



*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**

**March 5, 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. February 6, 2024

**IV. New Business**

1. **APPLICATION RZ 24-02-01:** Simcoe Investment Group, LLC requests a Zoning Map Amendment to an existing PUD (Planned Unit Development) on approximately 65.43 acres of property in order develop a mixed multi-family and single-family detached subdivision on Cawana Road (Tax Parcel # 092 000012 001).
2. **APPLICATION SE 24-02-03:** Kristie Hendrix requests a Special Exception from Article 2.3.2 (Comprehensive Principal Use Permissions) of the Unified Development Code on a 0.52 acre property in order to expand the existing auto detailing business into a used auto sale business at 121-A East Main Street (Tax Parcel # S39 000012 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**February 6, 2024**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

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

**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. January 2, 2024 Meeting Minutes.**

Commissioner Fatica made a motion to approve the minutes of January 2, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of January 2, 2024 with a 6-0 vote.

**IV. New Business**

- 1. APPLICATION RZ 24-01-01:** Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district on approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road (Tax Parcel # 076000001 000).

Kathy Field introduced the case. Commissioner Folsom motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 6-0. Clark O'Barr with Maxwell-Reddick & Associates spoke in favor of this application and provided feedback regarding the project. Commissioner Beck motioned to close the hearing with a second from Commissioner Folsom. The motion passed 6-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Folsom. The motion passed 6-0.

2. **APPLICATION CUV 24-01-02:** Niki H Grant request a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses, specifically a personal care home at 402 Marvin Avenue (Tax Parcel # S44 000008 000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 6-0. Alexander Smith spoke in favor of the application. Mike Wraith spoke against the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 6-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 6-0.

3. **APPLICATION SE 24-01-03:** Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue (Tax Parcel# S40 000088A000)

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Beck. The motion passed 6-0. Chris Cohagan spoke in favor of the application. Ginny Hendley also spoke in favor of the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 6-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Beck. The motion passed 6-0.

4. **APPLICATION RZ 24-01-04:** AMCS Development, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 19.49 acres of property in order to develop a 192 unit multifamily apartment complex utilizing Low Income Housing Tax Credits on Mathews Road (Tax Parcel # S36 000037000).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Lovett. The motion passed 6-0. Randy Clack & Tracey Adkins spoke in favor of this project. Connie Moody, Willie Pearl Clark, Charlene Lewis-Houston, Jackie Hayward and Christopher Howard spoke against the project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 6-0.

After discussion, Commissioner Fatica motioned to approve the application with additional conditions. Commissioner Dixon requested a second for the motion, and there was no second. For lack of any other motion, the Commission did not make a recommendation.

## **V. Announcements**

Kathy Field thanked the Commission members for their participation in the Planning & Zoning 101/102 course, and reminded the members of the upcoming Stakeholder meeting on February 13, 2024.

**VI. Adjourn**

Commissioner Folsom made a motion to adjourn the meeting. Commissioner Lovett seconded, and the motion carried 6-0.

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**Chair – Cathy Dixon**

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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)

<b>RZ 24-02-01 ZONING MAP AMENDMENT CAWANA ROAD</b>	
<b>LOCATION:</b>	Cawana Road
<b>EXISTING ZONING:</b>	PUD (Planned Unit Development)
<b>ACRES:</b>	64.93 acres
<b>PARCEL TAX MAP #:</b>	092 000012 001
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Developing Land
<b>PROPOSED USE:</b>	Multi-Family & Single-Family Subdivision
	

**PETITIONER** Simcoe Investment Group  
**ADDRESS** P.O. Box 1247; Richmond Hill, GA 31324

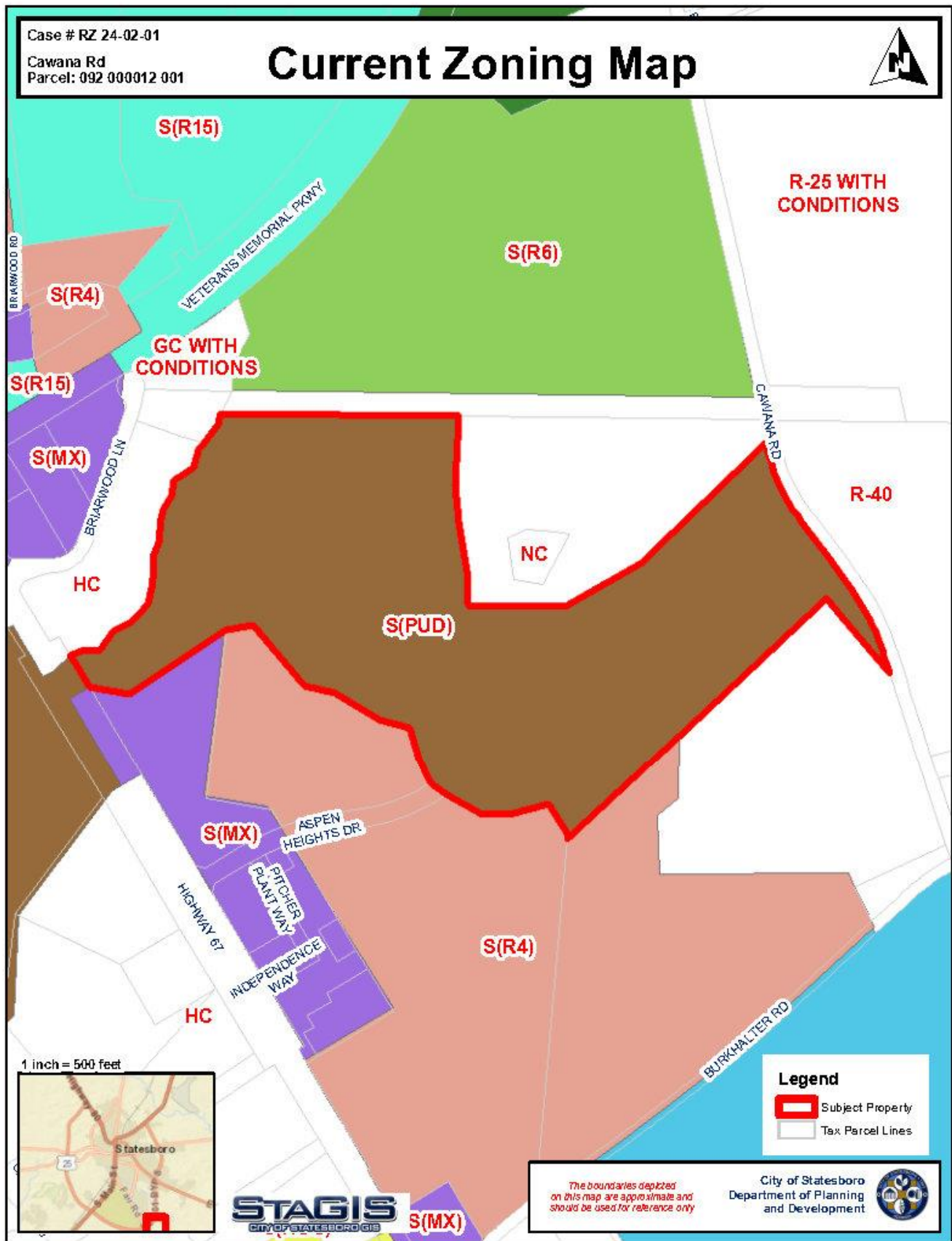
**REPRESENTATIVE** Clay Price  
**ADDRESS** SAME AS ABOVE

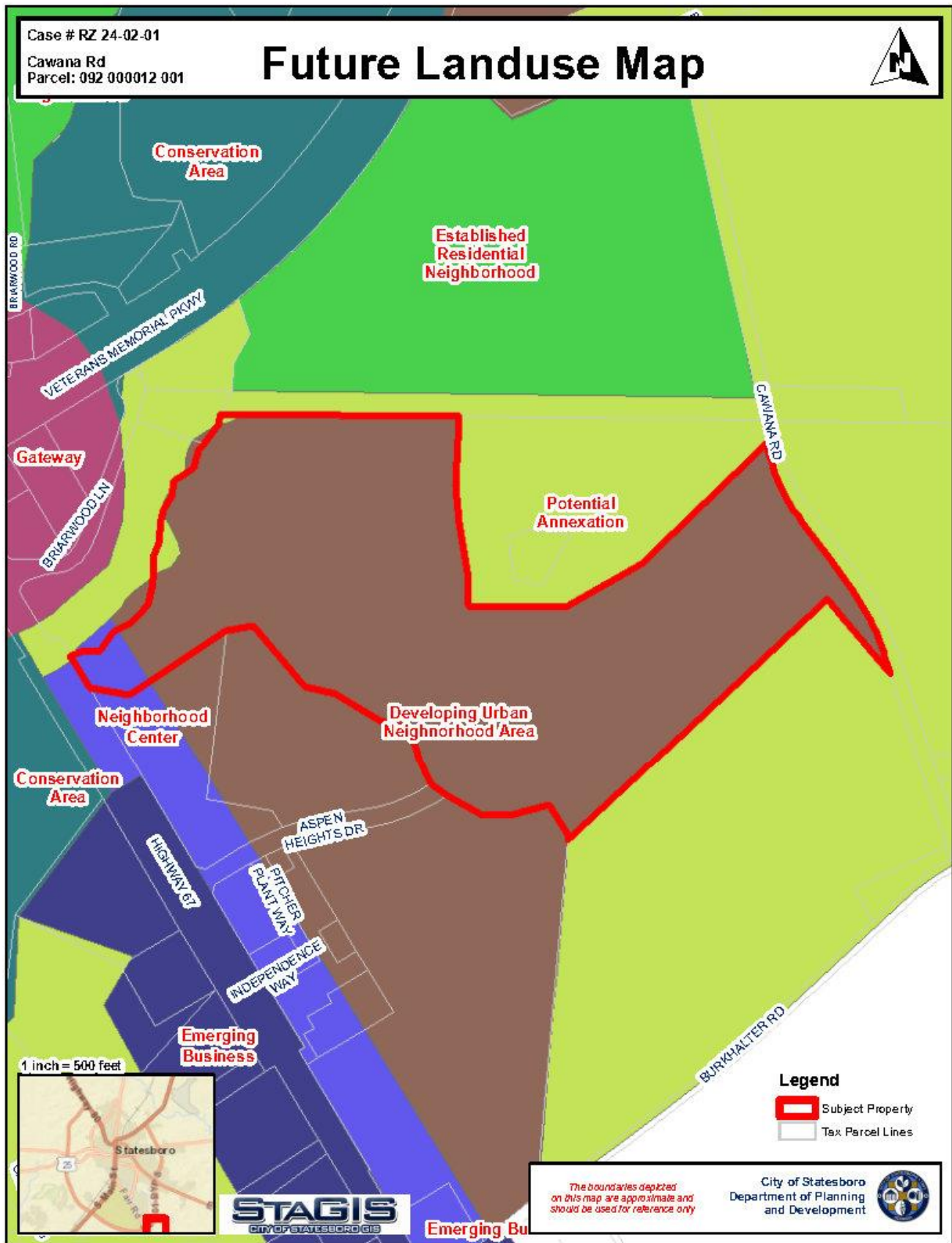
<b>PROPOSAL</b>
The applicant requests a PUD Amendment on a 64.93 acre parcel in order complete the development of a townhome and single-family detached subdivision on Cawana Road.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 24-02-01 - CONDITIONAL APPROVAL</u></b>



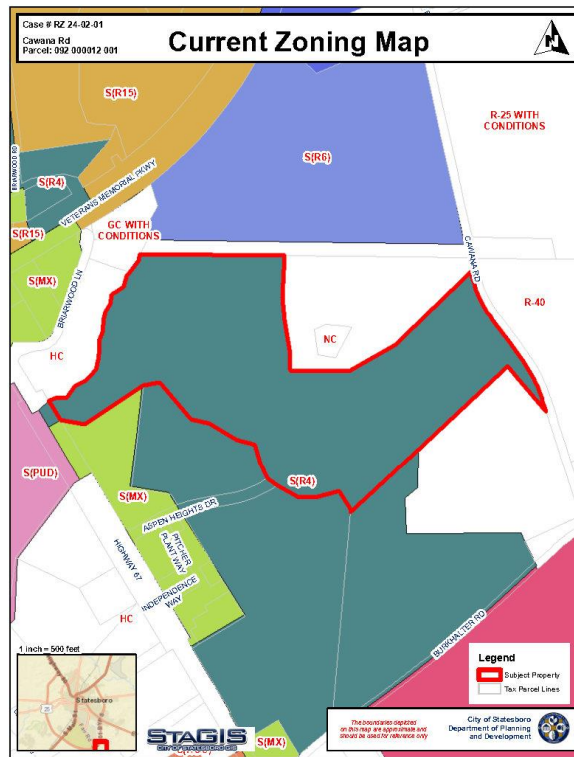












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> NC (Neighborhood Commercial – County)	Westervelt Company
Northeast	<b>Location Area #2</b> R-25 (Single-Family Residential – County)	Sunfield Station Subdivision
East	<b>Location Area #3:</b> R-40 (Single-Family Residential – County)	Vacant Land
North West	<b>Location Area #4:</b> GC (General Commercial – County)	Single-Family Dwelling
Southeast	<b>Location Area #5:</b> R-40 (Single-Family Residential – County)	Solar Farm
South	<b>Location Area #6</b> R-4 (High-Density Residential)	Vacant Land
Southwest	<b>Location Area #7:</b> R-4 (High-Density Residential)	Cottage Row Apartments
West	<b>Location Area #8:</b> R-4 (High-Density Residential)	Cottage Row Apartments

## **SUBJECT SITE**

The subject site consists of approximately 64.93 acres of property, which is currently under development. The property zoning was last amended under RZ 21-03-04, which at the time granted a PUD for the development. The property has since been sold by the original developer and the current owner has proceeded with permitting under the original PUD plan. Due to market fluctuations and the general desire of the new owner, the applicant has requested an amended PUD in order to both reduce the overall number of units from 231 to 208, and to allow the individual townhome units to be sold fee simple.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood” character area, which calls for a “Higher density housing as well as a diverse mix of housing types.”

## **ENVIRONMENTAL SITE ANALYSIS**

Some acreage in the northwest portion of the subject property appears to be located within a wetland and special flood area, but this should not negatively impact the development plan. Some wetland disturbance will be required to install the road network.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject site may be served by City Utilities and under the original development plan, the applicant will install a roadway connecting both Cawana Road and Highway 67/Fair Road. According to the original traffic study provided, the connecting roadway will not negatively impact the intersection at Burkhalter and Highway 67. As per the original request, the primary roadway from Aspen Heights Drive will be public, while other roads shall remain private.

## **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, and is in keeping with the original intention of the previous zoning approval for the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property could be developed with its current zoning as it is already a PUD, but the owner has proposed a general reduction in the number of units which will positively impact the current area.
- 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 creation of the access road on Cawana, and the completion of Aspen Heights Drive should assist the overall street network. It has not yet been determined what type of residents would be living in these units, therefore it cannot be determined if it will negatively impact the schools in the surrounding area.
- 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 proposed change does not conflict with the existing development of the area, as significant development pressure has been focused on the surrounding area over the past three years.
- 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 ("Developing Urban Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

**Subject Property**



**Eastern Property**





**Northern Property**



**Southern Property**





[illegible]

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

Staff recommends **Approval of RZ 24-02-01**. 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) The applicant must meet all conditions as outlined in the previous zoning map amendment with the exclusion of condition 8, as the Unified Development Code now supersedes the reference to Article 4, Section 4.3(13) of the subdivision ordinance.



## ZONING SERVICES REPORT

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**SE 24-02-03**  
**SPECIAL EXCEPTION REQUEST**  
**121 East Main Street**

<b>LOCATION:</b>	121 East Main Street
<b>EXISTING ZONING:</b>	MX (Mixed Use)
<b>ACRES:</b>	0.33 acres
<b>PARCEL TAX MAP #:</b>	S39 000012 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Vehicle Detailing/Office
<b>PROPOSED USE:</b>	Vehicle Detailing & Used Auto Sales



**PETITIONER** Kristie Hendrix  
**ADDRESS** 216 Church St, Statesboro GA 30458

**REPRESENTATIVE** Same As Above  
**ADDRESS** Same As Above

### PROPOSAL

The applicant requests a special exception to locate a small used car business and office to an existing detailing shop in a building on 0.52 acres in the MX (Mixed-Use) zoning district.

### STAFF RECOMMENDATION

**SE 24-02-03 CONDITIONAL APPROVAL**



Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

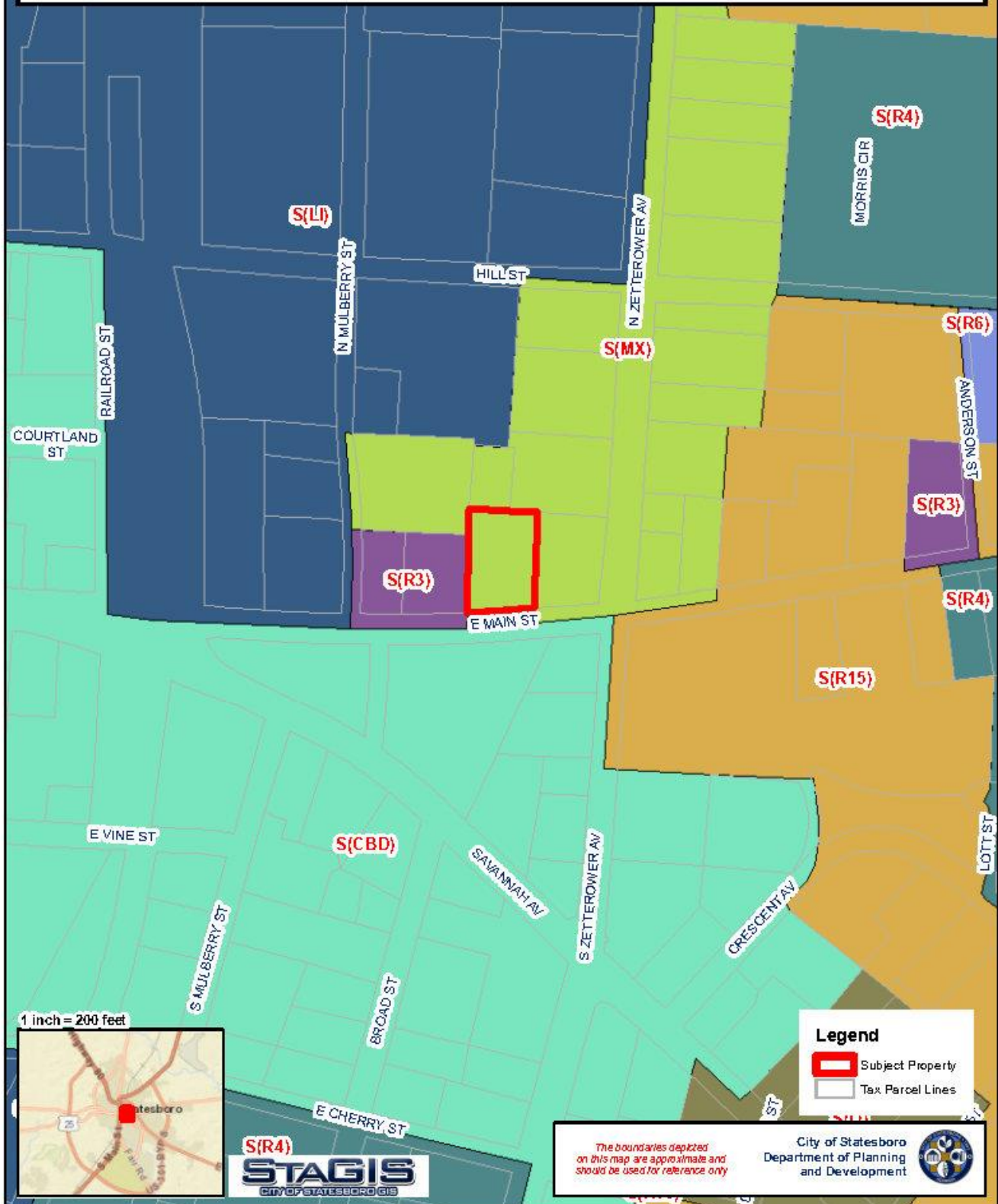
# Location Map





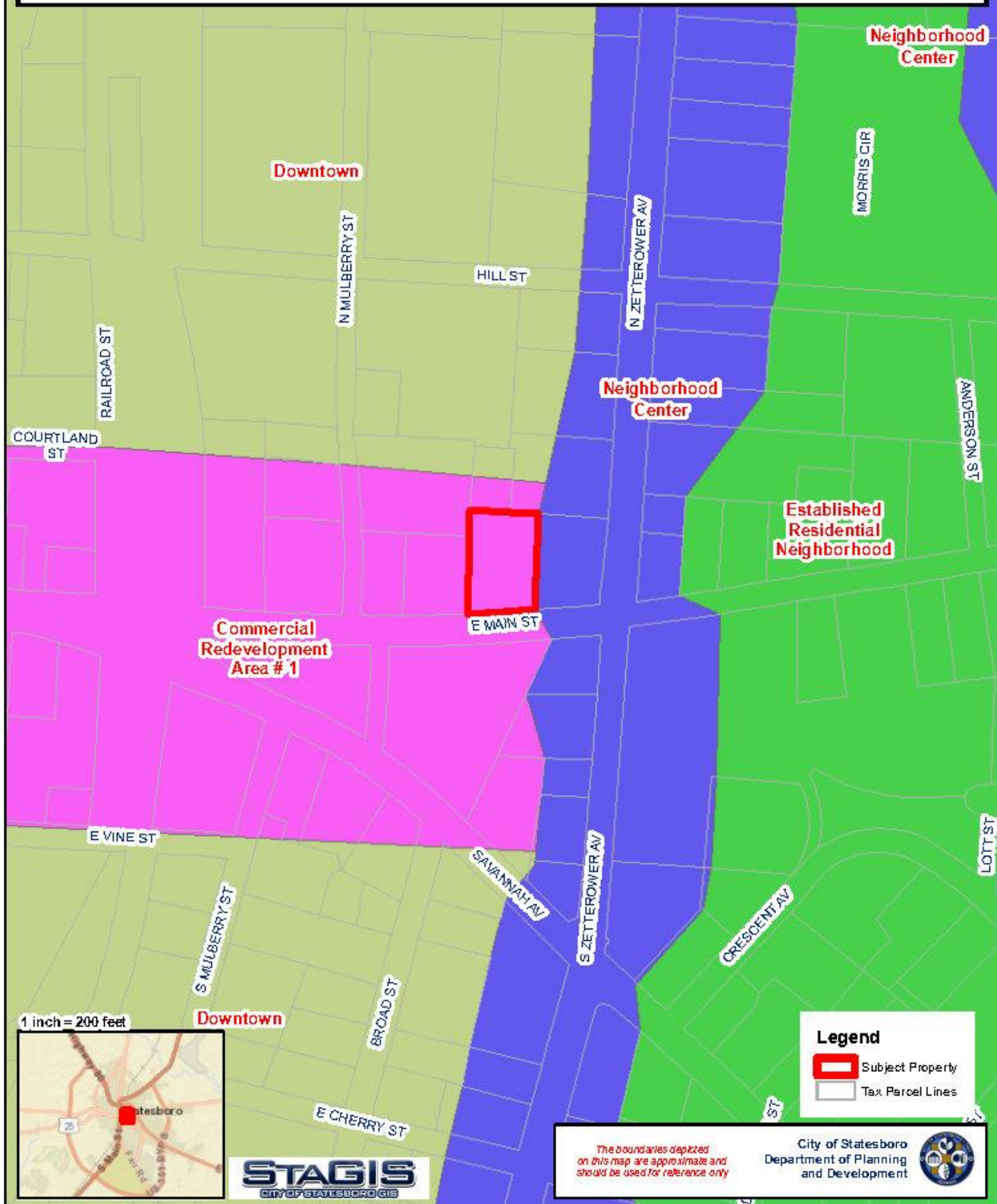
Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

# Current Zoning Map



Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

# Future Landuse Map







## **SUBJECT SITE**

The subject site contains a multi-tenant commercial building, with two garage bays currently used as detailing stations, as well as a barbershop on approximately 0.52 acres. The applicant intends to expand the Classic Auto care business into a used car sales area as well. The applicant does not intend to cease the detailing business, and would continue to provide both services if allowed. Additional striping of the parking area would be required to ensure that ample space may be provided.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #1” 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 is currently served by city utilities, sanitation and public safety. No 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.”

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, office and industrial uses as the area was predominately light industrial on adoption of the original zoning map.

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

- At this time, the building serves as a barbershop, office and car detailing facility. The carwash was an allowed use under the CR zoning district before passage of the UDC, and the addition of the car sales would not significantly alter the usability of 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.**

- 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 business owner currently uses the property for vehicle related services, and the inability to expand the current business would not necessarily present a hardship to the 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 also provide services for car sales. Generally lot size and accessibility will prevent significant issues with traffic on the site.

**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 is currently in use and does not have any noted vacancy.

**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 “Commercial Redevelopment Area #1,” which does call for a varied scale of commercial, retail and office uses.

### Subject Property



### Southern Property





### Eastern Property



### Western Property





### **STAFF RECOMMENDATION**

Staff recommends **Approval of SE 24-01-03**. 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 the special exception does not grant approval on any changes to the existing building or parking area. All necessary parking lot striping must adhere to the standards of Section 2.5.2(H) in the Unified Development Code.
- (2) Due to the lot size and limited accessibility of the property, the applicant may have no more than 6 vehicles for sale on site at one time.