrounding properties are primarily commercial in nature, although there is a residential neighborhood and a church to the immediate west of the site.

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

- The building has been vacant for a number of years, and there was no recent business license attached to the location.

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

- Initial evaluation of the property does cause concern regarding the adjacent neighborhood. The intensity of use of the proposed business may not be suitable, although the building is sufficient for this purpose.

### **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 did at one time serve as a type of fabrication shop.

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

- Population density in the area.
  - There would not be a population change based on this use.
- Community facilities.
  - The development already has access to City facilities.
- Living conditions in the area.
  - The living conditions in the area are not likely to change, if all production is contained within the building.
- Traffic patterns and congestion.
  - The existing building is vacant, but would have a minimal increase in general traffic to the area. Deliveries for large materials would be made to the site.
- Environmental aspects.
  - The existing building has limited greenspace, and would likely produce some increase in both noise and dust in the area. Recommendations for a reduction in overall negative impacts would need to be implemented.
- Existing and future land use patterns.
  - The subject site is adjacent to a number of other commercial uses, but is also adjacent to an existing neighborhood. The intensity of the use may be higher than generally desired near a commercial area.
- Property values in the adjacent areas.
  - The building is currently existing so it is unlikely to have a significant impact to surrounding property values.

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

- It is currently unclear if the proposed use is consistent with the provisions of the *2019-2029 Statesboro Comprehensive Master Plan*. The “Commercial Redevelopment” character area calls varied scale commercial and office uses, but this generally does not include industrial uses.

**Subject Property**



**Northern Property**





**Southern Property**



**Eastern Property**





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

Staff recommends **Denial of RZ 23-05-02** as it is staff's position that the proposed use is **inconsistent with the City's Comprehensive Plan, as well as negatively impacting the existing residential neighborhood to the immediate west.** 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 property. All construction must be reviewed and approved by the City.