



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 4, 2024

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 7, 2024

IV. New Business

1. **APPLICATION SE 24-05-01:** Sal Atta requests a Special Exception from Section 2.2.9 of the *Statesboro Unified Development Code* in order to allow for the establishment of a vehicle service station at 3101 Old Register Road (Tax Parcel # 076 00001 012).
2. **APPLICATION RZ 24-05-02:** The Young Men's Christian Association of Coastal Georgia, Inc. requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the MX (Mixed-Use) zoning district on approximately 8.29 acres of property in order to add services for a future daycare and medical office to the existing Y at 409 Clairborne Avenue (Tax Parcel # S53 000001 000).
3. **APPLICATION SUB 24-05-03:** Mitchell Ball requests a Preliminary Subdivision PLAT on approximately 32.16 acres in order to amend a previously approved single-family detached subdivision by increasing the unit count by 12 units on Stockyard Road (Tax Parcel # MS38000068 001).
4. **APPLICATION SUB 24-05-04:** Five Guys Development, LLC request a Preliminary Subdivision PLAT on 111.4 acres of property in order to develop approximately 185 units at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).
5. **APPLICATION SE 24-05-05:** CRE Impact BCM Southern Statesboro GA, LLC requests a Special Exception from Section 2.3.2 of the *Statesboro Unified Development Code* to allow for an approximately 1,000 square foot commercial space in a proposed multi-story apartment development located at 1701 Chandler Road (Tax Parcel # MS62 000001 000).

6. **APPLICATION SU 24-05-06**: CRE Impact BCM Southern Statesboro GA, LLC requests a Special Use Permit to allow for an increase in the allowed density of a proposed multi-story apartment development located at 1701 Chandler Road (Tax Parcel# MS62 000001 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

May 7, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Savannah Beck, Joseph Folsom, Len Fatica and James Thibodeau; **City of Statesboro Staff:** Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) **Absent:** Kathleen Field (Director of Planning & Development), Cathy Dixon, Ron Simmons, Matthew Lovett

I. Call to Order

Commissioner Fatica called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Fatica led in the invocation & pledge.

III. Approval of Minutes

1. April 2, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of April 2, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with a 4-0 vote.

IV. New Business

1. APPLICATION RZ 24-03-07: 3SD Investments, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order develop a townhome development of approximately 101 units on Cypress Lake Road (Tax Parcel# MS40000074A000).

Justin Williams introduced the case. Commissioner Thibodeau motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 4-0. Haydon Rollins (Hussey Gay Bell) spoke in favor of the application. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Folsom. The motion passed 4-0.

After discussion, Commissioner Thibodeau motioned to approve the request with a second from Commissioner Folsom. The motion passed 4-0.

2. APPLICATION V 24-04-01: Hartridge Realty, LLC request a variance from Section 1.1.4(C) – Transitional Provisions, of the Unified Development Code in order to complete construction of a previously reviewed Self-Storage Facility at on Henry Boulevard (Tax Parcel# MS84000102 07H).

Justin Williams introduced the case. Commissioner Thibodeau motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 4-0. Steve Rushing spoke in favor of the application. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Beck. The motion passed 4-0.

After discussion, Commissioner Beck motioned to approve the request with a second from Commissioner Folsom. The motion passed 4-0.

V. Announcements

Justin Williams spoke regarding the discussion of the potential resignation of Commissioner Simmons. Justin was instructed to provide a letter to Commissioners regarding the attendance policy if missing 3 meetings.

VI. Adjourn

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

Acting Chair – Len Fatica

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
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SE 24-05-01 SPECIAL EXCEPTION REQUEST	
LOCATION:	3101 Old Register Road
EXISTING ZONING:	MX (Mixed Use)
ACRES:	1.72 acres
PARCEL TAX MAP #:	076 000001 012
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant Vehicle Repair Shop
PROPOSED USE:	Vehicle Repair

PETITIONER S&K Investments of GA, LLC
ADDRESS 1415 Creekside Drive, Statesboro GA 30458

REPRESENTATIVE Same As Above
ADDRESS Same As Above

PROPOSAL
The applicant requests a special exception to utilize the existing car repair shop located at 3101 Old Register Road after expiration of the grandfather period.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>SE 24-05-01 CONDITIONAL APPROVAL</u>

Case # SE 24-05-01

3101 Old Register Rd
Parcel: 076 000001 012

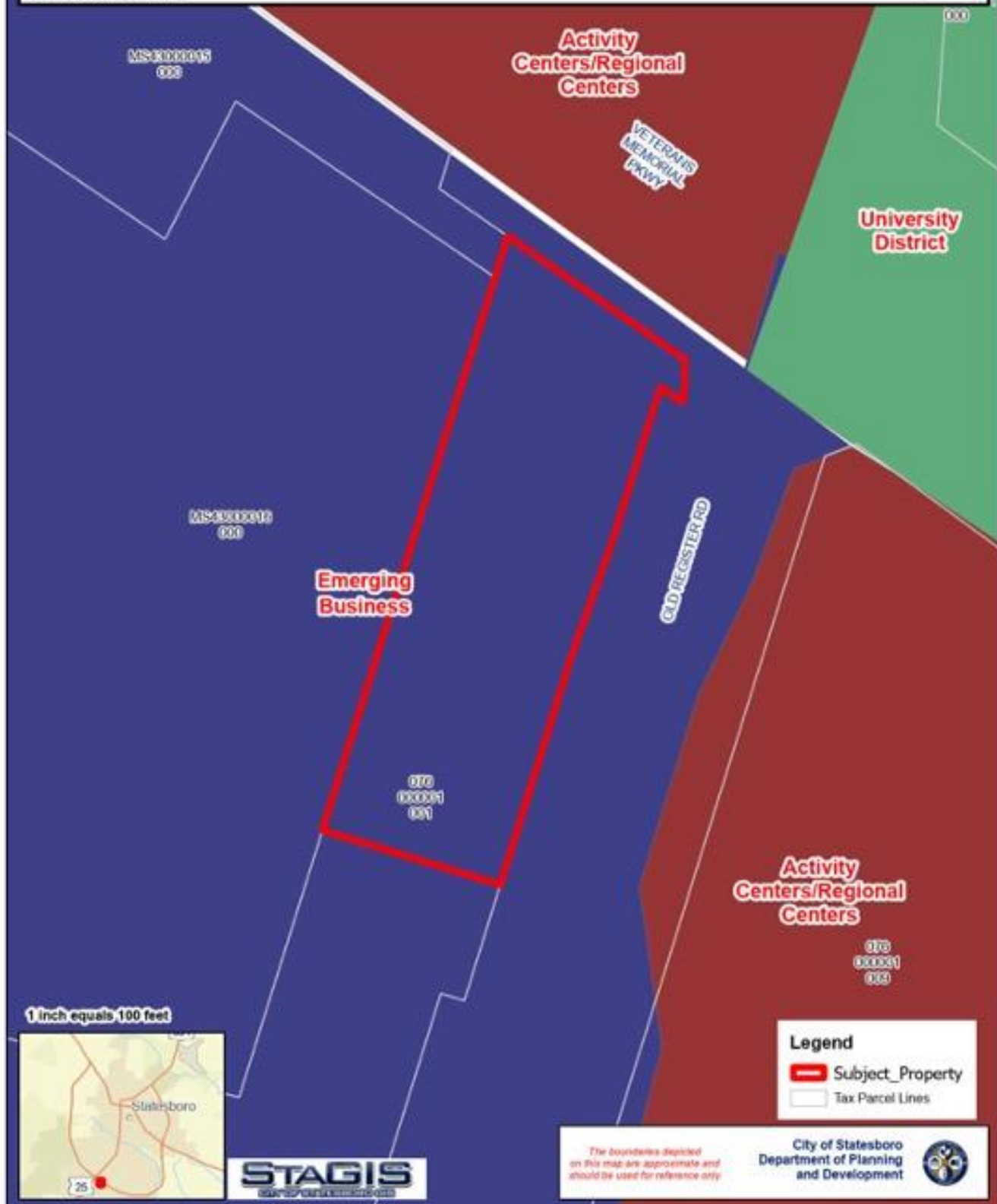
Location Map





3101 Old Register Rd
Parcel: 076 000001 012

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: EXPT (Exempt)	Georgia Southern University
Northeast	Location Area #2: EXPT (Exempt)	Georgia Southern University
East	Location Area #3: MX (Mixed-Use)	Publix Shopping Center
Northwest	Location Area #4: EXPT (Exempt)	Georgia Southern University
Southeast	Location Area #5: MX (Mixed –Use)	Publix Shopping Center
South	Location Area #6: PUD (Planned Unit Development)	Vacant (Future Tormenta Development)
Southwest	Location Area #7: PUD (Planned Unit Development)	Vacant (Future Tormenta Development)
West	Location Area #8: R-40 (Single-Family Residential - County)	Church Campus

SUBJECT SITE

The subject 1.72 acre site contains a multi-bay repair shop and storage yard. The property was historically a repair shop under the HC zoning district. Upon annexation into the City, the property was granted the CR (Commercial Retail) zoning district. Due to the original plan for the property to be utilized as general commercial with a renovation, the repair shop did not renew or receive a local Occupational Tax Certificate. With the passage of the Unified Development Code in September of 2023, the zoning on the property was changed to MX (Mixed-Use) which does not allow a by right provision for vehicle repair, although there are examples throughout the City of properties operating under this zoning due to grandfathered status under the MX zoning district.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Emerging Business” character area, which calls for a varied scale of commercial, retail and office uses.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. No additional permitting would be required on this project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has not historically been served by City utilities, and would be eligible to receive those if needed due to an extensive utility network in the area because of the Eagles Corner Shopping Center.

CONDITIONAL ZONING STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning 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.”

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) 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 Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1) Existing uses and zoning of property nearby.

- The property is surrounded by a mix of commercial, proposed office, and proposed residential uses. This location was also the first use in the area, preceding the establishment of Eagles Corner in the County.

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

- At this time, the building is not operational, but would require no additional development to operate. Property values are not likely to be negatively impacted by this use as the building is currently vacant.

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 commercial use would not be a detriment to the public based on the existing area of the site and the traffic patterns in the area.
- 4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- The property vacancy does not positively impact the area, and the inability to use the property as-is, was not due to the action of the property owner.
- 5) The suitability of the subject property for the zoned purposes.**
- There is a precedent for this type of use in other areas of the City, as many repair shops operate in the MX zoning district either via grandfathered use or Special Exception (i.e. Mavis Tire on Freedom Way).
- 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 since a little over 1 year before adoption of the UDC, in total about 2 years.
- 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, and property values in adjacent areas.**
- It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.
- 8) Consistency with other governmental land use, transportation and development plans for the community.**
- The property is located within the “Emerging Business,” which does call for a varied scale of commercial, retail and office uses.

Subject Property



Eastern Property



Northern Property



Southern Property



STAFF RECOMMENDATION

Staff recommends **Approval of SE 24-05-01**. 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 the special exception does not grant approval on any changes to the existing building or parking area.




City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
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RZ 24-05-02 ZONING MAP AMENDMENT	
LOCATION:	409 Clairborne Avenue
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	8.24 acres
PARCEL TAX MAP #:	S53 000001 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	YMCA
PROPOSED USE:	YMCA/Medical Office



PETITIONER The Young Men's Christian Association of Coastal Georgia, Inc
ADDRESS 6400 Habersham Street, Suite; Savannah, GA 31405

REPRESENTATIVE Marc Bruce
ADDRESS 102 South Main Street, Statesboro GA; 30458

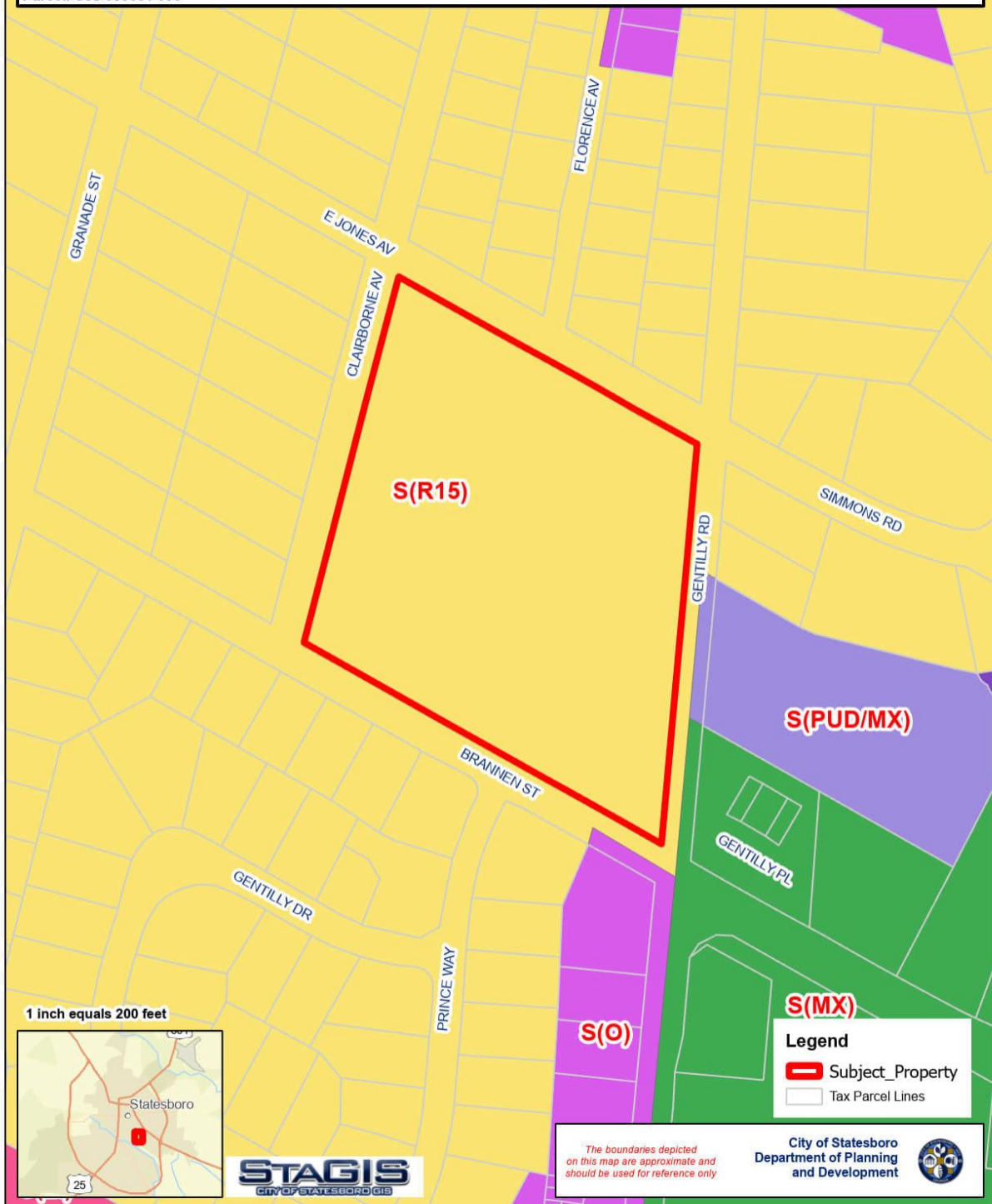
PROPOSAL
The applicant requests a Zoning Map Amendment on 8.24 acres of property from the R-15 (Single-Family Residential) zoning district to the MX (Mixed-Use) zoning district in order to allow for a continued use of the existing Y, as well as to allow for the inclusion of a daycare center and medical office.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-05-02 - CONDITIONAL APPROVAL</u>

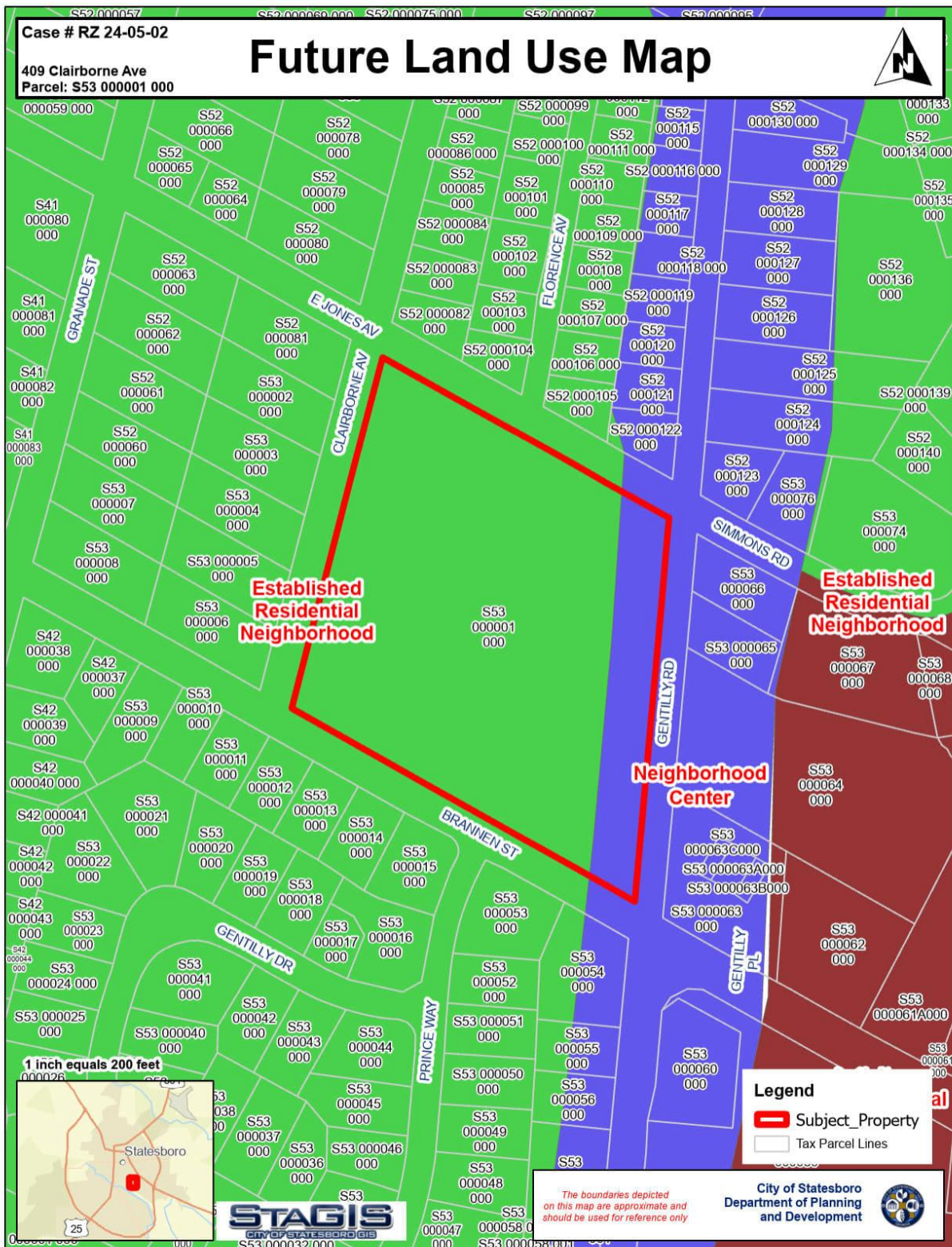


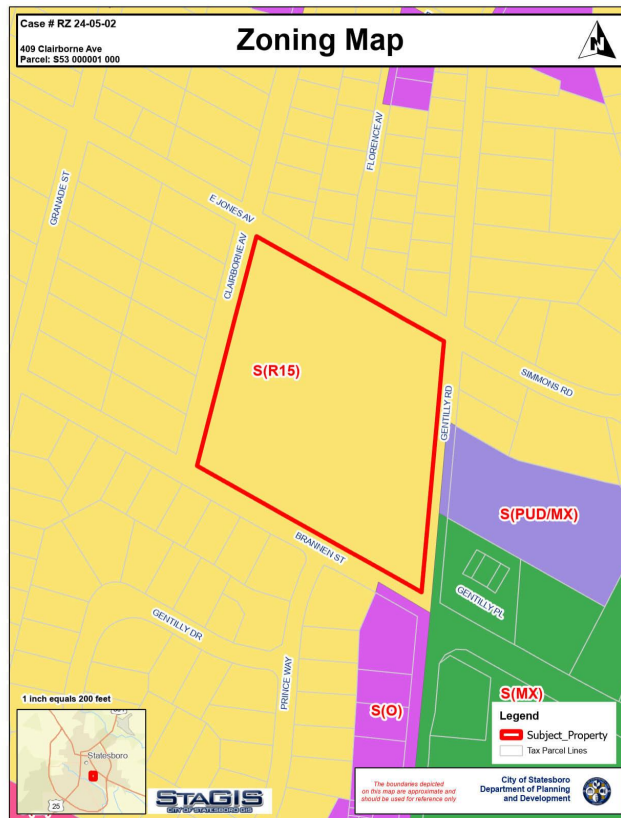
Case # RZ 24-05-02

409 Clairborne Ave
Parcel: S53 000001 000

Zoning Map







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-15 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2 R-15 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #3: R-2 (Townhouse Residential)	Propose Townhome Subdivision
North West	Location Area #4: R-15 (Single-Family Residential)	Single-Family Dwelling
Southeast	Location Area #5: MX (Mixed-Use)	Medical Office
South	Location Area #6 O (Office & Business)	Medical Office
Southwest	Location Area #7: R-15 (Single-Family Residential)	Single-Family Dwelling
West	Location Area #8: R-15 (Single-Density Residential)	Single-Family Dwelling

SUBJECT SITE

Page 5 of 10

Development Services Report

Case **RZ 24-05-02**

The subject site consists of approximately 8.24 acres of property, which currently has a standing use as the local Y. This property currently is underutilized, as all sections of the property are not occupied. The intent of the applicant is to allow for the implementation of a daycare, and a medical office.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which does call for neighborhood scale services.

ENVIRONMENTAL SITE ANALYSIS

There are no wetlands, floodplains, or special flood areas on the site. No significant changes to the existing infrastructure of the site are necessary, which will eliminate any potential impacts from additional construction.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site may be served by City Utilities as the area already has sufficient connections for sewer and water. This area is well trafficked and has significant ingress and egress opportunities for all use.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The use is appropriate for the area, as the site is currently underutilized, adjacent to existing commercial uses, and well suited for additional uses of multiple types.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - Due to the current use of the property, it is unlikely that this amendment will have any adverse impact on the property value.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The is currently allowed under the existing zoning, but additional expansion of the building’s unused square footage would require a zoning change.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
 - The current street network is unlikely to be impacted due to the existing ingress and egress already on the site.

5. **Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
 - The adjacent zoning and existing use would support this overall zoning proposal.
6. **Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - The proposed use is consistent with the subject site's character area ("Established Residential") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Western Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-05-02**. 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) 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.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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SUB 23-05-03 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	Stockyard Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	32.16 acres
PARCEL TAX MAP #:	MS38000068 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single-Family Subdivision



PETITIONER Mitchell Ball
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant is requesting Preliminary Subdivision Approval on approximately 32.16 acres of property on Stockyard & Timber Road in order to develop a single-family detached residential subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

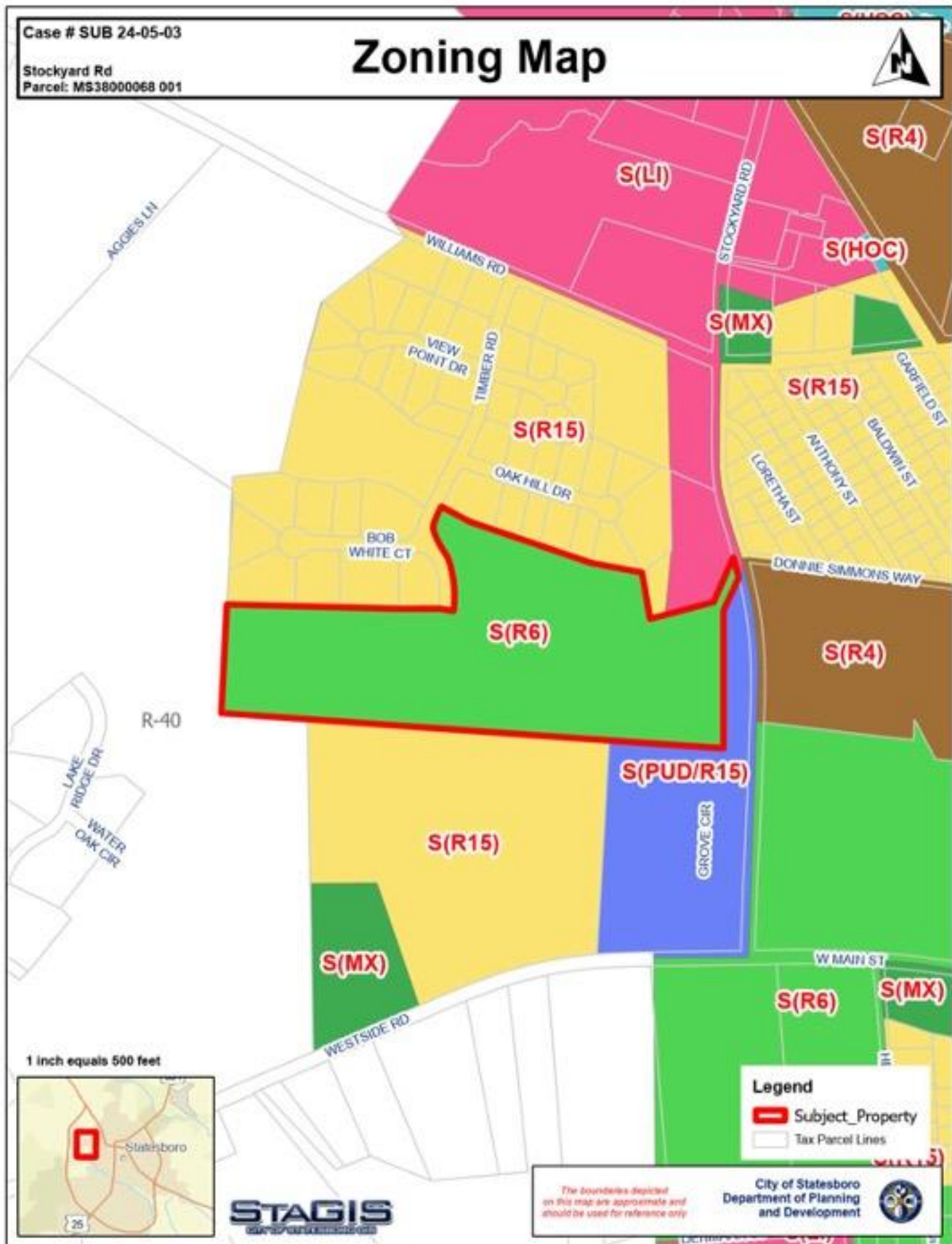
SUB 23-05-03 – CONDITIONAL APPROVAL

Case # SUB 24-05-03

Stockyard Rd
Parcel: MS38000068 001

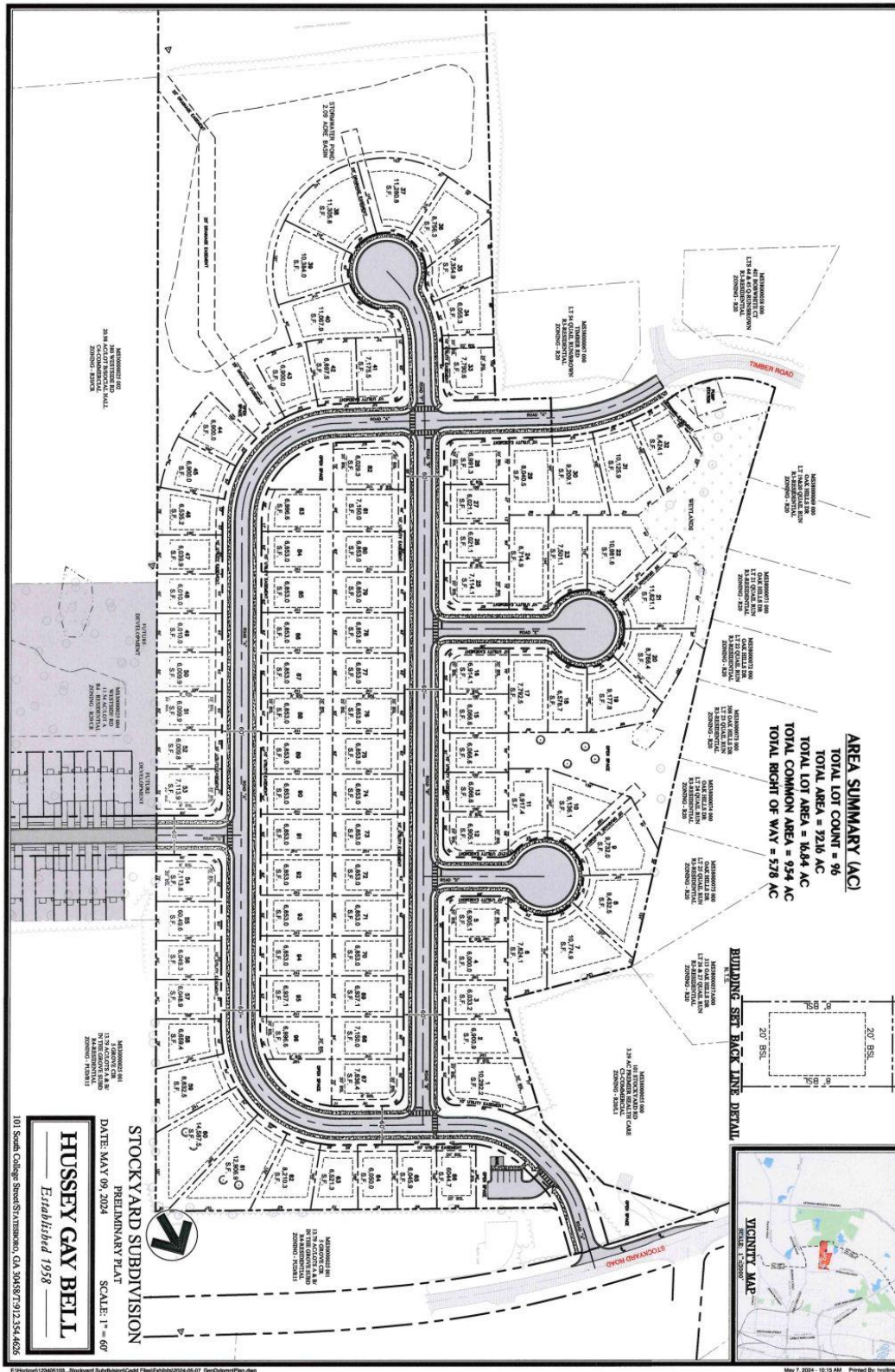
Location Map







PRELIMINARY PLAT



SUBJECT SITE

The subject site is a vacant lot with of approximately 32.16 acres with a proposed new public road connecting to the parcel to the South. The number of proposed units do not exceed the number of units allotted based on the general zoning of the property. The parcel will also allow for access on both Timber and Stockyard Roads, which will provide needed access for the number of units

The applicant intends to develop a new Single-Family Subdivision of approximately 96 units in between the existing Quail Run and proposed Westside Road subdivisions. This is an amendment from the prior development by increasing the number of units,

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Established Residential Neighborhood” character area, small-lot single-family residential developments as well as neighborhood services and neighborhood scaled retail and commercial.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the northern areas of the property, but a large portion of the property will remain undeveloped and provided for amenities and open space.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but the property can be served by both City Water and Sewer with minimal extension. Additionally, the topography of the property will require the use of a lift station, which will be built at cost to the developer. The property exit shown on Stockyard Road is of specific concern, as it currently does not provide sufficient site distance from the adjacent exits of other properties on Stockyard Road.

Subject Property



Northern Property



Southeastern Property



Northeastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-05-03**. 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) Approval of this Preliminary Subdivision Plat does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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SUB 24-05-04 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	6922 Burkhalter Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	111.3 acres
PARCEL TAX MAP #:	108 000002 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision



PETITIONER Five Guys Development, LLC
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE Haydon Rollins
ADDRESS 1100 Brampton Avenue; Statesboro GA, 30458

PROPOSAL

The applicant is requesting Preliminary Subdivision Approval on approximately 33.08 acres of property on a larger 111.3 acre site located on Burkhalter Road. This project represents the first phase of development.

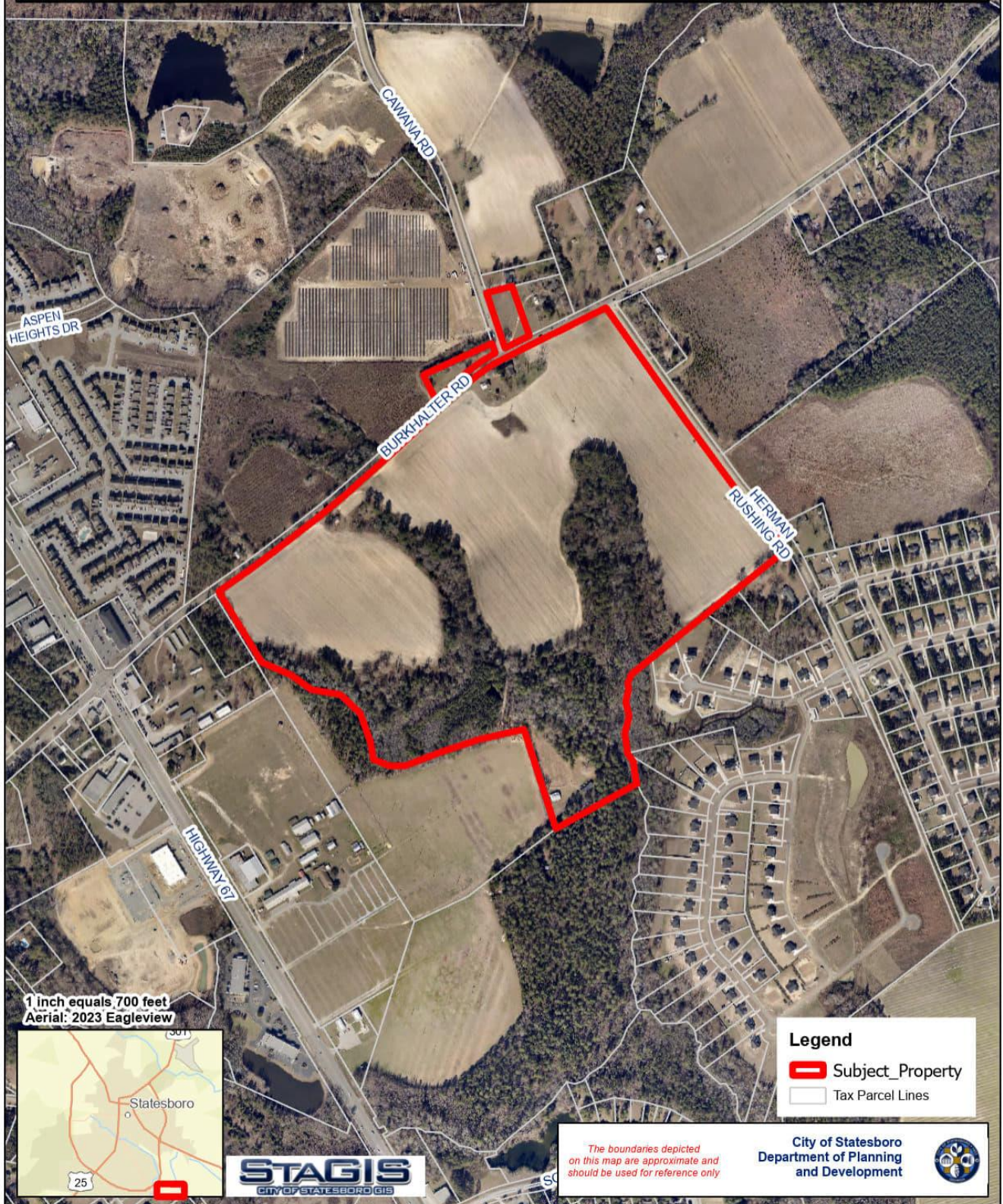
STAFF/PLANNING COMMISSION RECOMMENDATION

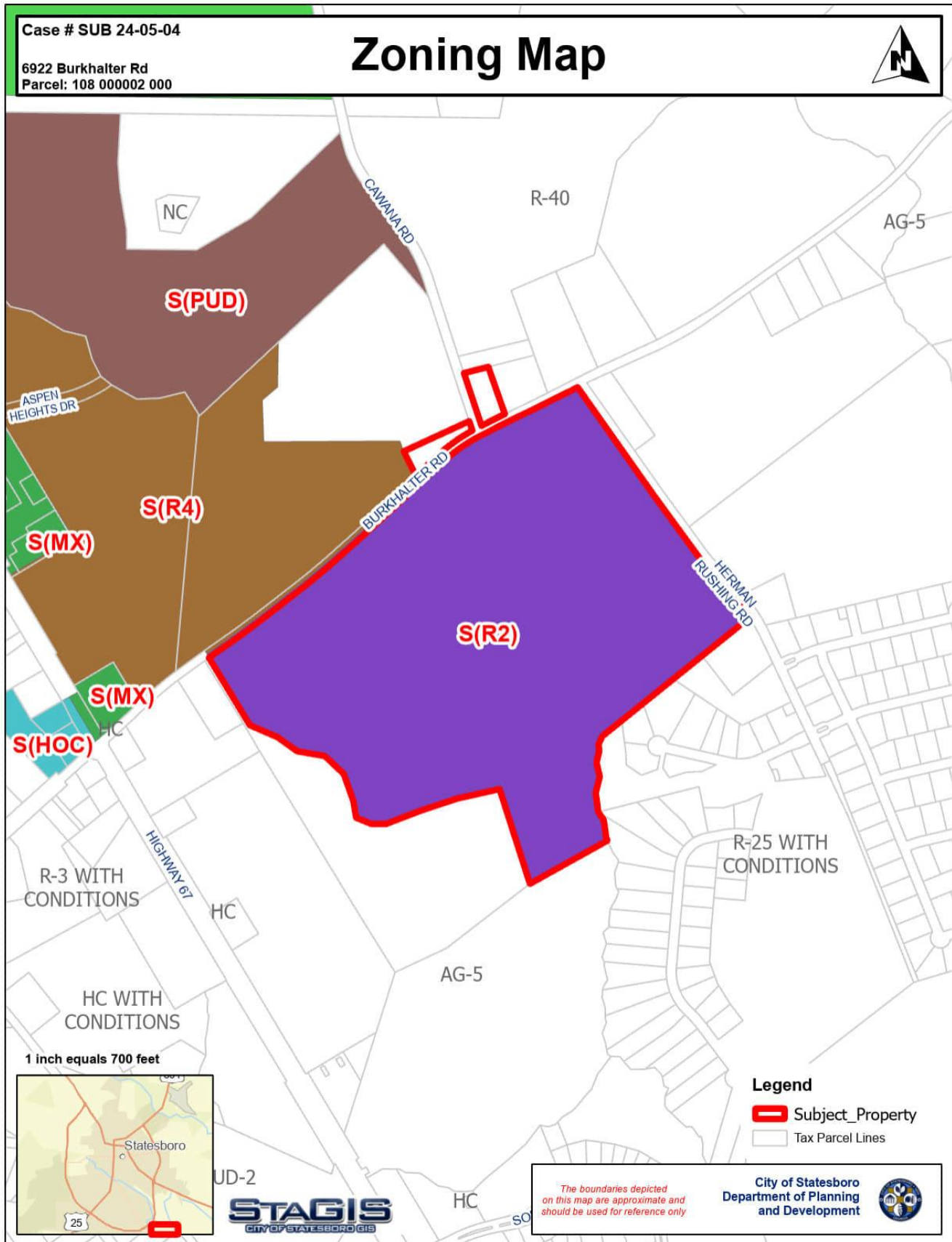
SUB 24-05-04 – CONDITIONAL APPROVAL

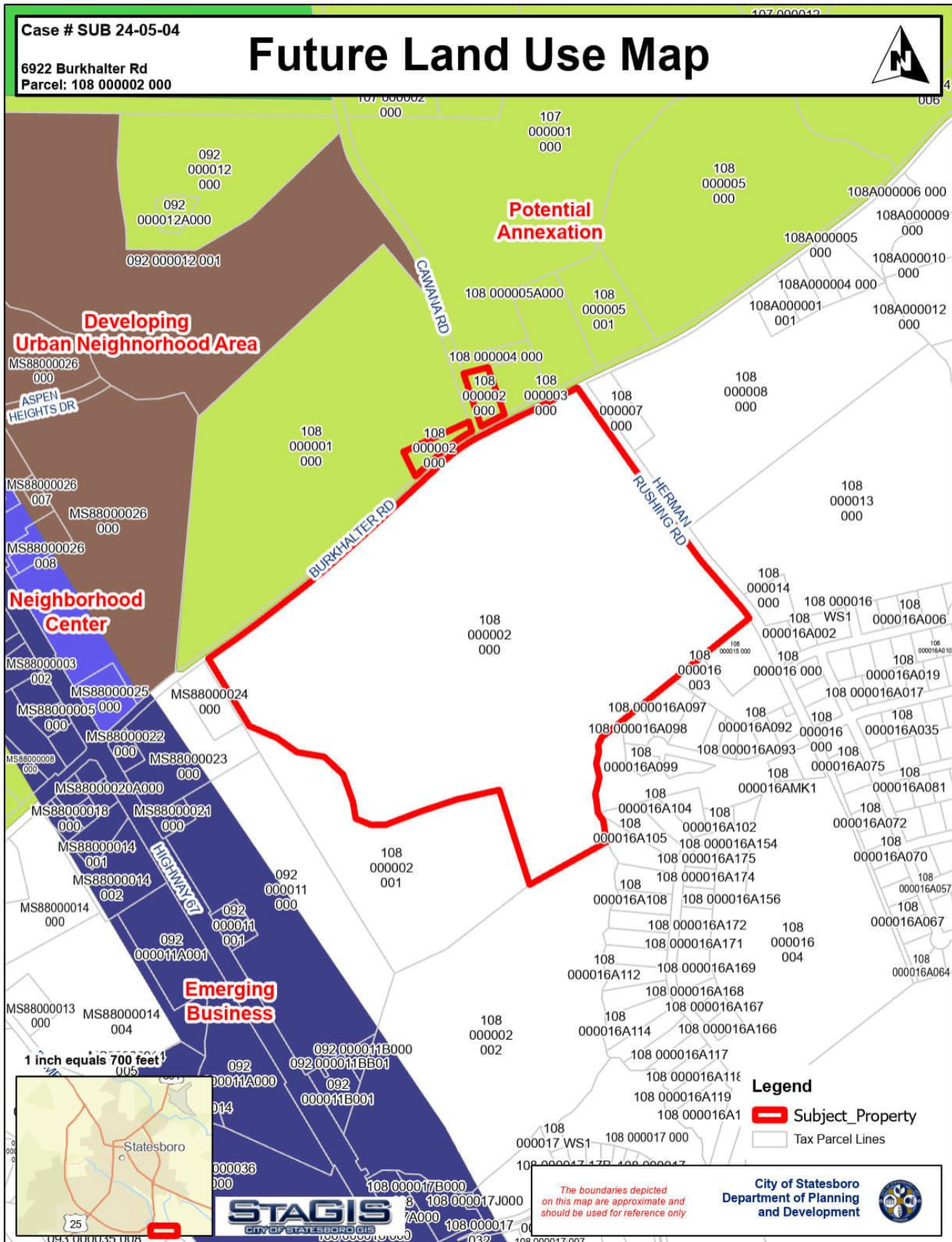
Case # SUB 24-05-04

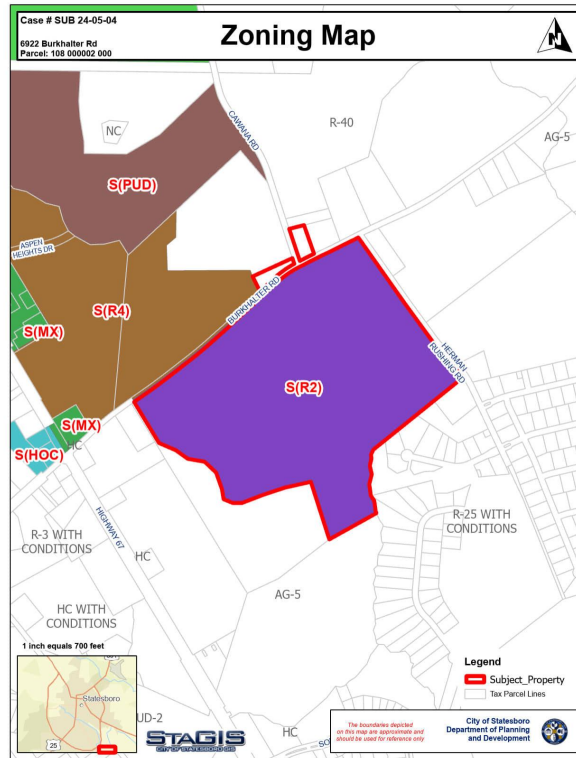
6922 Burkhalter Rd
Parcel: 108 000002 000

Location Map



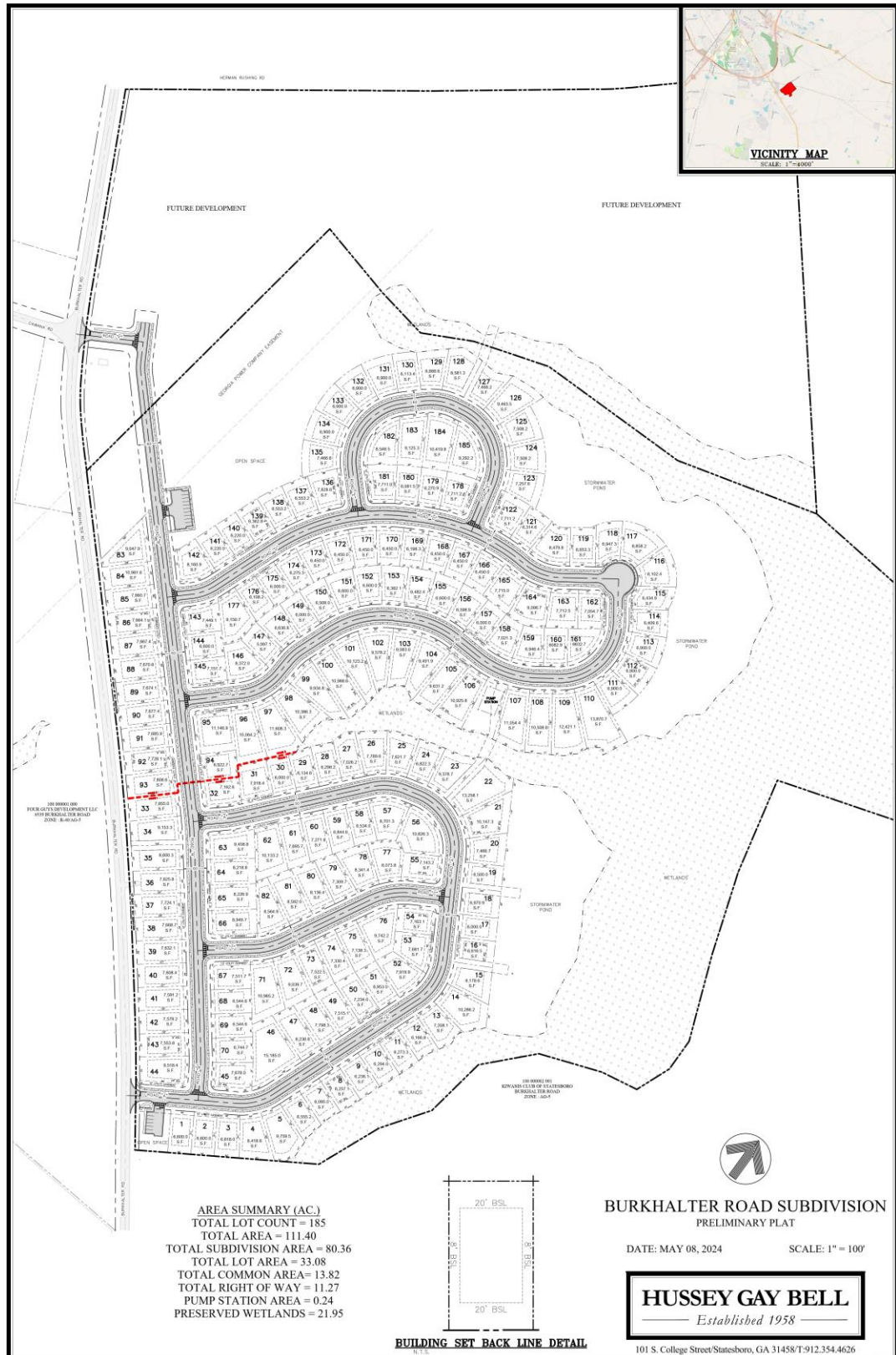






SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High-Density Residential)	Vacant
Northeast	Location Area #2: AG-5 (Agricultural District - County)	Vacant
Northwest	Location Area #3: AG-5 (Agricultural District - County)	Vacant
East	Location Area #4: AG-5 (Agricultural District - County)	Vacant
West	Location Area #5: AG-5 (Agricultural District - County)	Vacant
Southwest	Location Area #6: GC (General Commercial – County)	Vacant
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Chatham Place Subdivision
South	Location Area #8: R-25 (Single-Family Residential – County)	Chatham Place Subdivision

PRELIMINARY PLAT



SUBJECT SITE

The subject site is a mostly vacant lot with of approximately 111.3 acres with two proposed phases being developed under the R-2 (Townhouse Residential) zoning district. As per the R-2 use regulations, one-household residential development is allowed based on the R-6 (Single-Family Residential) setback, amenity, and lot size requirements. The first phase as represented by this case shows the Single-Family element of the development with 185 single-family lots and a large open space area for future amenities.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not reflect this area at this time, the plan will show this as a part of the “Developing Urban Neighborhood” character area with the adoption of the 2024 update to the Master Plan, which is in accordance with the original annexation of the site.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the South, but general disturbance of the wetlands are not reflected in this subdivision.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property disburses onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. The PLAT does show the agreed upon Right-of-Way for the project for future road improvements as agreed upon by the initial annexation and zoning map amendment request. The Traffic Impact Analysis as requested by the original rezoning has not yet been finalized.

Subject Property



Western Property



Western Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 24-05-04**. 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 Preliminary Subdivision Plat does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The right-of-way being dedicated to the City must be completed before approval of a Final PLAT.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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SE 24-05-05 & SU 24-05-06 SPECIAL EXCEPTION REQUEST & SPECIAL USE REQUEST

LOCATION:	1701 Chandler Road
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	1.72 acres
PARCEL TAX MAP #:	MS62 000001 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Baptist Collegiate Ministries
PROPOSED USE:	Baptist Collegiate Ministries & Apartments



PETITIONER CRE Impact BCM Southern Statesboro GA, LLC

ADDRESS 648 Crescent River Pass; Suwanee, GA 30024

REPRESENTATIVE Joshua Hall

ADDRESS 599 West Crossville Road, Suite 200; Roswell, GA, 30075

PROPOSAL

The applicant requests a special exception and special use permit to allow for a commercial tenant space within the lower floors of the proposed multi-story building and increase the proposed density in accordance with allowances for R-4 (High-Density Residential) development.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 24-05-05 & SU 24-05-06 CONDITIONAL APPROVAL



Case # SU 24-05-06
1701 Chandler Rd
Parcel: MS62000001 000

Zoning Map



S(EXPT)

CHANDLER RD

HARVEY DR

S(R4)

1 inch equals 100 feet



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 # SE 24-05-05

1701 Chandler Rd
Parcel: MS62000001 000

Future Land Use Map



MS62000054 000

MS62000001 000

MS62000054 000

MS62000055 000

MS62000001 000

**University
District**

CHANDLER RD

HARVEY DR

MS62000002 000

MS62000003 000

1 inch equals 100 feet



STAGIS
Spatial Analysis and Geographic Information Systems

Legend

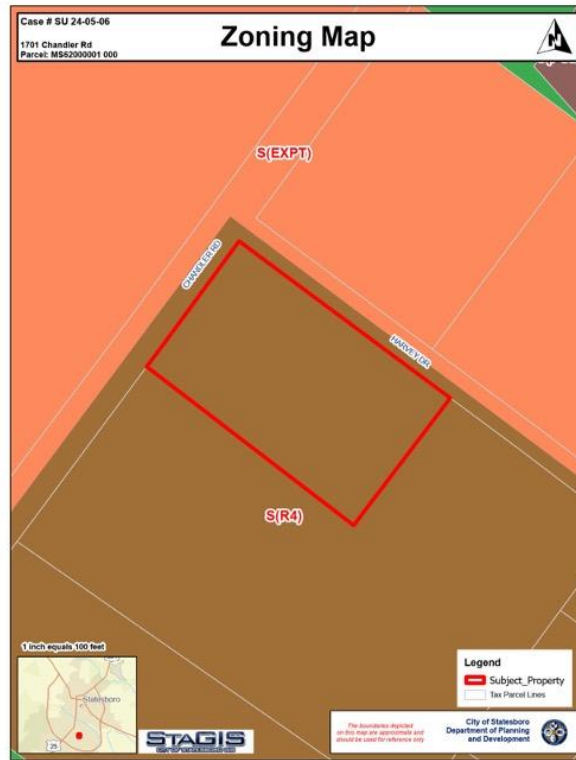
-  Subject_Property
-  Tax Parcel Lines

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

City of Statesboro
Department of Planning
and Development



MS62000040000



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: EXPT (Exempt)	Georgia Southern University
Northeast	Location Area #2: EXPT (Exempt)	Georgia Southern University
East	Location Area #3: R-4 (High-Density Residential)	Multi-Family Development
Northwest	Location Area #4: EXPT (Exempt)	Georgia Southern University
Southeast	Location Area #5: R-4 (High-Density Residential)	Multi-Family Development
South	Location Area #6: R-4 (High-Density Residential)	Multi-Family Development
Southwest	Location Area #7: EXPT (Exempt)	Georgia Southern University
West	Location Area #8: EXPT (Exempt)	Georgia Southern University

SUBJECT SITE

The subject 1.79-acre site contains the current privately owned Baptist Collegiate Ministry building, but the applicant intends to demolish this building and construct a new four-story building containing both an activity center, commercial tenant spaces for coffee shop and small-scale retail space, and approximately 84 units. The applicant requires a special exception to allow for the commercial tenant space, as this would generally be an allowance primarily in the MX (Mixed-Use) or CBD (Central Business) zoning districts. In addition, the applicant requests a special use permit to allow for an increase in the proposed density above the standard 12 units per acre, as allowed by Section 2.7.5 of the *Unified Development Code*.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “University District” character area, which calls for mixed-use retail, higher education facilities and multi-family development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The site will not be expanded, and a large portion of the site has already been paved.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has not historically been served by City utilities, but would likely require an increase in services for the fire system on the site.

CONDITIONAL ZONING STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning 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.”

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) 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 Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1) Existing uses and zoning of property nearby.

- The property is surrounded by a mix of commercial, university, and residential development. A separate mid-rise building is currently under construction at this time.

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

- This development is following the existing trend related to the higher density properties within the City and due to the lack of many of the adjacent buildings in the area, it is unlikely that the surrounding properties would be negatively impacted by the property.

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 proposed uses are primarily for the use of residents in the building, and would not likely have a negative impact on the adjacent properties.
- 4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- The property would better utilize the existing space, and maximize the uses as outlined in the provisions of the R-4 (High-Density Residential) zoning district.
- 5) The suitability of the subject property for the zoned purposes.**
- The *Unified Development Code* does allow for provisions of this type of development, and this would not be dissimilar to the university buildings already in the area that were built without respect to the City 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 is not currently vacant, and would be demolished for improvements.
- 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, and property values in adjacent areas.**
- It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses. Traffic would be increased due to the project, but the applicant has made substantial provisions to the project to help ensure that most traffic to the site is by either pedestrian or public transport.
- 8) Consistency with other governmental land use, transportation and development plans for the community.**
- The property is located within the “University District,” which does call for a varied scale of commercial, retail and office uses.

Subject Property



Northern Property



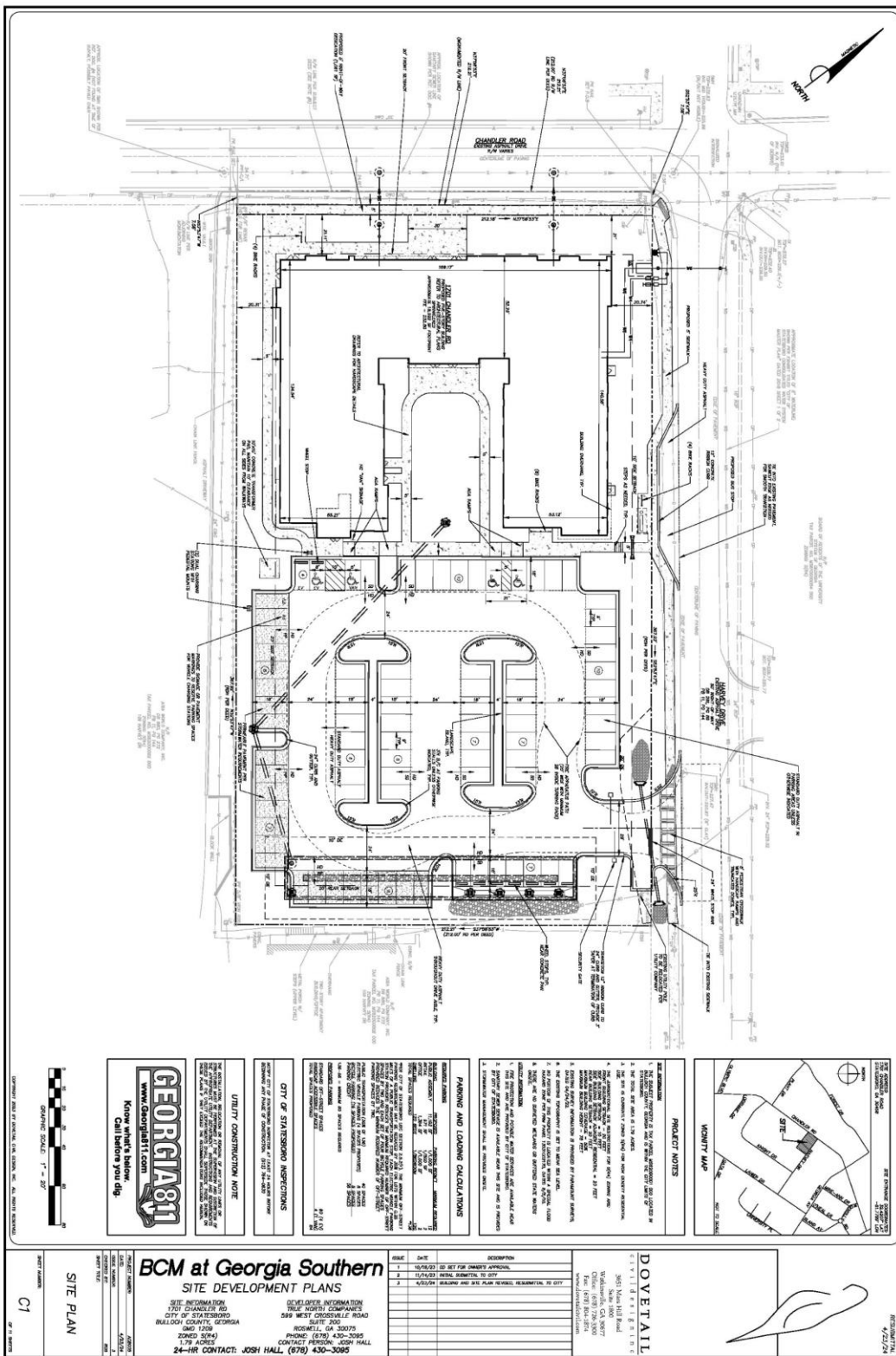
Western Property



Southern Property



Sketch Plan



Elevation Sketch

CRE



Georgia Southern University

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A3.2c February 29, 2024

23046.00



STAFF RECOMMENDATION

Staff recommends **Approval of SE 24-05-05 & SU 24-05-06**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of the special exception does not grant the right to begin construction on the site.
- (2) Demolition of the building may be allowed prior to the issuance of a land disturbance permit, but no additional grading work may be implemented before issuance of said LDAP.
- (3) The property owner will provide the City with the opportunity to acquire appropriate right-of-way on Chandler Road for the completion of sidewalk improvements as shown on the development plans.
- (4) The applicant will be allowed to develop pervious pavers for 10% of the required parking, but must ensure that all parking relief provisions as provided by the UDC (i.e. bus stops, charging stations, bike racks) are maintained on the site.
- (5) Any road closure determinations must be agreed upon by the Director of Public Works & Engineering.