



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

Statesboro Planning Commission

July 1, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. June 3, 2025

IV. New Business

1. **APPLICATION RZ 25-05-08**: VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 64.05 to add additional five (5) parcels along Old Register Road and highway 301 South (Tax Parcels # 076 000001 000, 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).
2. **APPLICATION RZ 25-06-05**: VSB Development LLC requests a Zoning Map Amendment of 64.05-acres an existing 187.46- acre PUD in order develop five hundred (500) multi-family units and three (3) commercial/retail spaces at 2457 Old Register Road (Tax Parcel #076 000001 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

June 3, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Ronald Simmons, Matthew Lovett, and Len Fatica; **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Monica Gann (Senior Planner), Jermaine Foster (City Planner).

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. May 6, 2025 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of June 3, 2025 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 7-0 vote.

IV. New Business

1. **APPLICATION V 25-05-01:** Sapp Outdoor Advertising requests a variance from Section 2.5.3 H (6) (vi) (setback) of the Unified Development Code to install a billboard sign on Bernard Lane (Tax Parcel# MS84000102 016).
2. **APPLICATION V 25-05-02:** Sapp Outdoor Advertising requests a variance from Section 2.5.3 H (6) (vi) (height) of the Unified Development Code to install a billboard sign on Bernard Lane (Tax Parcel# MS84000102 016).

Justin Williams introduced the cases. Commissioner Folsom made a motion to open the public hearing with a second from Commissioner Beck. The Motion passed on a 7-0 vote. The petitioner Jack Sapp spoke regarding his specific requests. Chairwoman Dixon, and Commissioners Fatica and Thibodeau expressed concerns regarding the traffic on Veterans Memorial Highway. Justin Williams explains the UDC Ordinance. Commissioner Thibodeau motion to close public discussion with a second from Commissioner Simmons. The Motion passes 7-0.

Commissioner Thibodeau makes a motion to deny for cases Commissioner Beck seconds. The motion passed 5-2.

3. **Unified Development Code Amendments:**

Justin Williams reads the UDC proposed amendments. Commissioner Fatica motions to approve the UDC proposed amendments. Commissioner Simmons second. The Motion passed 7-0.

V. **Announcements**

The Strategic Planning Draft is expected to be completed in August.

VI. **Adjourn**

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 7-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



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

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 25-05-08	
ZONING MAP AMENDMENT REQUEST	
LOCATION:	376 Tormenta Way
PETITIONER/REPRESENTATIVE	VSB Development, LLC/ Christopher Gohagan
EXISTING ZONING:	R-40 (One-Household Residential)
PROPOSED ZONING:	PUD (Planned Unit Development)
FUTURE LAND USE CLASSIFICATION	Activity Centers/ Regional Centers
ACRES:	99.53-acres under consideration Total: 163.58
PARCEL TAX MAP #:	076 000001 000 (64.05-acres PUD) 077 000059 000 (30.89-acres) 077 000053 000 (5.02-acres) 076 000001 005 (11.62-acres) 076 000001 003 (52.0-acres)
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Residential and Commercial

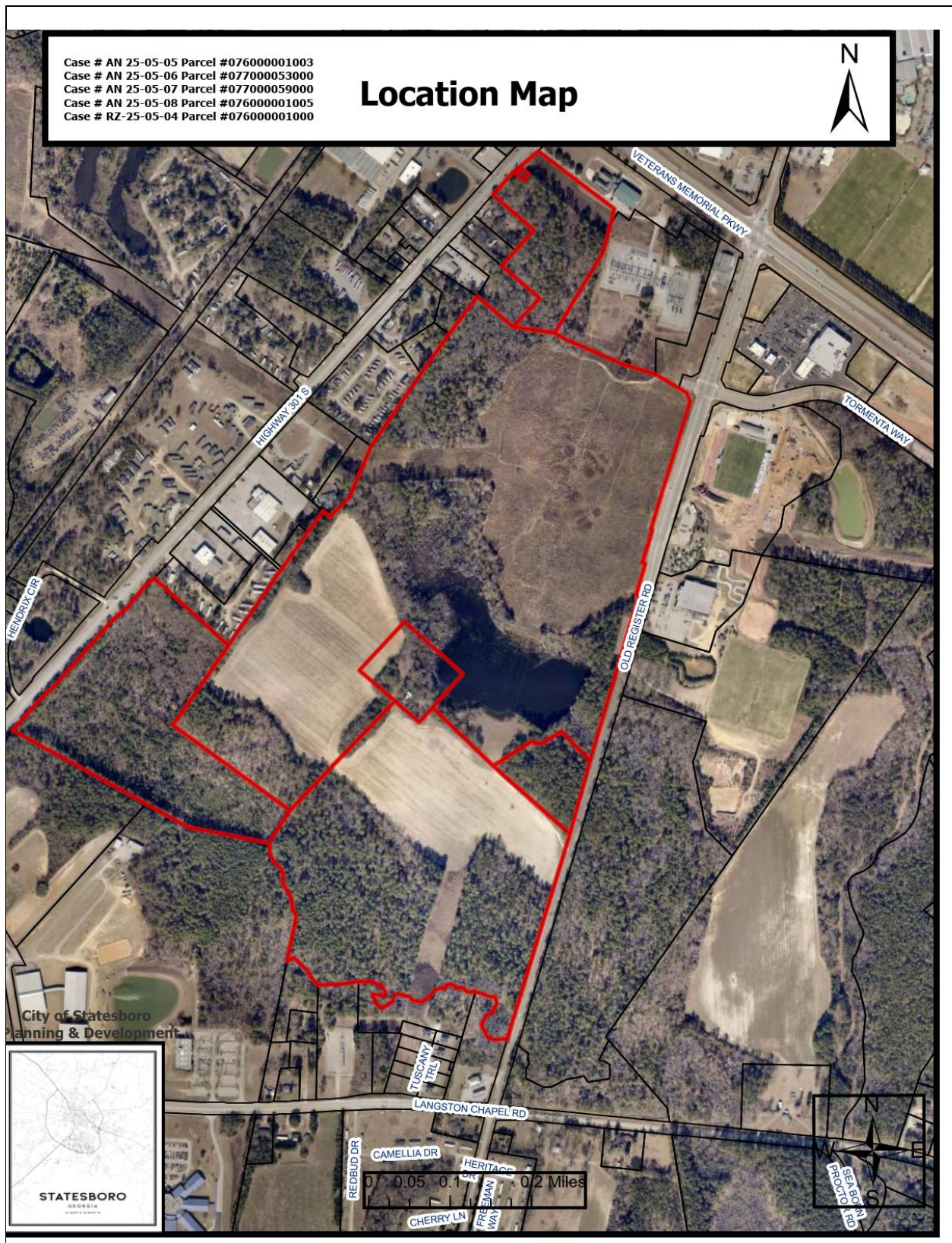
Planning Commission: July 1, 2025

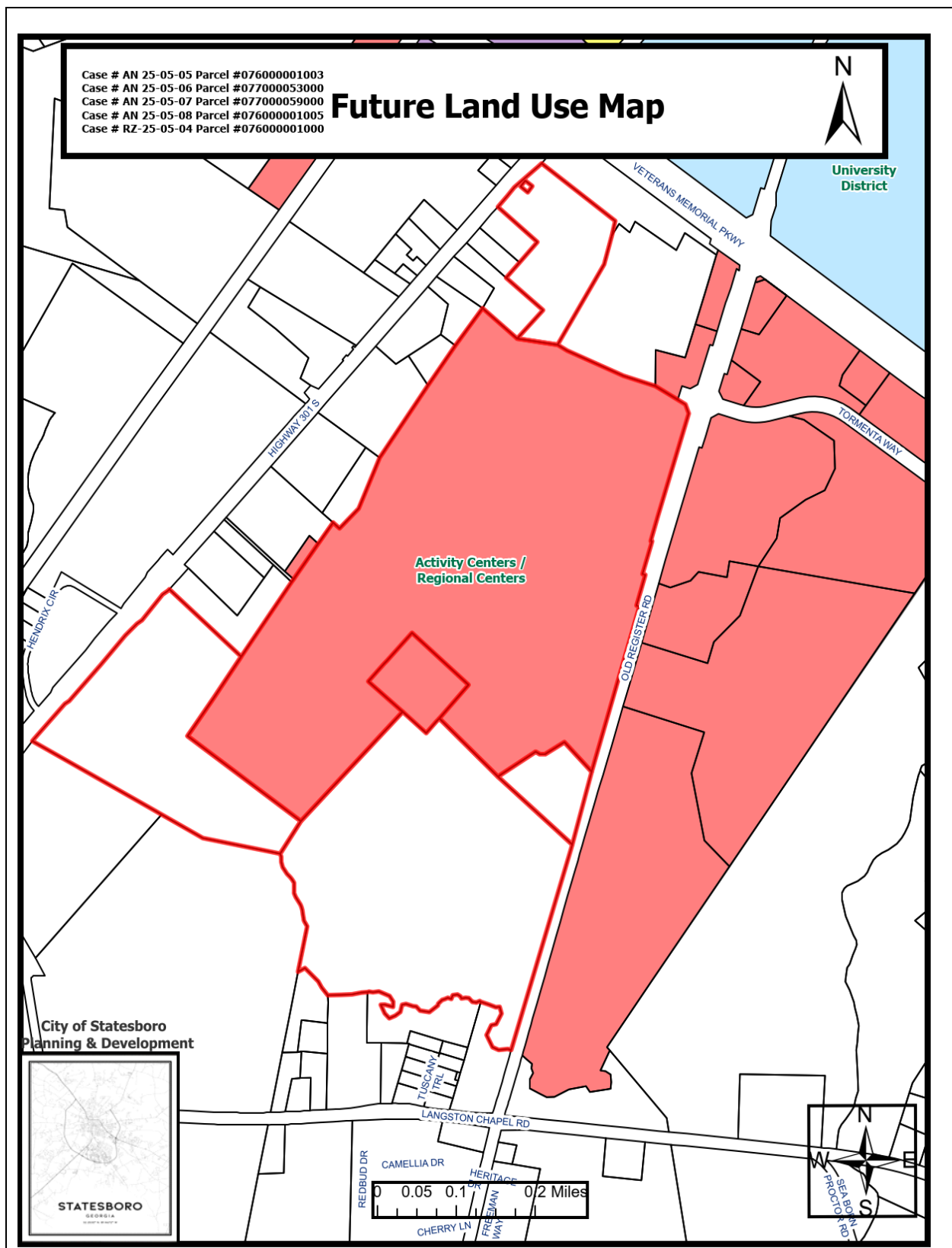
City Council: July 15, 2015

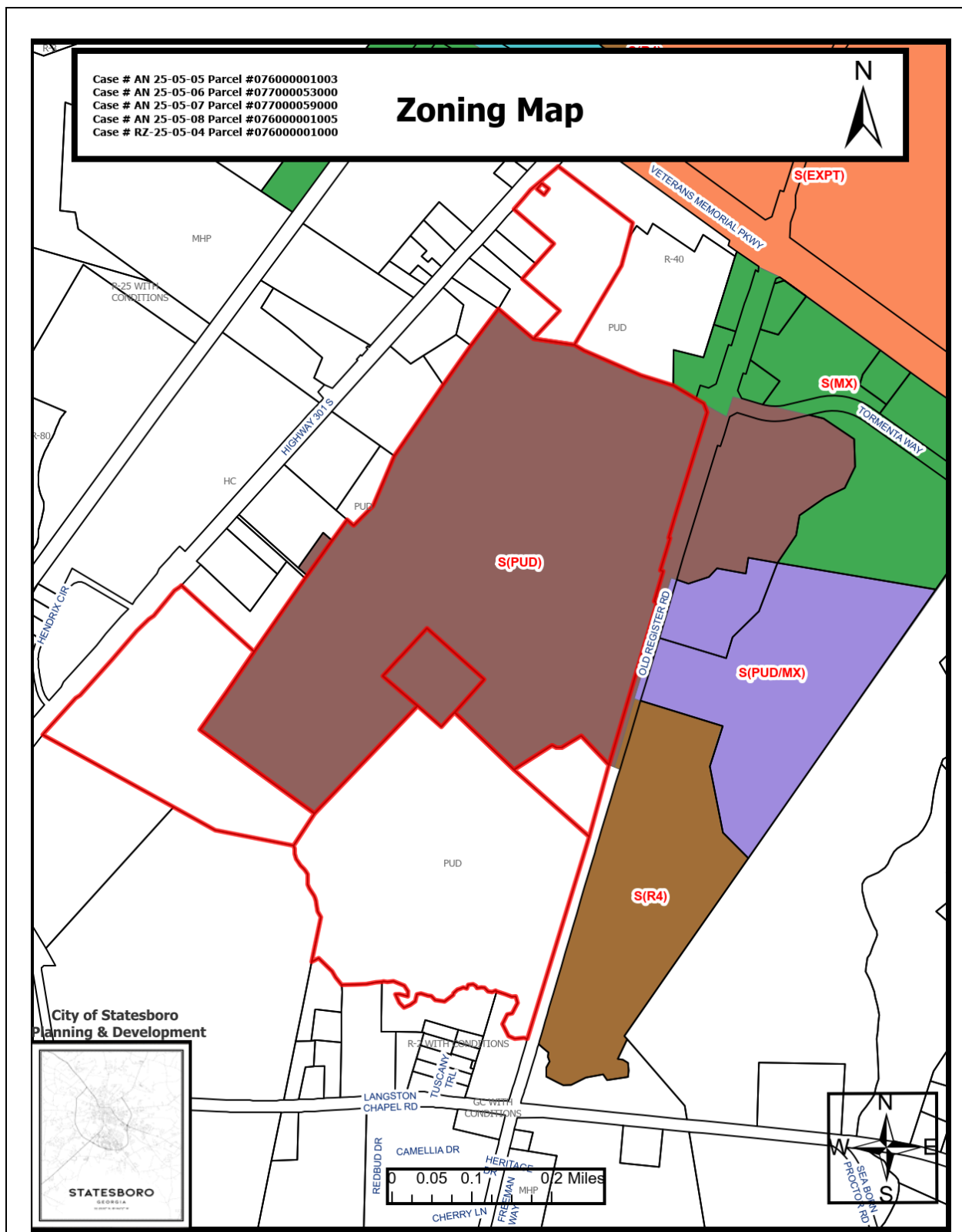
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 25-05-08 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
<p>Timeline of the project: July 2010, the City previously received an annexation and zoning map amendment application (AN 10-06-01) to annex and rezone 291.74 acres which included shopping center on the northeast corner of Old Register Road and of Veterans Memorial Highway; 227.69 acres was proposed to be zoned R-40 (Single Family Residential) District and the remaining 64.05 acres proposed to be zoned PUD-CR (Planned Unit Development – Commercial Retail) District. In August 2010, the city approved the annexation and zoning map amendment request under Ordinance #2010-17. August 2018 zoned 138.06-acres from R-40 to PUD. Currently, the annexation of 99.53-acres is being considered.</p>
REQUEST
<p>The petitioner is requesting a Zoning Map Amendment (Rezoning) from a R40 (One-Household Residential) to PUD (Planned Unit Development). The property is located south of Tormenta Way, and on the west side of Old Register Road. The PUD consists of five (5) separate parcels, combined to total 163.58-acres. The majority of the property is already designated as a PUD and is part of the City’s boundaries. Remaining parcels are all adjacent to the existing PUD which are under consideration for annexation. The remaining parcels that consist of 11.62 acres to the northwest, off Highway 301, 5.02-acres to the southeast off the Old Register Road, 52.00 acres to the south, off of Old Register Road and 30.89-acres to southwest off Highway 301, for a total of 104.53-acres.</p>







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: Bulloch County	Commercial
Northeast	Location Area #2: MX (Mixed-Use)	Commercial
East	Location Area #3: PUD/MX (Planned Unit Development/Mixed Use)	Commercial
Northwest	Location Area #4: Bulloch County	Commercial
Southeast	Location Area #5: R-4 (High Density Residential)	Single Family Residences
South	Location Area #6: Bulloch County	Vacant
Southwest	Location Area #7: Bulloch County	Residential Subdivision
West	Location Area #8: Bulloch County	Single-Family House

<u>SITE CHARACTERISTICS</u>	
Acreage	Total of acres 164.58-acres (7,125,544.8 square feet)
Lot	Mostly cleared, old farm land, National Register Historic Resource (house and outbuildings)
Flooding	Flooding to the south and south west of parcel 076 000001 003
Wetlands	There is a total of 27.91-acres of wetlands to the south and southwest of parcel 076 000001 003. And west to southeast on parcel 076 000001 000.

PROPOSED RESIDENTIAL MASTER PLAN
BULLOCH CO., STATESBORO, GA

DATE: APRIL 20, 2010
SCALE: AS SHOWN
DRAWING NUMBER: C1.0

AREA NOTES

1. SFR (89) 50' WIDE LOTS	2. BTR (22'x50' TH)
3. STUDENT HOUSING (COTTAGES)	4. GARDEN STYLE APARTMENTS
5. PROPOSED FIRE STATION	6. COMMERCIAL AREA
7. FIRE STATION	8. COMMERCIAL AREA
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PROPOSED RESIDENTIAL MASTER PLAN
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DATE: APRIL 20, 2010
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95. COMMERCIAL AREA	96. COMMERCIAL AREA
97. COMMERCIAL AREA	98. COMMERCIAL AREA
99. COMMERCIAL AREA	100. COMMERCIAL AREA

SITE DETAILS

Site Design and Layout

The proposed project consists of 164.58-acres consisting of the following:

Garden Style Apartments.

Proposed to be four (4) stories high and proposed to be about 500 units facing Old Register Road.

Student Housing

Proposed 225 cottage style units situated behind the proposed apartments, to the north-northwest of the parcel.

Townhouses

Proposed to be 202 units on 22x50 sq feet lots about center of the parcels to the south-southwest of the proposed apartments.

Single-Family Residences

Proposed total of 246 single-family units, with approximately 95 units on 50' wide lots and about 151 units on 42' wide lots, situated on the south end of the proposed project. The lot sizes would allow the units to be affordable.

Commercial and Retail Areas

The proposed project contains commercial and retail components. The designated commercial area located off of Old Register Road north of the proposed apartments, is proposed to consist of a hotel, professional offices and a bank. There are designated commercial areas at the time of writing this staff report that do not have specified retailers.

Roadways and Access

The proposed project is for a Planned Unit Development (PUD) with public and/or private roads with four (4) access points. One (1) access point from Highway 301, and three (3) access points from Old Register Road. All roads are to be constructed under the City standards based on the updated Unified Development Code.

The project proposes five (5) foot wide sidewalks to be provided within the community. Additionally, five (5) foot wide sidewalks along Old Register Road and Highway 301. UDC amendments for road will apply.

Infrastructure /Public Utilities

The project is planning to connect to City of Statesboro utilities. There is a Georgia Power Easement that runs north-south through the eastern portion of the PUD, between the apartment and the student housing.

Recreational Facilities

The project does not propose any greenspace or amenity space for the PUD. However, to the east of the proposed project is the athletic field for Tormenta FC. In addition, less than one mile from Georgia Southern University activities.

National Register Historic Building

The historic house is proposed to be retained on the property and be relocated on the parcel.

STAFF SUMMARY AND ANALYSIS

The subject site is a mostly vacant lot with 64.05-acres that is already designated as a PUD (Planned Unit Development). The petitioner is requesting to modify the existing PUD and add four (4) additional parcels for a total of 163.58-acres.

The property is located within Bulloch County and it is characterized as “*Suburban Neighborhood*” as defined by the *Bulloch County Comprehensive Plan*. The development is shown as a part of the “*Developing Area*” in accordance with the *Bulloch County Future Development Map*. The area was once considered as an “*Emerging Business*,” under the *City of Statesboro 2018 Comprehensive Master Plan*. However, with the adoption of *City of Statesboro 2024 Comprehensive Master Plan* now shows this area as a part of the “*Activity Centers/ Regional Centers*” which is an area dominated by auto-oriented design. However, it may evolve into pedestrian oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The changes within area show how area has developed and continues to grow in direction with 2024 Comprehensive Master Plan. In addition, the proposed project is aligned with the Future Land Use and Comprehensive Plan. The proposed project is consistent with nearby development patterns of suburban agriculturally zoned land transitioning to planned development of residential and commercial growth. The proposed project offers a variety of residential type units. The proposed project aligns with both Bulloch County and City of Statesboro future development of the area.

ENVIRONMENTAL SITE ANALYSIS

The proposed addition of annexed parcels to the south of the parent parcel there is a total of 27.91-acres of wetlands which are not to be impacted by the proposed project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water, sewer and natural gas are all available.

Old Register Road is considered an Urban Collector Road and Veterans Memorial Highway is considered a Principal Urban Arterial. The proposed project would consist of inter-parcel vehicular access, a left-turn lane on Old Register Road, and a right-in/right-out access for an additional driveway cut to the complex. Additionally, Highway 25/301 would have a right-in/out access. The needed access point off Highway 25/301 south would require GDOT approval.



Subject property: view of the property from the ROW on Old Register Road, facing west.



Subject property: view of the property from the ROW on Old Register Road, facing south.



Property to the southeast of the subject project from the ROW of Old Register Road, facing south east.



Property to east of the subject property from the ROW of Old Register Road, facing east.



Property to the northeast of the subject property from the ROW of Old Register Road, facing north.



View of the Georgia Power Station north of the subject property from the ROW of Old Register Road, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-05-08**. If this petition is approved by the Mayor and City Council, it is requested that it be approved with the following enumerated condition(s):

1. The applicant must submit a traffic impact analysis with specific benchmarks for the individual phases of development prior to the issuance of a Land Disturbance Permit.
2. In adherence to the recommendations of the Ogeechee Riverkeeper, the applicant must submit a wetland plan in addition to all standard plan requirements prior to the issuance of a Land Disturbance Permit.
3. To reduce the potential of negative environmental impacts on the site, the property owner must utilize the Georgia Stormwater Management Manual (GSMM) standards in submitting the engineering plans for this project.
4. The applicant will be required to submit tree plans showing the inclusion of tree canopy based on the type of development as outlined in the UDC, i.e. individual trees for single-family lots.



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 25-06-05	
ZONING MAP AMENDMENT REQUEST	
LOCATION:	Old Register Road
PETITIONER/REPRESENTATIVE	VSB Development, LLC/ Christopher Gohagan
EXISTING ZONING:	PUD (Planned Unit Development)
PROPOSED ZONING:	PUD (Planned Unit Development)
FUTURE LAND USE CLASSIFICATION	Activity Centers/ Regional Centers
ACRES:	64.05-acres
PARCEL TAX MAP #:	076 000001 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Residential and Commercial

Planning Commission: July 1, 2025

City Council: July 15, 2015

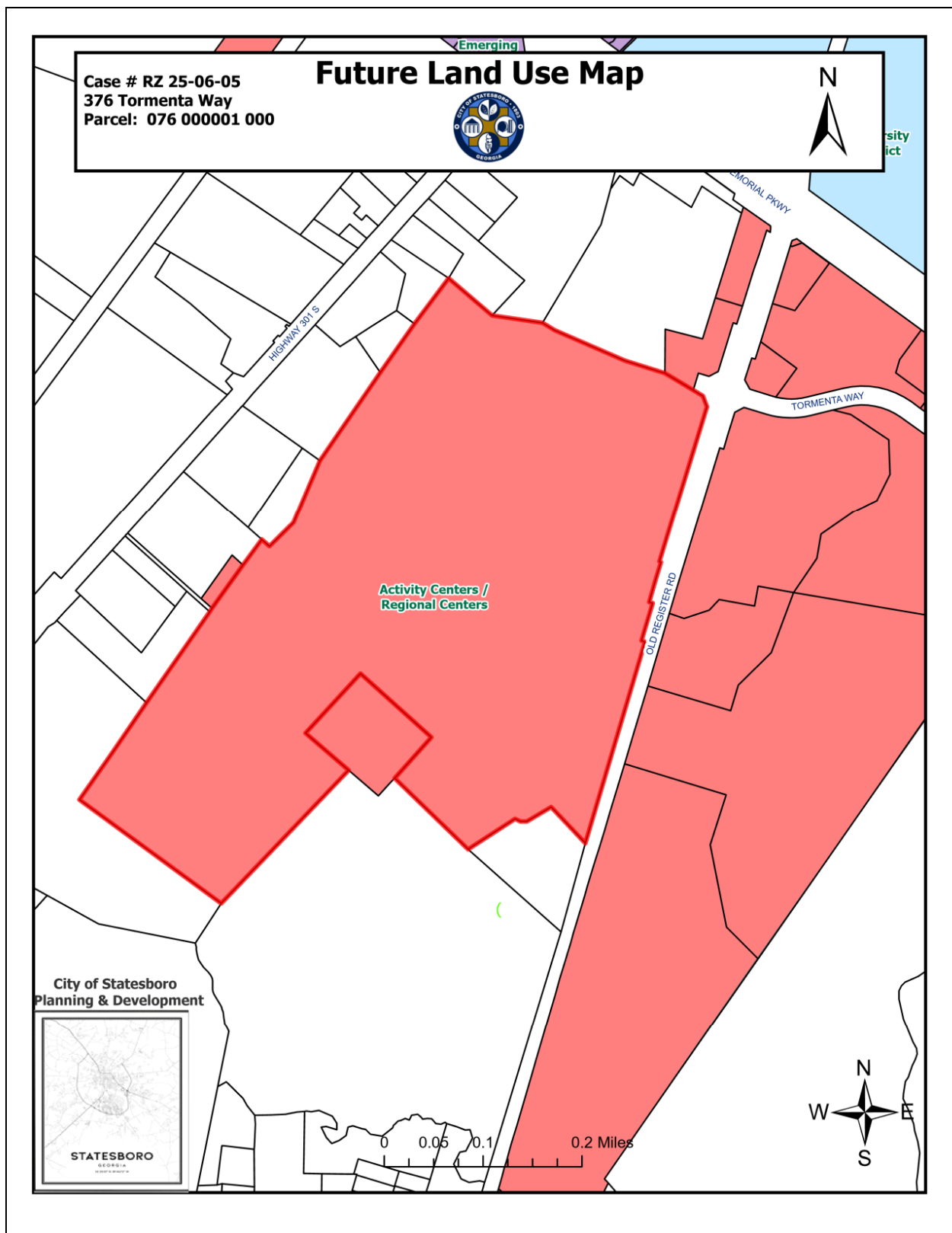
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 25-06-05 CONDITIONAL APPROVAL</u>

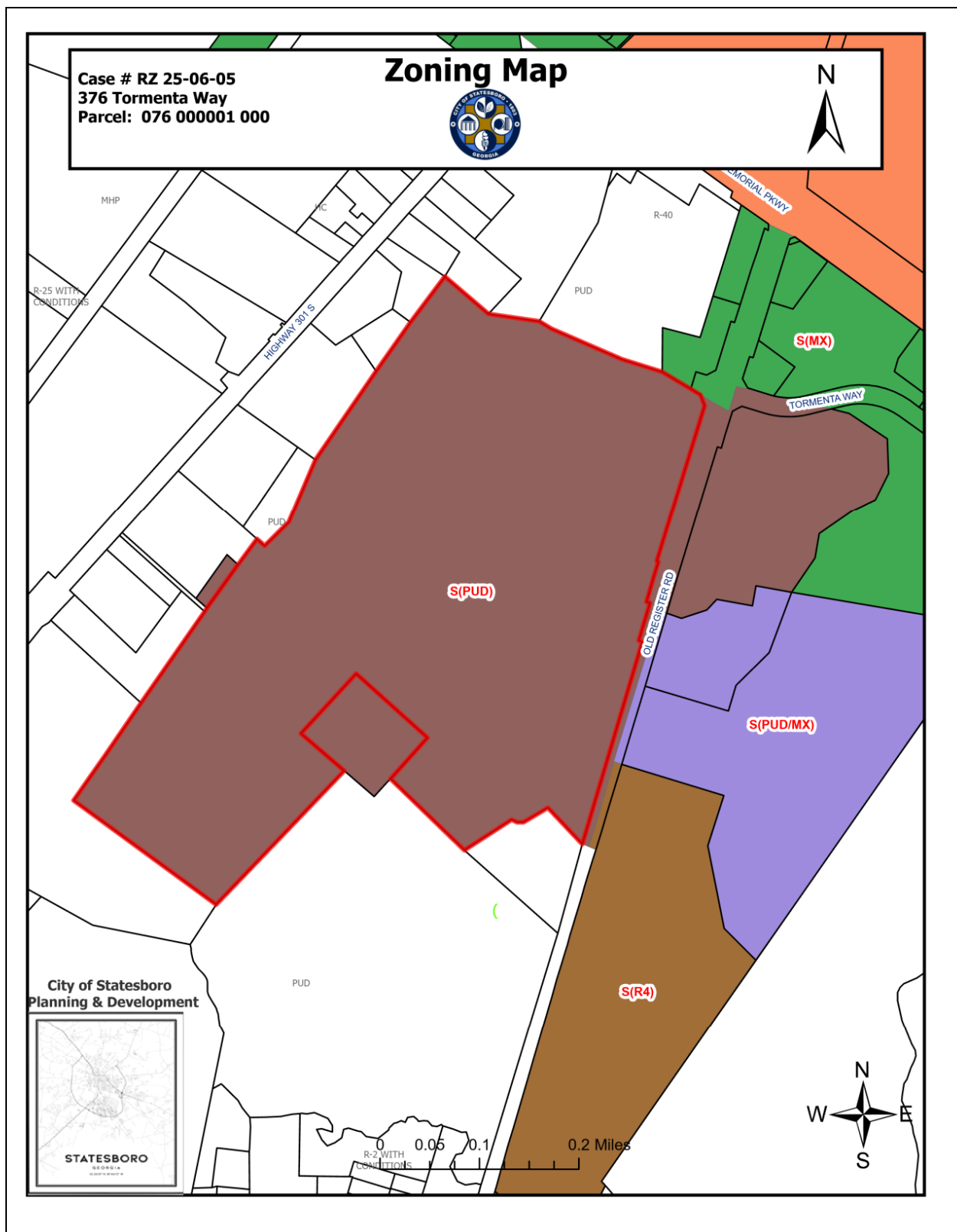
DETAILED DISCUSSION	
HISTORY	
<p>Timeline of the project: July 2010, the City previously received an annexation and zoning map amendment application (AN 10-06-01) to annex and rezone 291.74 acres which included shopping center on the northeast corner of Old Register Road and of Veterans Memorial Highway; 227.69 acres was proposed to be zoned R-40 (Single Family Residential) District and the remaining 64.05 acres proposed to be zoned PUD-CR (Planned Unit Development – Commercial Retail) District. In August 2010, the city approved the annexation and zoning map amendment request under Ordinance #2010-17. August 2018 zoned 138.06-acres from R-40 to PUD. In 2018-2019, the annexed and rezoned areas were allocated as a Tax Allocation District.</p>	
REQUEST	
<p>The petitioner is requesting a Zoning Map Amendment (Rezoning) of an existing PUD to begin construction of the multi-family units on approximately 19.84-acres and commercial/retail spaces on about 12.68-acres along Old Register Road. The property is located south of Tormenta Way, and on the west side of Old Register Road.</p> <p>.</p>	

Case # RZ 25-06-05
376 Tormenta Way
Parcel: 076 000001 000

Location Map







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: Bulloch County	Commercial
Northeast	Location Area #2: MX (Mixed-Use)	Commercial
East	Location Area #3: PUD/MX (Planned Unit Development/Mixed Use)	Commercial
Northwest	Location Area #4: Bulloch County	Commercial
Southeast	Location Area #5: R-4 (High Density Residential)	Single Family Residences
South	Location Area #6: Bulloch County	Vacant
Southwest	Location Area #7: Bulloch County	Residential Subdivision
West	Location Area #8: Bulloch County	Single-Family House

SITE CHARACTERISTICS

Acreage	Total of 64.05-acres
Lot	Mostly cleared, old farm land, National Register Historic Resource (house and outbuildings)
Flooding	No floodplain
Wetlands	There are approximately 19.40-acres of wetlands on the property located south/southwest of the proposed apartments.

Development Services Report
Case RZ 25-06-05

SITE DETAILS

Site Design and Layout

The proposed project consists of 64.05-acres consisting of the following:

Garden Style Apartments.

Proposed to be four (4) stories high and proposed to be about 500 units facing Old Register Road.

Commercial and Retail Areas

The proposed project contains commercial and retail components. The designated commercial area located off of Old Register Road north of the proposed apartments, is proposed to consist of a hotel, professional offices and a bank. There are designated commercial areas at the time of writing this staff report that do not have specified retailers.

Roadways and Access

The proposed project is for a Planned Unit Development (PUD) with public and/or private roads with four (4) access points from Old Register Road.

The project proposes five (5) foot wide sidewalks to be provided within the community. Additionally, five (5) foot wide sidewalks along Old Register Road. UDC amendments for road will apply.

Infrastructure /Public Utilities

The project is planning to connect to City of Statesboro utilities. There is a Georgia Power Easement that runs north-south through the eastern portion of the PUD.

Recreational Facilities

The project does propose greenspace and amenity space for the PUD. The proposed apartments would have a designated pool and gathering area in the center of the apartment complex. In addition, to the east of the proposed project is the athletic field for Tormenta FC. Also, less than one mile from Georgia Southern University activities.

National Register Historic Building

The National Register Historic house on the property sits to the south of the existing pond.

STAFF SUMMARY AND ANALYSIS

The subject site is a mostly vacant lot with 64.05-acres that is already designated as a PUD (Planned Unit Development). The petitioner is requesting to modify the existing PUD to allow the construction of the multi-family residential units and commercial/retail spaces along Old Register Road.

The development is shown as a part of the "Developing Area" in accordance with the Bulloch County Future Development Map. The area was once considered as an "*Emerging Business*," under the 2018

Comprehensive Master Plan. However, with the adoption of *City of Statesboro 2024 Comprehensive Master Plan* now shows this area as a part of the “*Activity Centers/ Regional Centers*” which is an area dominated by auto-oriented design. However, it may evolve into pedestrian oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The changes within area show how area has developed and continues to grow in direction with 2024 Comprehensive Master Plan. In addition, the proposed project is aligned with the Future Land Use and Comprehensive Plan. The proposed project is consistent with nearby development patterns of suburban agriculturally zoned land transitioning to planned development of residential and commercial growth. The proposed project offers a variety of residential type units.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have approximately 19.40-acres of wetlands, which includes a water retention pond. Currently the proposed project would not have an impact on the wetlands. A tributary of Little Lots Creek is also shown as a part of this wetland area. No floodplain on this property. In accordance with the request of the Ogeechee Riverkeeper, a wetlands plan should be submitted before construction begins.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water, sewer, and natural gas are available.

Old Register Road is considered an Urban Collector Road and Veterans Memorial Highway is considered a Principal Urban Arterial. The proposed project would consist of inter-parcel vehicular access, a left-turn lane on Old Register Road, and a right-in/right-out access for an additional driveway cut to the complex. The existing roadway of Old Register Road will need to be expanded throughout the area as affected, and should reflect the improvements as provided by the traffic study.



Subject property: view of the property from the ROW on Old Register Road, facing west.



Subject property: view of the property from the ROW on Old Register Road, facing south.



Property to the southeast of the subject project from the ROW of Old Register Road, facing south east.



Property to east of the subject property from the ROW of Old Register Road, facing east.



Property to the northeast of the subject property from the ROW of Old Register Road, facing north.



View of the Georgia Power Station north of the subject property from the ROW of Old Register Road, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-06-05**. If this petition is approved by the Mayor and City Council, it is requested that it be approved with the following enumerated condition(s):

1. The applicant must submit a traffic impact analysis with specific benchmarks for the individual phases of development prior to the issuance of a Land Disturbance Permit.
2. In adherence to the recommendations of the Ogeechee Riverkeeper, the applicant must submit a wetland plan in addition to all standard plan requirements prior to the issuance of a Land Disturbance Permit.
3. The applicant will be required to submit tree plans showing the inclusion of tree canopy based on the type of development as outlined in the UDC, i.e. individual trees for single-family lots.