



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

March 7, 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. February 7, 2023

IV. New Business

1. **APPLICATION RZ 23-02-02:** Woody Royal requests Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 2.27 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel# 076 000001 001).

2. **APPLICATION RZ 23-02-05:** S&K Investments of GA LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district on approximately 1.72 acres of property in order to construct a commercial development at 3101 Old Register Road (Tax Parcel # 076 000001 012).

3. **APPLICATION CUV 23-02-06:** Vernon Howard requests a Conditional Use Variance on a 0.28 acre property in order to establish a recovery home at 378 Johnson Street (Tax Parcel # MS40 000030 000)

V. Announcements

1. Appointment of new Planning Commissioners.

VI. Adjourn



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Statesboro Planning Commission

February 7, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., Benjamin McKay, Cathy Dixon, 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) **Absent:** Michele Hickson, Jamey Cartee, and Jermaine Foster (Planner)

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.) January 3, 2022 Meeting Minutes.

IV. New Business

1.) **APPLICATION RZ 23-01-01:** Simcoe Investment Group requests a Zoning Map Amendment from the CR (Commercial Retail) zoning districts to the R-2 (Townhouse Residential District) zoning district in order to develop a townhouse development at Cawana Road (Tax Parcel # 107000005000).

Kathleen Field introduced case RZ 23-01-01. Commissioner Byrd made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Alec Metzger was introduced as the representative. After briefing the Planning Commission about the site plans Tracy Barns expressed his concerns of the traffic that will affect his home that's located directly across from subject site. Sharron Barns lives on Cawana Road, she expressed concerns about the density and the traffic that will affect the area. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 4-0. Commissioner McKay made a motion to approve the application and conditions, with an additional condition to include a traffic study. Commissioner Thibideau seconded and the motion passed 4-0.

2.) **APPLICATION RZ 23-01-02:** Simcoe Investment Group requests a Zoning Map Amendment from the R15 (Single-Family Residential) zoning districts to the R-2 (Townhouse Residential District) zoning district in order to develop a townhouse development at Cawana Road (Tax Parcel # 107000005001).

Kathleen Field introduced case RZ 23-01-02. Commissioner McKay made a motion to open the public hearing. Commissioner Thibedeau seconded, the motion carried 4-0. Alec Metzger was introduced as the representative. Sharron Barns expressed her concerns about this property being located right across the street from Sallie Zetterower Elementary. She expressed her concerns that the kids living in the future townhomes would want to walk to school and she feels that it would be dangerous for them. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Thibedeau. The motion passed 4-0. Commissioner McKay made a motion to approve the application and conditions, with an additional condition to include a traffic study. Commissioner Thibedeau seconded and the motion passed 4-0.

3.) **APPLICATION SUB 23-01-03:** Woodford Station LLC, requests preliminary PLAT approval of a 3-phase 172 lot townhouse subdivision on 17.78 acres on a property located at 7130 Veterans Memorial Parkway (Tax Parcel# MS42000007 000).

Kathleen Field introduced case SUB 23-01-03. Commissioner McKay made a motion to open the public hearing. Commissioner Thibedeau seconded and the motion carried 4-0. Jeff Stewart with Maxwell & Associates Group was introduced as the representative. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Thibedeau. The motion passed 4-0. Commissioner Byrd made a motion to approve with the conditions that were already pre-approved. Commissioner McKay seconded and the motion passed 4-0.

V. Announcements

Kathleen Field announced that we have a new Planning Commissioner Cathy Dixon. She also announced within the new annexation process, the planning commission will not be voting on annexations but they will continue to vote on Rezones.

VI. Adjourn

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

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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**RZ 23-02-02
ZONING MAP AMENDMENT REQUEST
3101 OLD REGISTER ROAD PARCEL C&D**

LOCATION:	3101 Old Register Road (Parcel C&D)
EXISTING ZONING:	HC/PUD(Highway Commercial/Planned Unit Development – County)
ACRES:	2.27 acres
PARCEL TAX MAP #:	076 000001 001
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Commercial Development



PETITIONER Woody Royal
ADDRESS 6334 Clito Road; Statesboro GA, 30458

REPRESENTATIVE Bubba Hunt
ADDRESS 1535 Northside Drive East; Statesboro GA, 30458

PROPOSAL

The applicant is requesting an Annexation and subsequent Zoning Map Amendment for 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development.

PLANNING COMMISSION RECOMMENDATION

RZ 23-02-02 – CONDITIONAL APPROVAL

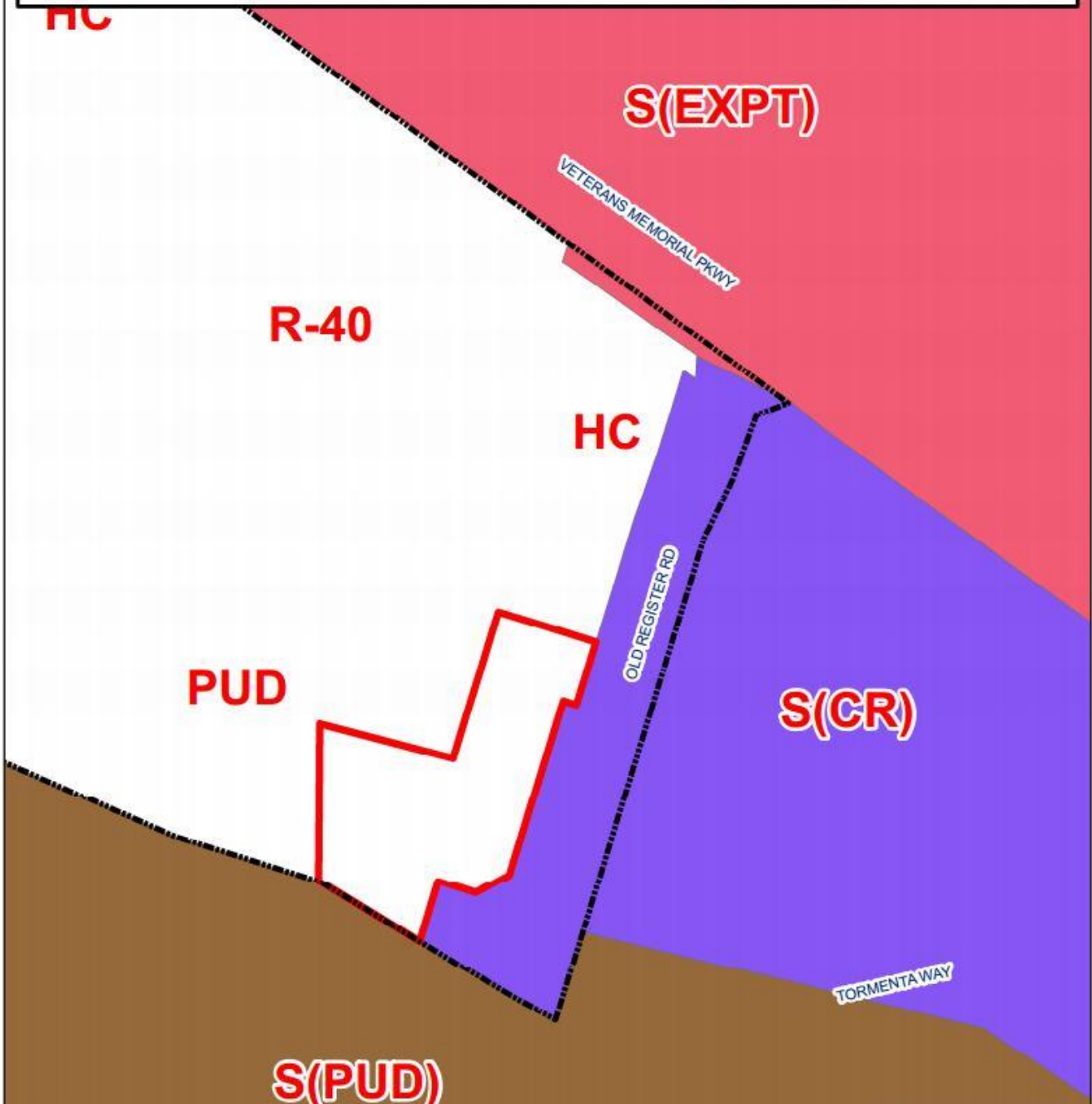
Case # AN 23-02-04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

Location Map



Case # AN 23-02--04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

Current Zoning Map



1 inch = 200 feet



S(PUD)

Legend

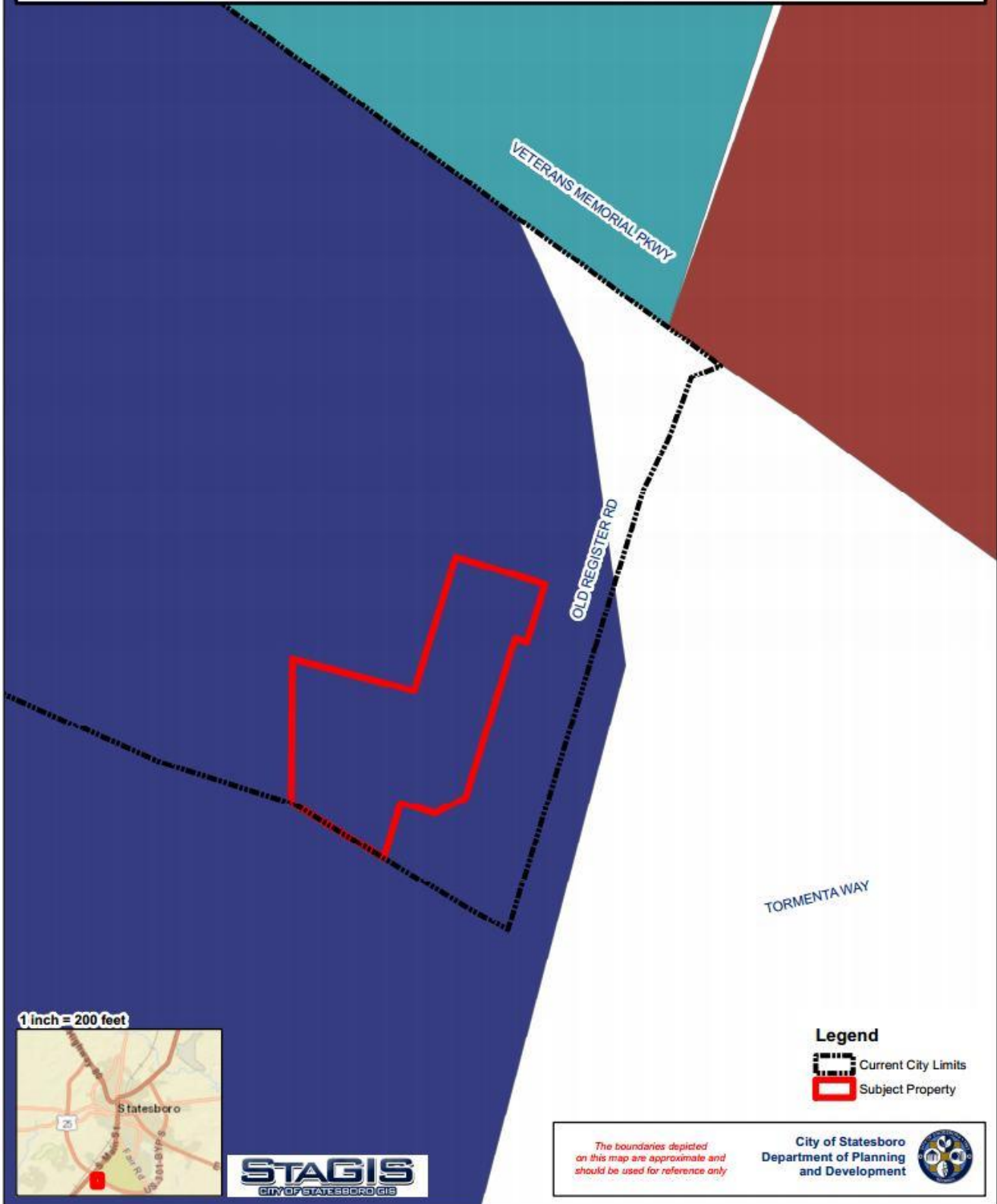
- Current City Limits
- Subject Property

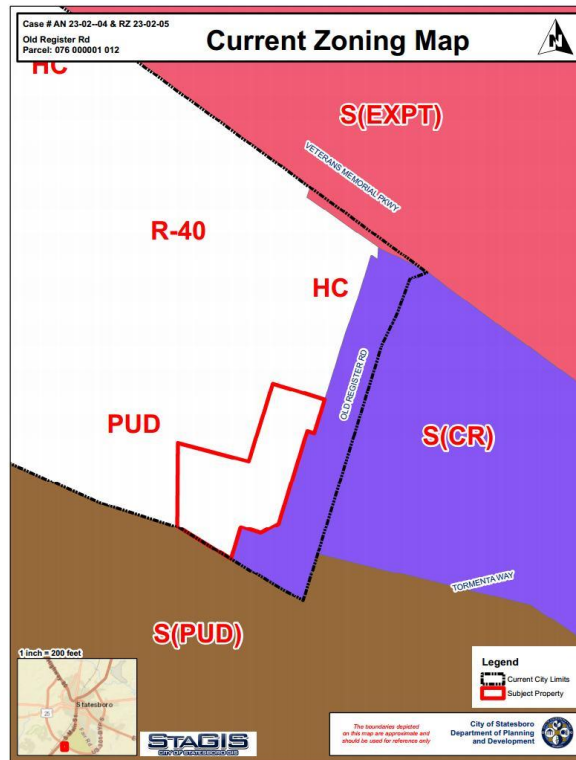
The boundaries depicted on this map are approximate and should be used for reference only



Case # AN 23-02-04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

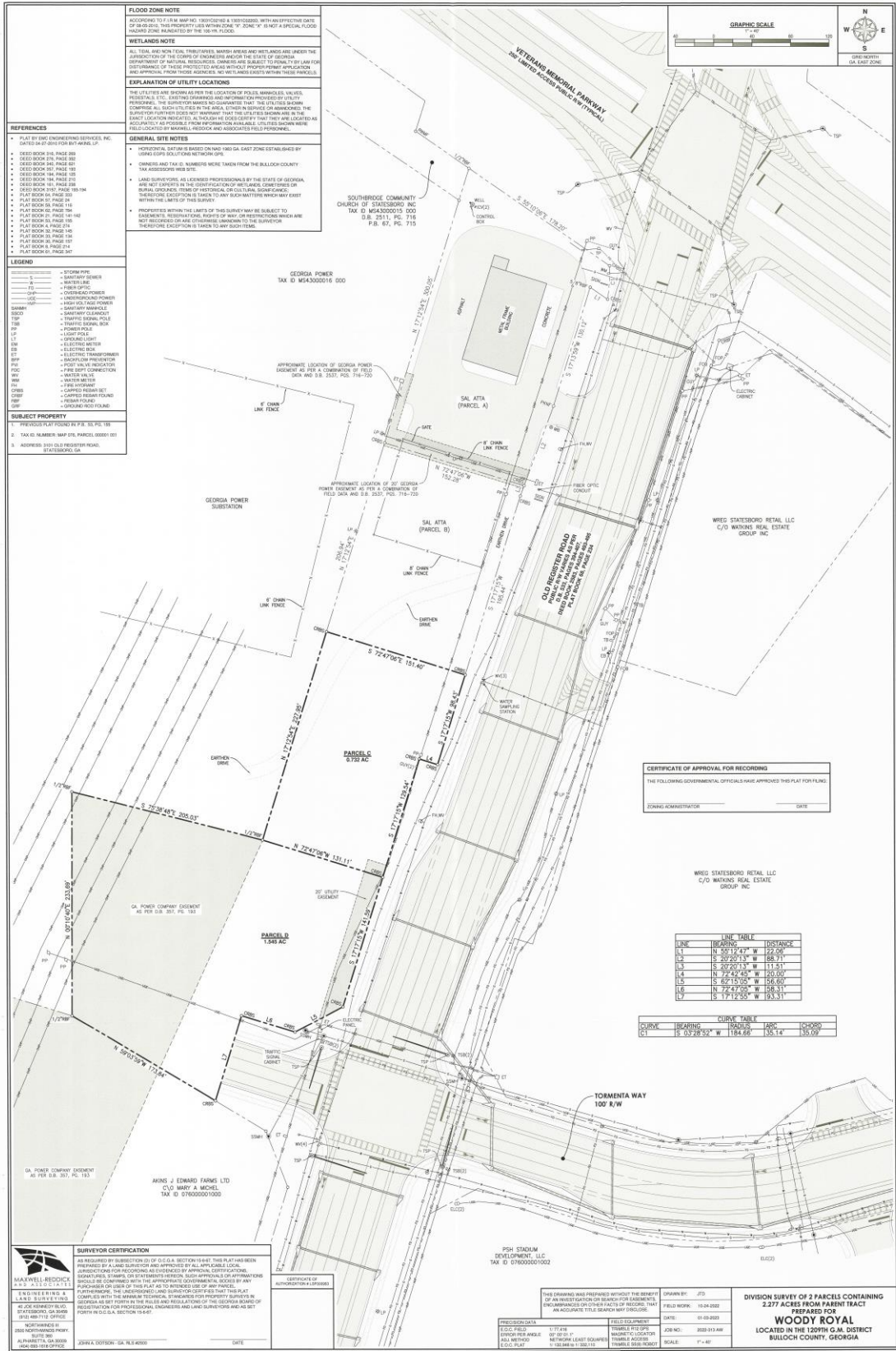
Future Landuse Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HC (Highway Commercial – County)	Tire Shop
Northeast	Location Area #2: EXPT (Exempt)	Georgia Southern University
Northwest	Location Area #3: EXPT (Exempt)	Georgia Southern University
East	Location Area #4: CR (Commercial Retail)	Publix Shopping Center
West	Location Area #5: R-40 (Single-Family Residential)	GA Power Station
Southwest	Location Area #6: PUD (Planned Unit Development)	Vacant (Future Tormenta Development)
Southeast	Location Area #7: PUD (Planned Unit Development)	Tormenta Stadium
South	Location Area #8: PUD (Planned Unit Development)	Vacant

EXISTING SITE



SUBJECT SITE

The subject site is a vacant 2.27 acre lot located on Old Register Road. The property is directly adjacent to both the Publix shopping center and the existing GA Power substation. There is no historical development on this lot. This property is currently under consideration for Annexation with Case An 23-02-01.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this area in the “Emerging Business” character area, which calls for small and midsize regional retail and commercial development, as well as mixed use retail and multi-family housing.

ENVIRONMENTAL SITE ANALYSIS

The subject property listed for annexation does not contain wetlands or FEMA listed flood plains.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer both serve the adjacent “Publix” property.

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 at this time does not appear to be a substantial change in density, although the full scope of the project has not yet been determined.

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

- At this time, the full scope of the project has not been determined, but the existing zoning is nearly equivalent to the proposed. The R-40 zoning which is default zoning for the annexation, would be a substantial difference from the surrounding area, and would not be considered the highest and best use of 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.

- In line with the continued development of the Old Register Road TAD, this project would serve as additional commercial space for a newly formed activity area for the Southwestern quadrant of the City.

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

- Due to the surrounding development, it is unlikely that any other use would be viable. The size of the lot would prohibit any substantial high-density development.

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

- The property is well positioned for commercial redevelopment, and is adjacent to a currently developing area, which will benefit not only from additional commercial development, but also future high-density residential in the future.
- 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.**
- There is no development on the property.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
 - The population density would not substantially change as a result of this request.
 - 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.
 - As this is not a change in the general use of the property, this is not an applicable question.
 - Traffic patterns and congestion.
 - This road was recently expanded to support a significant increase in traffic. The request will not detrimentally impact the level of service on this road.
 - Environmental aspects.
 - No wetlands or flood plains will be impacted by this development.
 - Existing and future land use patterns.
 - Development in the area has already begun in due to the Publix and Tormenta Stadium. It is expected that this will continue.
 - Property values in the adjacent areas.
 - It is unsure at this time of the overall impact of surrounding property values, although this request is in line with all the adjacent development.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The overall use is consistent with the “Emerging Business” character area in the 2019-2029 Statesboro Comprehensive Plan.

Subject Property



Southeastern Property



Northeastern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-02-02**. 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.



ZONING SERVICES REPORT

P.O. Box 348
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**RZ 23-02-05
ZONING MAP AMENDMENT REQUEST
3101 OLD REGISTER ROAD(PARCEL A&B)**

LOCATION:	3101 Old Register Road (Parcels A&B)
EXISTING ZONING:	HC (Highway Commercial – County)
ACRES:	1.72 acres
PARCEL TAX MAP #:	076 000001 012
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Commercial Strip Center



PETITIONER S&K Investments LLC
ADDRESS 129 Woodbridge Way; Statesboro GA, 30458

REPRESENTATIVE John Dotson
ADDRESS 40 Joe Kennedy Blvd; Statesboro GA, 30458

PROPOSAL

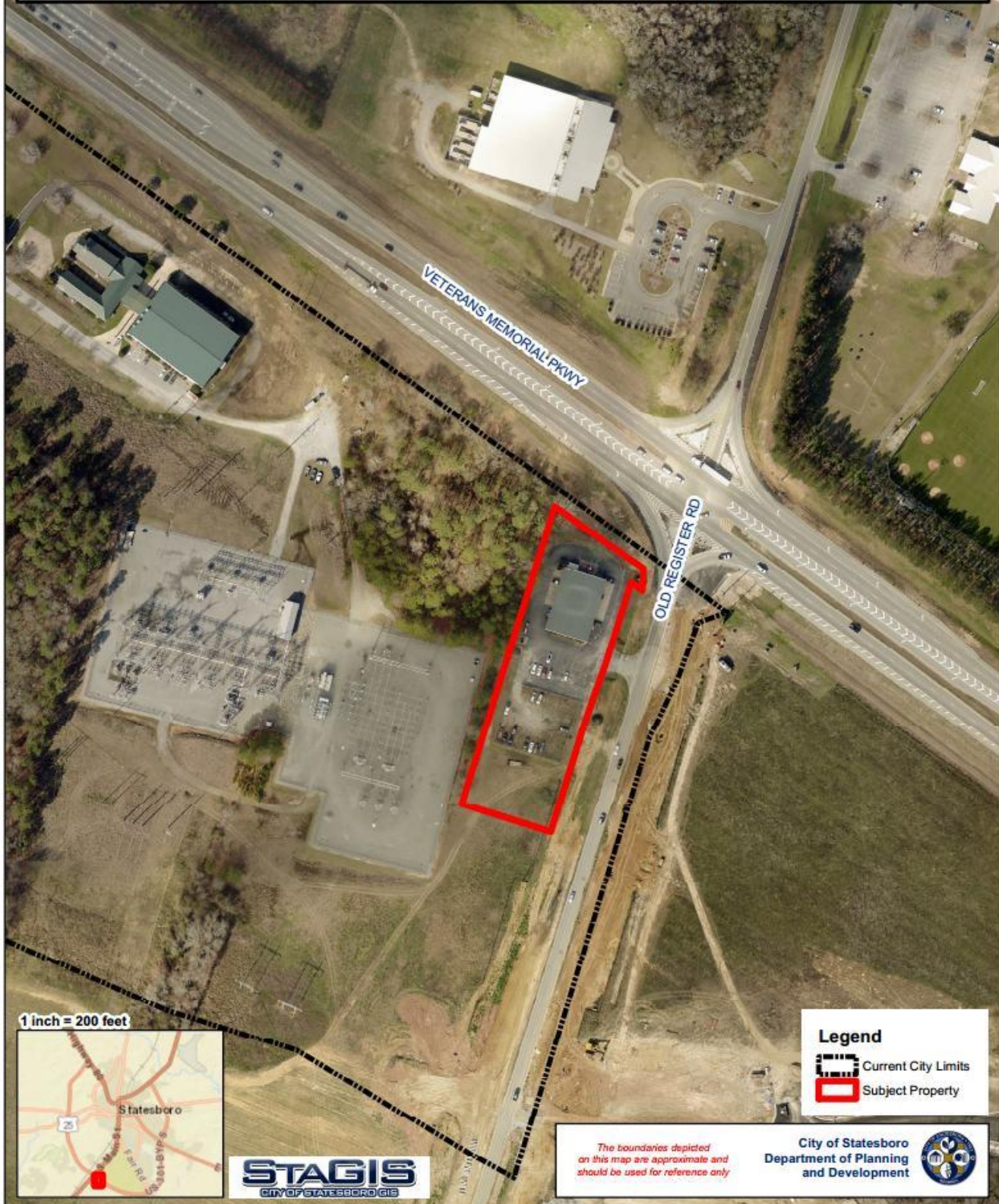
The applicant is requesting an Annexation and subsequent Zoning Map Amendment for 2.27 acres of property located at 3101 Old Register Road in order to develop a commercial strip center.

PLANNING COMMISSION RECOMMENDATION

RZ 23-02-05 – CONDITIONAL APPROVAL

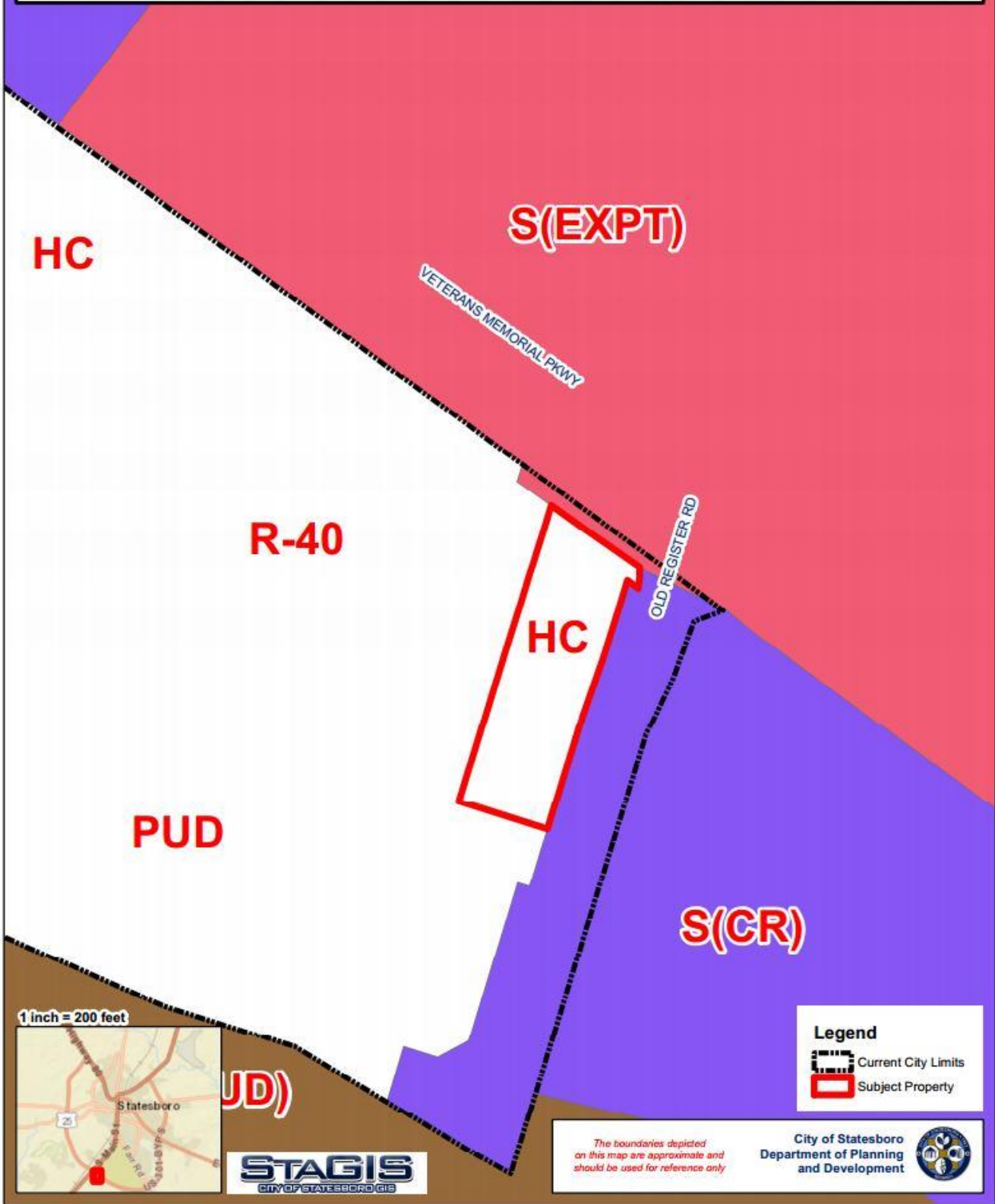
Case # AN 23-02-04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

Location Map



Case # AN 23-02--04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

Current Zoning Map



1 inch = 200 feet



JD)



Legend

- Current City Limits
- Subject Property

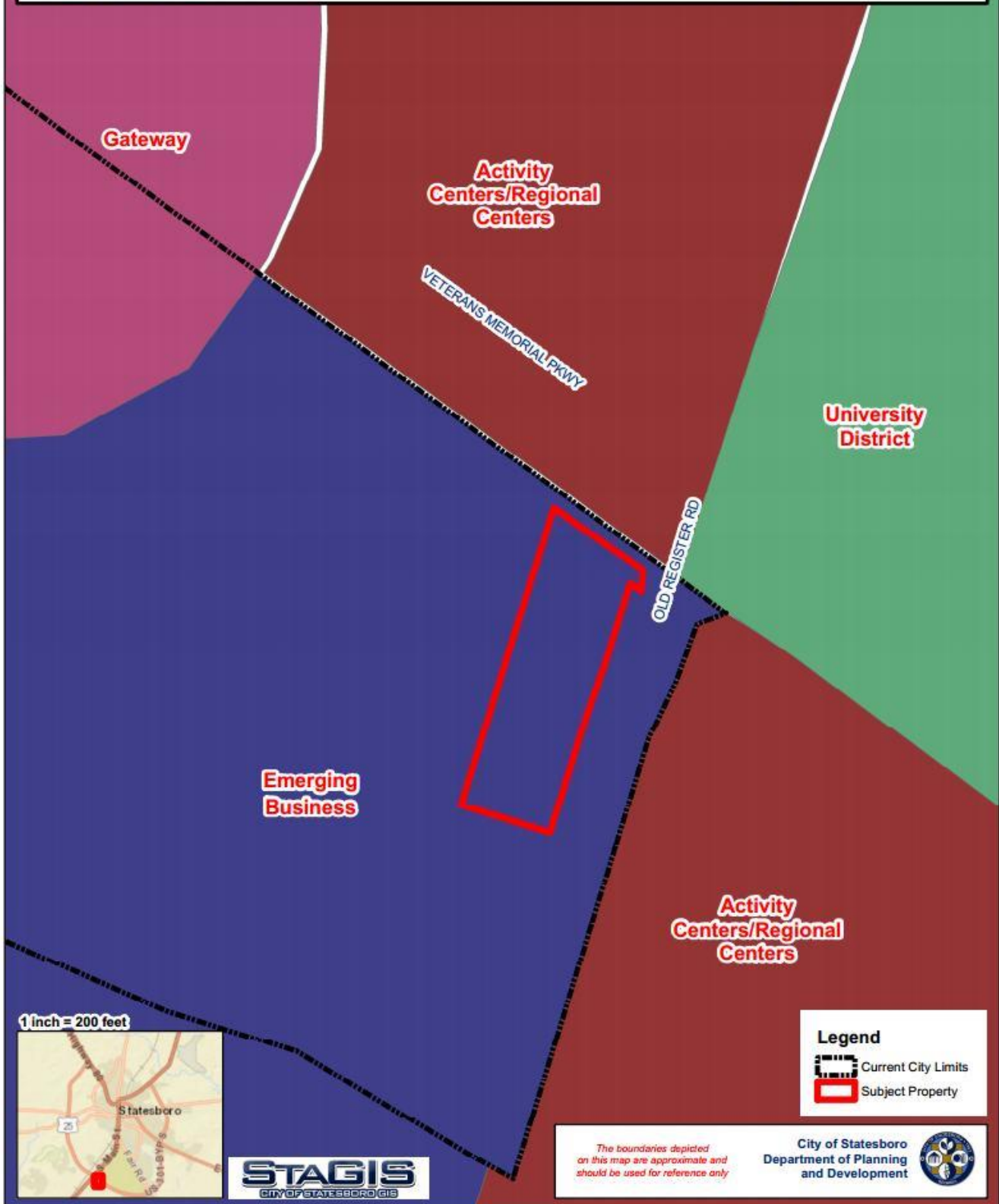
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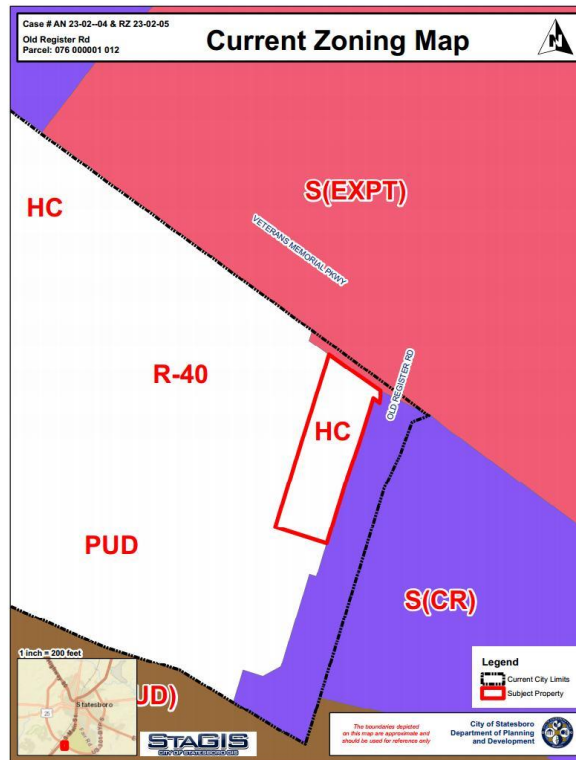
City of Statesboro
Department of Planning
and Development



Case # AN 23-02-04 & RZ 23-02-05
Old Register Rd
Parcel: 076 000001 012

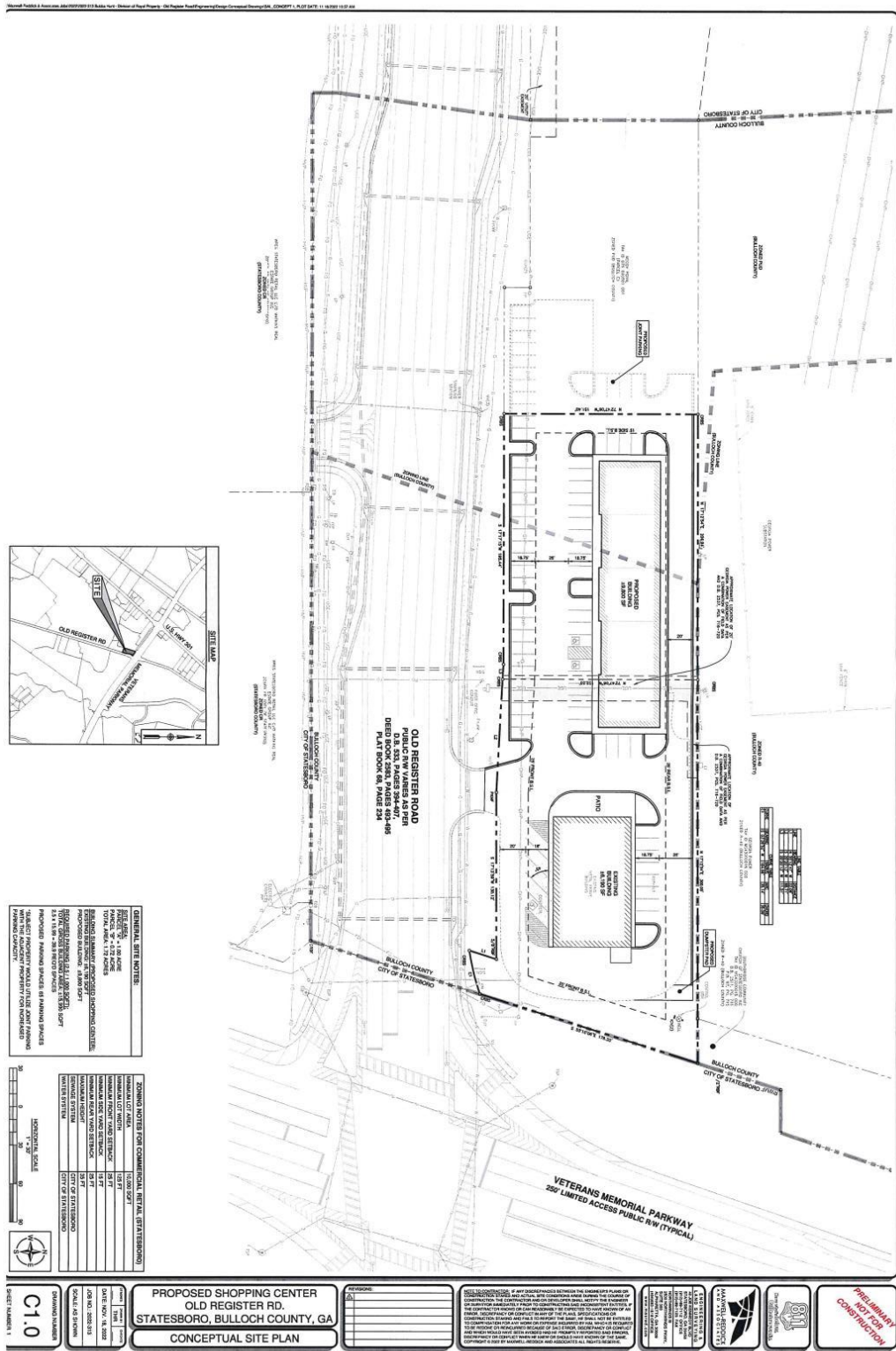
Future Landuse Map





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
Northwest	Location Area #3: EXPT (Exempt)	Georgia Southern University
East	Location Area #4: CR (Commercial Retail)	Publix Shopping Center
West	Location Area #5: R-40 (Single-Family Residential)	GA Power Station
Southwest	Location Area #6: PUD (Planned Unit Development)	Vacant (Future Tormenta Development)
Southeast	Location Area #7: PUD (Planned Unit Development)	Tormenta Stadium
South	Location Area #8: PUD (Planned Unit Development)	Vacant

PRELIMINARY PLAN



SUBJECT SITE

The subject site is a vacant 1.72 acre lot located on Old Register Road. The property is directly adjacent to both the Publix shopping center and the existing GA Power substation. This lot currently has an existing tire shop which is intended for renovation upon zoning. .

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this area in the “Emerging Business” character area, which calls for small and midsize regional retail and commercial development, as well as mixed use retail and multi-family housing. It is recommended that the character area of the *Statesboro Comprehensive Plan* be amended to place this property in the “Activity/Regional Center” character area in alignment with the adjacent stadium development.

ENVIRONMENTAL SITE ANALYSIS

The subject property listed for annexation does not contain wetlands or FEMA listed flood plains.

ANNEXATION SPECIFIC INFORMATION

This property is currently under consideration for annexation as noted in the February 21, 2023 City Council Meeting.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer both serve the adjacent “Publix” property.

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 area and surrounding zoning shows a similar use. The applicant seeks to expand the existing commercial uses in the area and add a smaller strip center.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - If annexed as the standard R-40 zoning, the property would be significantly less valuable as a single-family residential unit. In addition, the property already has an existing commercial building on the site.
- 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.**
 - In line with the continued development of the Old Register Road TAD, this project would serve as additional commercial space for a newly formed activity area for the Southwestern quadrant of the City.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- Due to the existence of the commercial building on the site, maintaining the default R-40 (Single-Family Residential) zoning would create issues of future use for the property owner.
- 5. The suitability of the subject property for the zoned purposes.**
- The property is well positioned for commercial redevelopment, and is adjacent to a currently developing area, which will benefit from additional commercial 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 existing building, which has historically been a service center has been vacant for over 1 year.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
 - The population density would not substantially change as a result of this request.
 - 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.
 - As this is not a change in the general use of the property, this is not an applicable question.
 - Traffic patterns and congestion.
 - This road was recently expanded to support a significant increase in traffic. The request will not detrimentally impact the level of service on this road.
 - Environmental aspects.
 - No wetlands or flood plains will be impacted by this development.
 - Existing and future land use patterns.
 - Development in the area has already begun in due to the Publix and Tormenta Stadium. It is expected that this will continue.
 - Property values in the adjacent areas.
 - It is unsure at this time the overall impact of surrounding property values, although this request is in line with all the adjacent development.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The overall use is consistent with the “Emerging Business” character area in the 2019-2029 Statesboro Comprehensive Plan.

Subject Property



Eastern Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-02-05**. 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(s) 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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CUV 23-02-06
CONDITIONAL USE VARIANCE REQUEST
378 JOHNSON STREET

LOCATION:	378 Johnson Street
EXISTING ZONING:	R-8 (Single-Family Residential)
ACRES:	0.29 acres
PARCEL TAX MAP #:	MS40000030 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single-Family Home
PROPOSED USE:	Recovery Home



PETITIONER Vernon Howard
ADDRESS 18 Simmons Center, Statesboro GA 30458

REPRESENTATIVE Jimmy Howell
ADDRESS

PROPOSAL

The applicant requests a conditional use variance to allow for the placement of a recovery home at 378 Johnson Street.

PLANNING COMMISSION RECOMMENDATION

CUV 23-02-06 CONDITIONAL APPROVAL

Case # CUV 23-02-06
378 Johnson St
Parcel: MS40000030 000

Location 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 # CUV 23-02-06
378 Johnson St
Parcel: MS40000030 000

Current Zoning Map



R-40 S(LI)

S(R8)

S(R4)

S(R20)



S(PUD)

R-40

1 inch = 200 feet



Legend

-  Subject Property
-  Tax Parcel Lines

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City of Statesboro
Department of Planning
and Development



Case # CUV 23-02-06
378 Johnson St
Parcel: MS40000030 000

Future Landuse Map



Potential
Annexation

Residential
Redevelopment

Potential
Annexation

1 inch = 200 feet



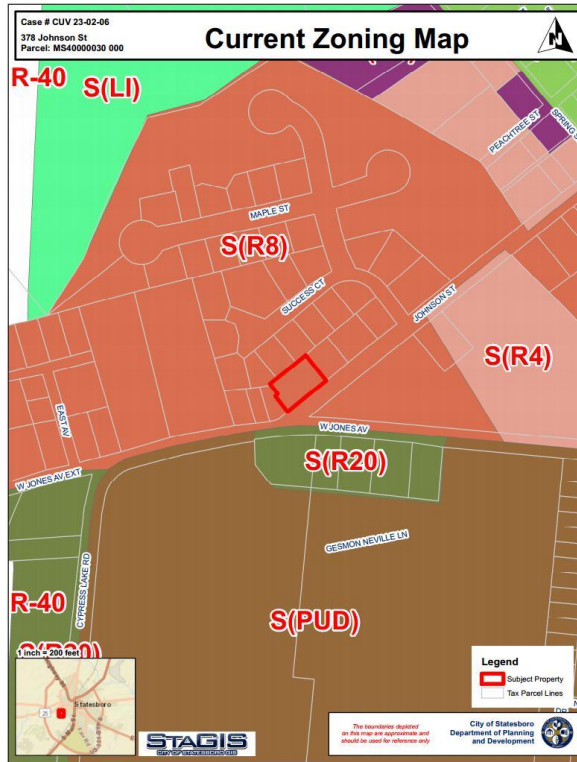
Legend

-  Subject Property
-  Tax Parcel Lines

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City of Statesboro
Department of Planning
and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-8 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-8 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: R-8 (Single-Family Residential)	Single-Family Residential Dwelling
East	Location Area #4: R-8 (Single-Family Residential)	Single-Family Residential Dwelling
South	Location Area #5: R-8 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #6: PUD (Planned Unit Development)	Bethany Assisted Living Land
Southeast	Location Area #7: PUD (Planned Unit Development)	Single-Family Residential Dwelling
West	Location Area #8: PUD (Planned Unit Development)	Single-Family Residential Dwelling

SUBJECT SITE

The subject site contains a single family home on 0.29 acres. The property has served as a single-family residence, but has historically been used for a home based hair salon.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which designates single-family detached housing and lower density single-family attached.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. There are no intended changes to the property.

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.

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, 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.

- The location is not a traditional business, and would be used specifically for the individual recovery of tenants. This would require the residence to have a license to operate, but this does not include guest or traffic beyond the residents on site.

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

- Generally, individuals living in the residence would not have any adverse on traffic, as the majority of them will not have vehicles. In addition, this location is served by a local sidewalk which will prevent significant levels of traffic being exposed to the street.

(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 existing parking should be sufficient for the location.

(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 issuance of the Occupational Tax Certificate.

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

- An appraisal has not been done on the property, therefore it is uncertain if this use would cause a decrease in property value over time. The extent of change in the use is that the persons living there will be unrelated.

(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.

- There are no listed changes to be made to the site or building, but a plat of the property has been submitted and included in this report.

(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/conditional use variance to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area ("Residential Redevelopment") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use should not cause negative effects of the use to the surrounding area's character, uses and zones.

SUBJECT SITE



WESTERN PROPERTY



EASTERN PROPERTY



SOUTHERN PROPERTY



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of CUV 23-02-06**. 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 conditional use variance does not grant the right to conduct renovations to the facility. All renovations must be completed through the building permit application process.
- (2) This conditional use does not grant the rights associated with a higher density residential district. Upon expiration of the recovery home permit, the provisions for unrelated persons must be followed.