



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

May 4, 2021

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. April 15, 2020 Meeting Minutes.

IV. New Business

1. **APPLICATION RZ 21-03-04:** Valnoc, LLC & PDC Statesboro LLC requests a zoning map amendment from the R-4 (High-Density Residential) zoning district to the PUD (Planned Unit Development) zoning district on 64.93 acres of undeveloped property in order to construct 209 attached single-family dwellings and 30 detached single-family dwellings on Cawana Road (Tax Parcel # 092 000012 001).

2. **APPLICATION RZ 21-04-01:** Southern Coastal Investment Properties, LLC requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story town homes at 10 Briarwood Court (Tax Parcel # MS87000002A000).

3. **APPLICATION RZ 21-04-02:** Jessica Hernan requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site located at 110 South Zetterower (Tax Parcel # S40 000007 000).

4. **APPLICATION SE 21-04-03:** Jamie Lynn Stowbridge requests a special exception to locate a trailer on a 0.3 acre property located in the R-10 (Single-Family Residential) zoning district on a property located on Lewis Street (Tax Parcel #S36 000001 000).

5. **APPLICATION AN 21-04-04:** Adams Property Group requests an Annexation by the 100% method of 8.72 acres of vacant land for the purposes of constructing a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000).

6. **APPLICATION RZ 21-04-05:** Adams Property Group, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district to allow for the construction of a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000).

V. Announcements

VI. Adjourn



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

April 15, 2020

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Byrd Sr., Sean Fox , Michele Hickson, , Benjamin McKay, and Jamey Cartee,; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (City Planner II), and Elizabeth Burns (City Planner I); **Absent:**, Michelle Babot, Russell Rosengart

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.) April 6, 2020 Meeting Minutes.

Commissioner Cartee made a motion to approve the April 6, 2020 meeting minutes, seconded by Commissioner McKay. The motion carried 4-0.

IV. New Business

1.) **APPLICATION RZ 21-03-05:** Stockyard Housing LLP, requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on 4.51 +/- acres of property in order to redevelop and construct a multi-tenant senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel #MS38 000056 000).

APPLICATION V 21-03-06: Stockyard Housing LLP, requests a variance from Article XVI: Section 1600 of the Statesboro Zoning Ordinance regarding off-street parking for multiple-family use developments for a proposed senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel # MS38 000056 000).

Kathleen Field introduced case 21-03-05, Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. Bill

Gross was introduced as the representative for the application. He stated that he specializes in low income housing throughout Southeast Georgia. His projects are geared towards residents who make 60% of AMI and are funded through state and federal tax credits. He added that the AMI for this area is \$54,900 so the target would be those making around \$32,000 a year. This development is also geared towards the senior population and those on fixed incomes. The variance would be needed for parking. He added that in Savannah, the parking requirement is down to half a parking spot per unit. He stated that the new development would save three of the existing buildings on the property for adaptive reuse. The development would also be named Bryant's Crossing. Gross clarified that he is the developer, contractor, and manager of the housing development. He stated that he does not just build and leave, he is required to visit the site on a regular basis to make sure that they are well maintained. Commissioner Cartee asked if this would all be rental. Gross confirmed that it would be. Commissioner Cartee asked Kathy Field if the City required that it be for senior housing. Kathy Field said that it is one of the conditions placed on the development in order to rezone to R4. She added that it was specific to this development and market rate apartments could not be developed without going to the City first. Commissioner Cartee asked if there was an age limit for residents. Bill Gross responded that he is required to get a land covenant on the property stating that it is specifically for senior housing in order to receive any tax credits. Commissioner Byrd asked if there had been a specific age identified that qualifies as "senior" residents. Bill Gross responded that typically it is 62 years of age. Commissioner Hickson asked if it was for independent living. Bill Gross confirmed. Bill Gross stated that market rate rent would be around \$800 and up for seniors. For low income development, the rates are closer to \$400-\$600. Commissioner McKay stated that he liked the adaptive reuse idea. Gross added that the tax credit sites can help with revitalization efforts or even serve as catalysts for further improvements in the area. There was no one present to speak against the application. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Cartee. The motion carried 4-0. Commissioner McKay made the motion to approve RZ 21-03-05 with staff recommendation with a second from Commissioner Cartee. The motion passed 4-0. Commissioner McKay made the motion to approve V 21-03-06 with staff recommendation with a second from Commissioner Cartee. The motion passed 4-0.

V. Announcements

There were no announcements.

VI. Adjourn

Chair – James W. Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 21-03-04 ZONING MAP AMENDMENT REQUEST CAWANA ROAD

LOCATION:	Cawana Road
EXISTING ZONING:	R-4 (High Density Residential)
ACRES:	64.93 acres
PARCEL TAX MAP #:	092 000012 001
COUNCIL DISTRICT:	District 5
EXISTING USE:	Open Land
PROPOSED USE:	Planned Development



PETITIONER Valnoc, LLC and PDC Statesboro, LLC
ADDRESS P.O. Box #3070, Statesboro, GA 30459

REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard, Statesboro, GA 30458

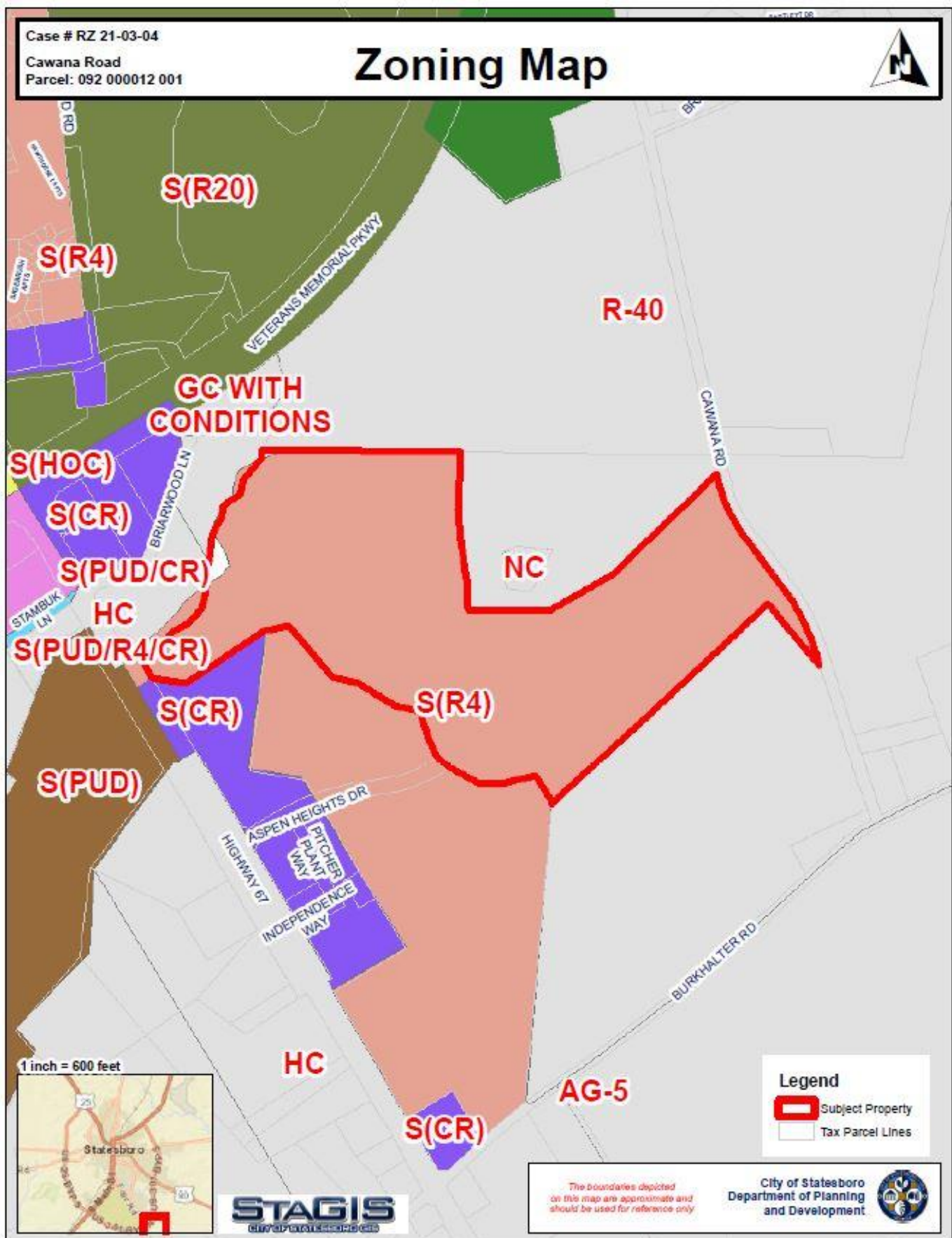
PROPOSAL

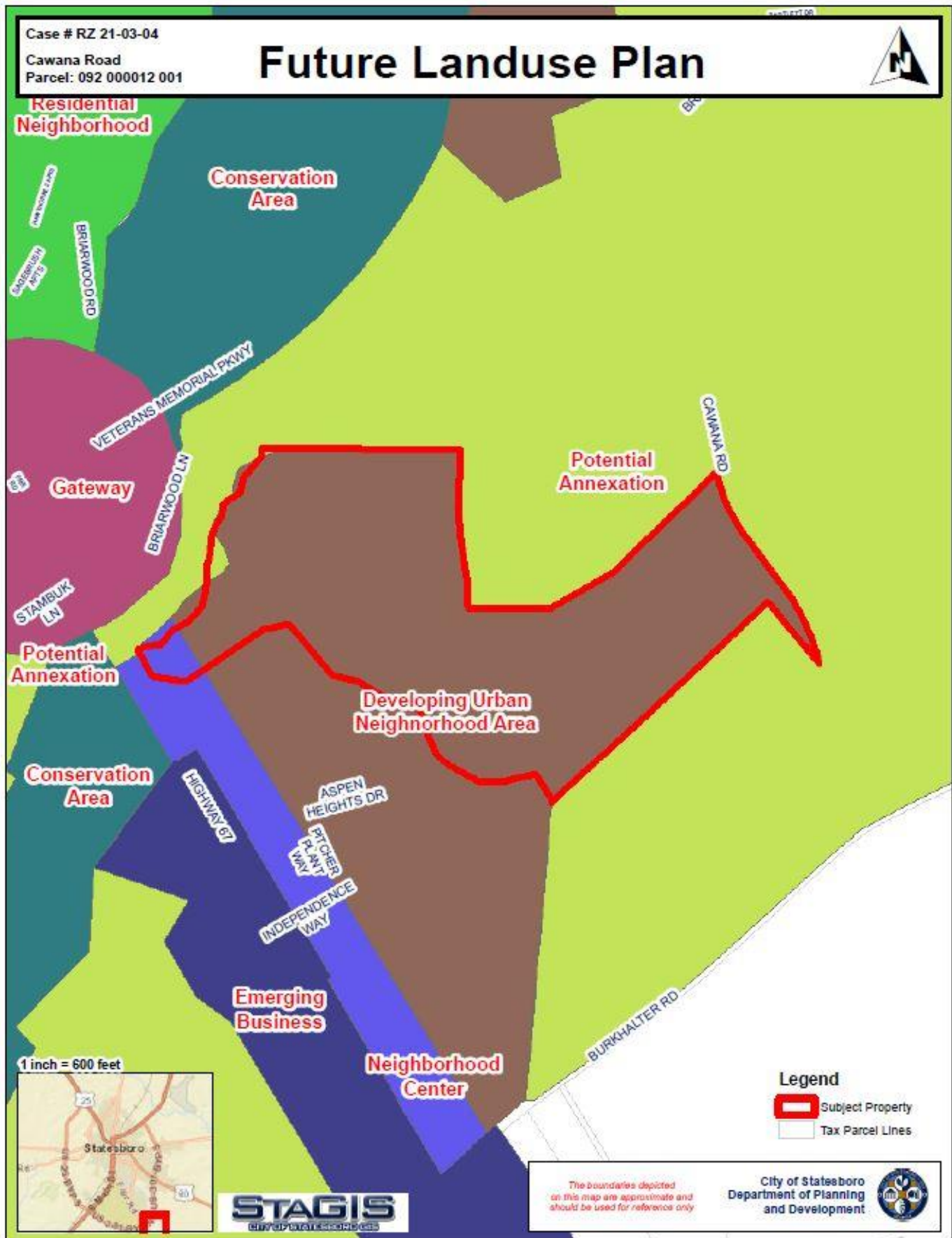
The applicant requests a zoning map amendment from the R-4 (High Density Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to allow for the construction of 209 attached single family dwellings (townhomes) and 30 detached single family homes. Historically, the property has been open, undeveloped land. The applicant also requests changes to the conditions of the annexation (AN 12-09-01) which was granted January 15, 2013. Specifically, they request that condition I be removed, and conditions II and III be amended, as they seek relief from the 80' right of way requirement and associated improvements, as per the letter in the back of the report dated April 27, 2021, and associated site plan.

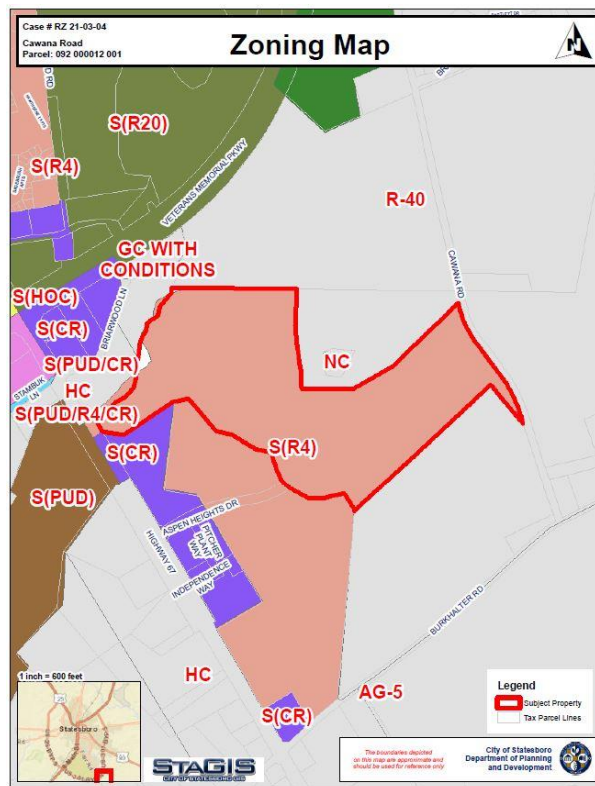
STAFF RECOMMENDATION

RZ 21-03-04 DENIAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
Northeast	Location Area #2: R-40 (Single-Family Residential)	Agriculture
East	Location Area #3: R-40 (Single-Family Residential)	Conservation
North West	Location Area #4: HC/R20/R-40 – Highway Commercial, Single-Family Residential, High Density Residential)	Undeveloped
Southeast	Location Area #5: R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
South	Location Area #7: CR/R-4 (Commercial Retail/High Density Residential)	High Density Residential Dwellings
Southwest	Location Area #8: CR (Commercial Retail)	Restaurant
West	Location Area #9: CP/HC (Highway Commercial)	City Water Treatment Plant

SUBJECT SITE

The subject site is open, undeveloped land totaling over 64 acres. Historically, the property has been woodlands.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood Area” character area, which is located in developing or redeveloping areas of the City. Developing Urban Neighborhoods are characterized by higher density housing options and amenities. This character area can feature a diverse mix of housing options, mixed use developments, and increased connectivity to surrounding areas.

ENVIRONMENTAL SITE ANALYSIS

Some acreage in the northwest portion of the subject property appears to be located within wetland areas and special flood area. The wetlands are expected to have little impact on the development potential of the subject property. Any potential issues will be addressed during standard permitting process and reviews.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. Other services such as sanitation and public safety will be extended upon approval of this request.

The subject property’s sole road frontage is Cawana Road. Cawana Road is considered an urban collector street which collects traffic from local streets and channels it into an arterial system according to the Georgia Department of Transportation.

A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies on Cawana Road. The *LRTP* also does not recommend any priority roadway improvements for Cawana Road with the exception of possible turning lanes on the adjacent Burkhalter Road at the Cawana Road intersection.

Intersection Issues:

Based on calculations provided by Volume II of the Trip Generation Manual, the total amount of traffic from the potential development was estimated. Weekly trips from the 230 proposed townhomes would amount to 8,978. The amount of trips from the proposed 30 single-family homes would be an additional 2,324 trips. The total amount of trips from the development would be an estimated 11,302 per week.

Per the City of Statesboro Engineer, it was recommended that a traffic study be completed to ensure adequate levels of service on both the intersections of Cawana Road/Aspen Heights Drive and Aspen Heights Drive/Highway 67. Specific concerns were voiced regarding the increase in traffic to Aspen Heights Drive as it connects to Highway 67. Additional concerns were voiced regarding the ingress and egress on Cawana Road and the subsequent intersection with Burkhalter Road/Highway 67.

In order to determine any needed road improvements related to the site, the Georgia Department of Transportation (GDOT) has this traffic study under review, and will be forwarding any recommendations to mitigate any traffic issues that could be caused by the development. It should be noted that we have requested review from GDOT since their Right of way at the intersection of Aspen Heights Drive and Highway 67 could be impacted.

Annexation Conditions (AN 12-09-01):

The conditions as outlined by the annexation are as follows:

- I. Developer to install a purple pipe/reuse water irrigation system for connection to city reuse system (when available) to the specifications of the City of Statesboro Water/Wastewater Department. (Condition no longer required as per Director of Public Utilities)
- II. The dedication of an unimproved 80' wide strip of land running from the adjacent property line to the south (the property now or formerly being owned by Breckenridge Group – Aspen Heights) to Cawana Road as a right of way, to the City of Statesboro, for the express purpose of future right of way construction and improvements. All plats must show the dedicated right of way on the property. The routing and placement of said lane at the intersection of Cawana Road shall be subject to the approval of the City Engineer or his/her designee.
- III. Developer shall improve the 80' right of way upon development of each parcel or portion of each parcel to the point of service of each parcel. The right of way must be completed the entire depth of the property to City of Statesboro standards once 50% (as calculated by the City of Statesboro) or more of the property has been developed. Said improvements shall include, but not be limited to, road, curb, gutter, bike lanes, and sidewalks (generally 5' wide), and shall be constructed by the developer to City of Statesboro standards.

Based on these conditions, the applicant is required to construct an 80' public right of way to serve as a connector road starting with the extension of the existing Aspen Heights Drive to Cawana Road.

ZONING STANDARDS OF REVIEW

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

Article XX, Section 2007 of the *Statesboro Zoning Ordinance* provides **eight (8) standards** for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment request, in “**balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.**” Those standards are as follows:

(A) Existing uses and zoning or [of] property nearby.

- The surrounding property consists of agricultural, high density residential, single family residential, commercial retail, and undeveloped land.

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

- The staff has not consulted a professional appraiser regarding the impact on the value of the surrounding properties.

(C) 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 zoning change could potentially result in lower densities than the highest residential zoning district (R4) and increase the amount of available housing options for residents.

(D) The relative gain to the public, as compared to the hardship imposed upon the property owner.

- The existing zoning does not prohibit the health, safety, morals or general welfare of the public. A hardship on the owner is related to the current zoning. The existing zoning has a minimum frontage requirement of 75 feet, which prevents the development of townhomes that require a 22 foot lot frontage with zero lot line setbacks.

(E) The suitability of the subject property for the zoned purposes.

- There is no indication that the subject property is not suitable for the requested zoning.

(F) 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 its original R-4 zoning designation.

(G) The extent the proposed change would impact the following: (a) Population density in the area. (b) Community facilities. (c) Living conditions in the area. (d) Traffic patterns and congestion. (e) Environmental aspects. (f) Existing and future land use patterns. (g) Property values in adjacent areas.

- Proposed land use change will cause an increase in population density.
- This request would require additional water and sewer infrastructure as paid for by the developer.
- Living conditions in the area
 - N/A
- The impact on traffic patterns and congestion are shown in the submitted Traffic Study as provided by Maldino and Wilburn, LLC and currently under review by the Georgia Department of Transportation. .
- Wetlands are present on the site. Wetlands must be delineated and any development on them would require Army Corps of Engineer approval.
- The development does fit with the future land use as the proposed use is compatible with the surrounding area as well as consistent with the *2019 – 2029 Future Development Map* and the *Statesboro Comprehensive Plan*.
- Property values of adjacent areas are likely to increase due to the development.

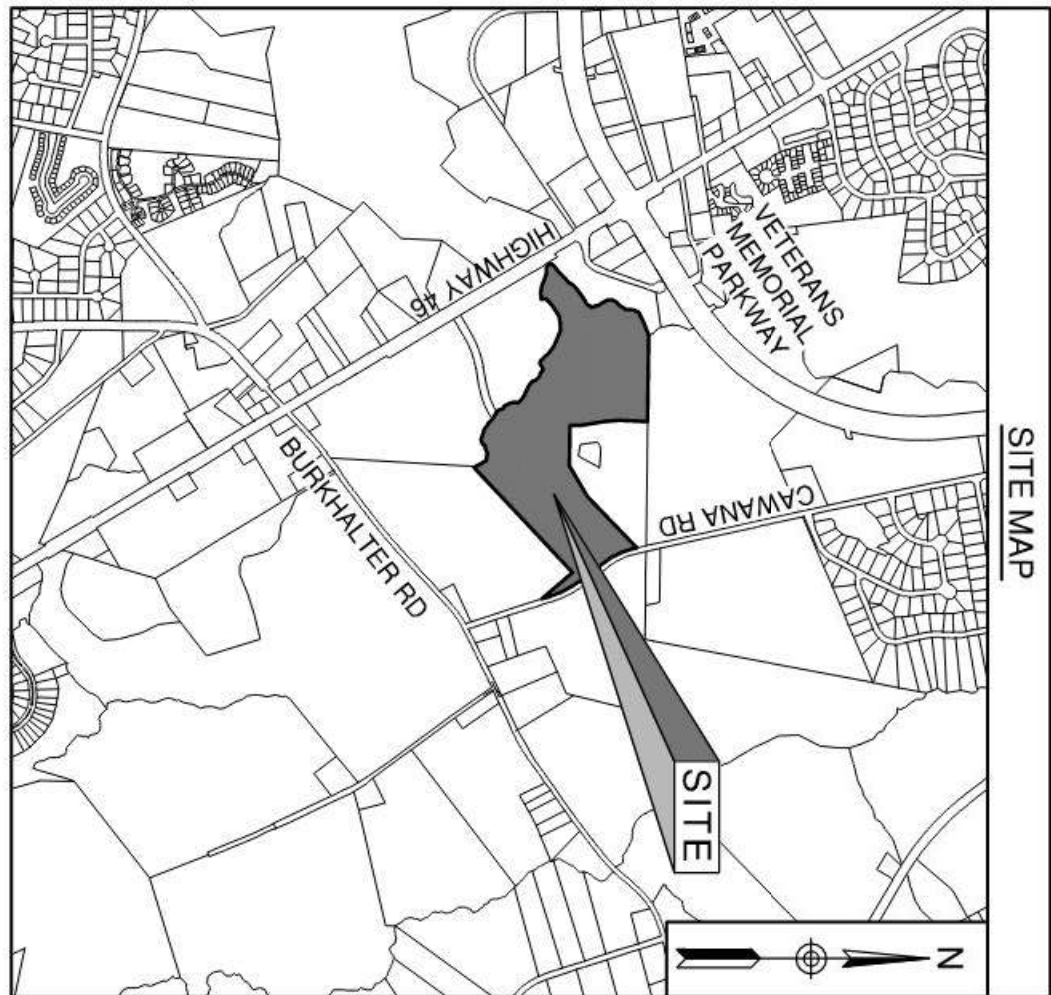
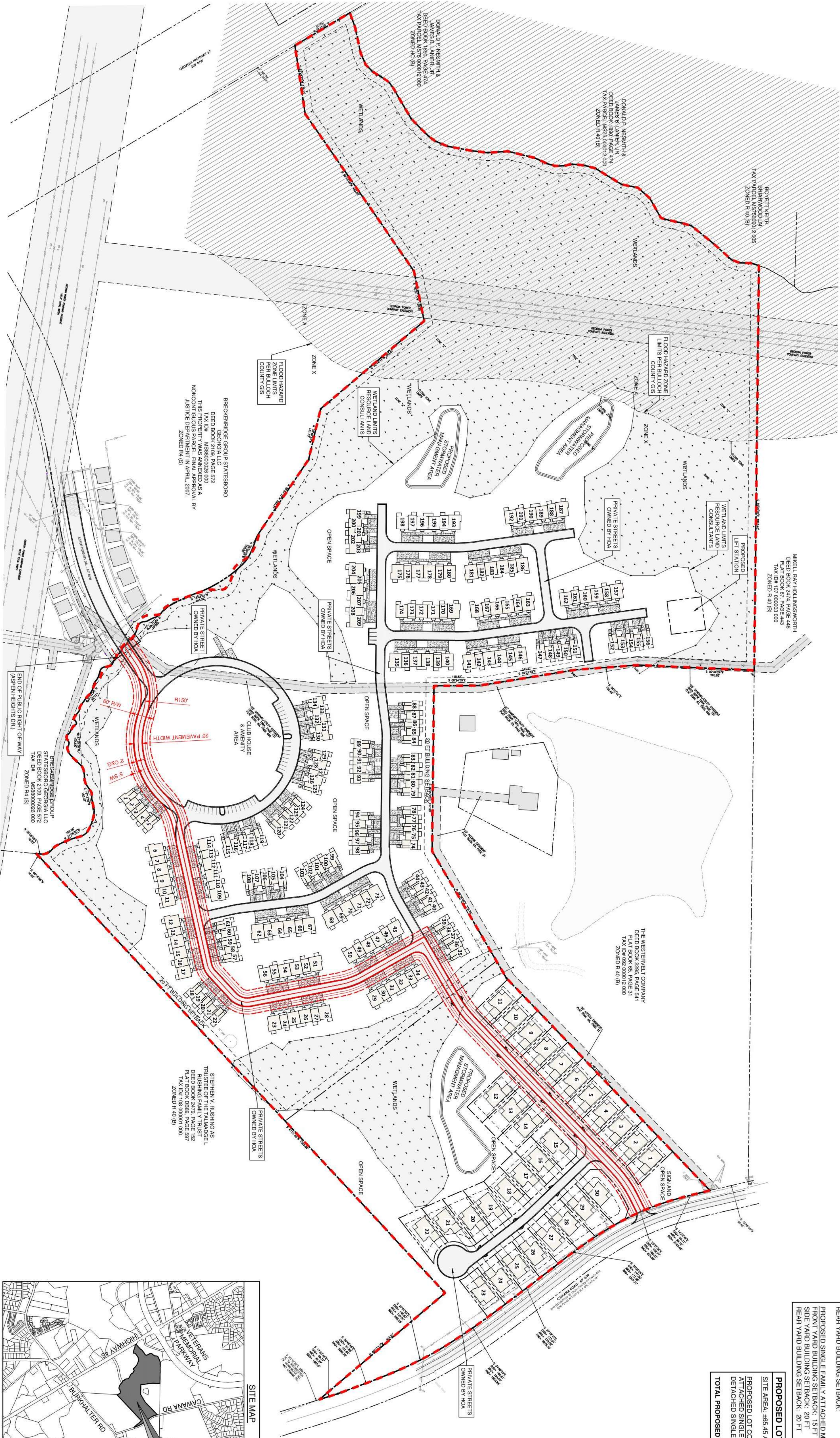
(H) Consistency with other governmental land use, transportation and development plans for the community.

- The proposed use is anticipated to occupy the vacant subject site. Per Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every bedroom + one (1) per 10 dwelling units for the multifamily units. Single family residences require two (2) spaces per dwelling unit.

STAFF RECOMMENDATION

Staff recommends that whereas the configuration/density of the proposed PUD is acceptable, **Application RZ 21-03-04 should be Denied due to lack of consistency with the annexation conditions of AN 12-09-01.** 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 begin construction on this site. All development must be approved by the City.
- (2) All subdivision regulations as per Article 4, Section 4.3(13) must be adhered to, including prior approval by the City Engineer of the proposed connector road alignment.
- (3) Per review of the Applicants' Traffic Study by the Georgia Department of Transportation, adequate implementation of their recommendations will need to be addressed and approved by the City Engineer.
- (4) Condition #1 of AN 12-09-01 be removed as it is now unnecessary for the municipal reclaimed water system.
- (5) Setback requirements from the roadway must be approved by the Director of Public Works for utility installation.



ZONING NOTES:	
SITE AREA: 465.45 ACRES	
TOTAL AREA: 465.45 ACRES	
SITE ZONING: EXISTING ZONING: R4	
PROPOSED ZONING: PUD	
PROPOSED SINGLE FAMILY DETACHED MINIMUM REQUIREMENTS:	
MIN LOT WIDTH:	50 FT
MIN AREA:	6,000 SQ FT
FRONT YARD BUILDING SETBACK:	5 FT
REAR YARD BUILDING SETBACK:	5 FT
REAR YARD BUILDING SETBACK:	20 FT
PROPOSED SINGLE FAMILY ATTACHED MINIMUM REQUIREMENTS:	
FRONT YARD BUILDING SETBACK:	15 FT
REAR YARD BUILDING SETBACK:	20 FT
REAR YARD BUILDING SETBACK:	20 FT

PROPOSED LOT SUMMARY NOTES:	
SITE AREA: 465.45 ACRES	
PROPOSED LOT COUNT:	
ATTACHED SINGLE FAMILY LOTS: 209	
DETACHED SINGLE FAMILY LOTS: 30	
TOTAL PROPOSED LOTS: 239	



MAXWELL-REDDICK & ASSOCIATES
ENGINEERING & ARCHITECTURE
140 ZEE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7125 FAX
(912) 489-7125 FAX
NORTHWINDS III
SUITE 300 (WINDS PAVY)
ALPHARETTA, GA 30009
(404) 889-1633 FAX
info@maxwellreddick.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT, AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. COPYRIGHT © 2021 BY MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVE.

REVISIONS:	
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RESIDENTIAL PUD PLAN
ASPEN HEIGHTS DRIVE
STATESBORO, GA

REZONE PLAN

DRAWING NUMBER
C1.0
SHEET NUMBER 1

DATE: APR 5, 2021
JOB NO.: 2019-016
SCALE: AS SHOWN

THR: GSN
GSM: CJM



April 27, 2021

Kathy Field
Director of Planning
City of Statesboro
50 East Main Street
Statesboro, GA 30459

Re: RZ 21-03-04 REQUEST FOR MODIFICATIONS TO THE EXISTING CONDITIONS

Dear Mrs. Field:

Maxwell-Reddick & Associates, Inc., on behalf of VALNOC, LLC, respectfully request the following modifications to the listed conditions in AN 12-09-01:

1. Removal of Item one of AN 12-09-01 in its entirety, which removes the requirement to install purple irrigation piping for reuse water.
2. Modify item two of AN 12-09-01 to reduce the requirement for an 80-foot wide strip of land to require a 60-foot wide strip of land for use as a City-owned and maintained right of way. The proposed route is from the existing terminus of Aspen Heights Drive to the proposed intersection with Cawanna Road and is depicted in the attached exhibit 1.
3. Modify Item 3 of AN 12-09-01 to state the proposed roads will meet the intent of the city of Statesboro subdivision ordinance for a local street.
4. All utility installations shall be installed according to the attached Utility Placement Detail.
5. The front building setback shall be 15 feet as measured from the proposed right way to the front building facade. Porches and Patios shall be allowed inside the building setback.
6. Driveways and subsequent parking shall be allowed inside the proposed right of ways.

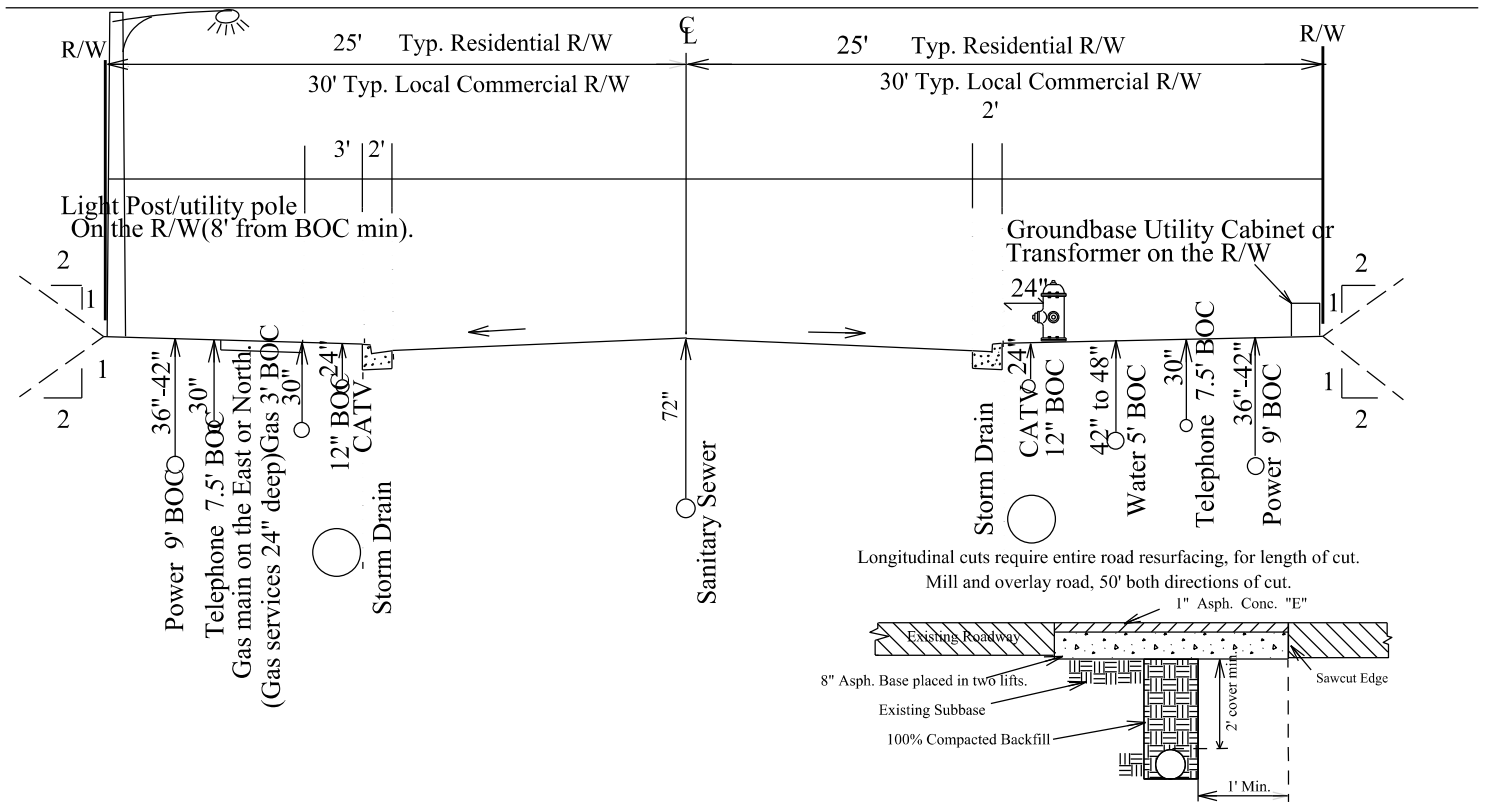
If you have any questions regarding the above listed items, please feel free to contact me for further discussion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles J. Maxwell", is written over a light blue horizontal line.

Charles J. Maxwell, P.E.

UTILITY PLACEMENT DETAIL






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 21-04-01 ZONING MAP AMENDMENT 10 Briarwood Court		
LOCATION:	10 Briarwood Court	
EXISTING ZONING:	R-20 (Single-Family Residential)	
ACRES:	3.25 Acres	
PARCEL TAX MAP #:	MS87000002A000	
COUNCIL DISTRICT:	District 5 (Barr)	
EXISTING USE:	Single Family Residence	
PROPOSED USE:	Townhomes	

PETITIONER Southern Coastal Investment Properties LLC
ADDRESS P.O. Box 3070, Statesboro, GA 30458

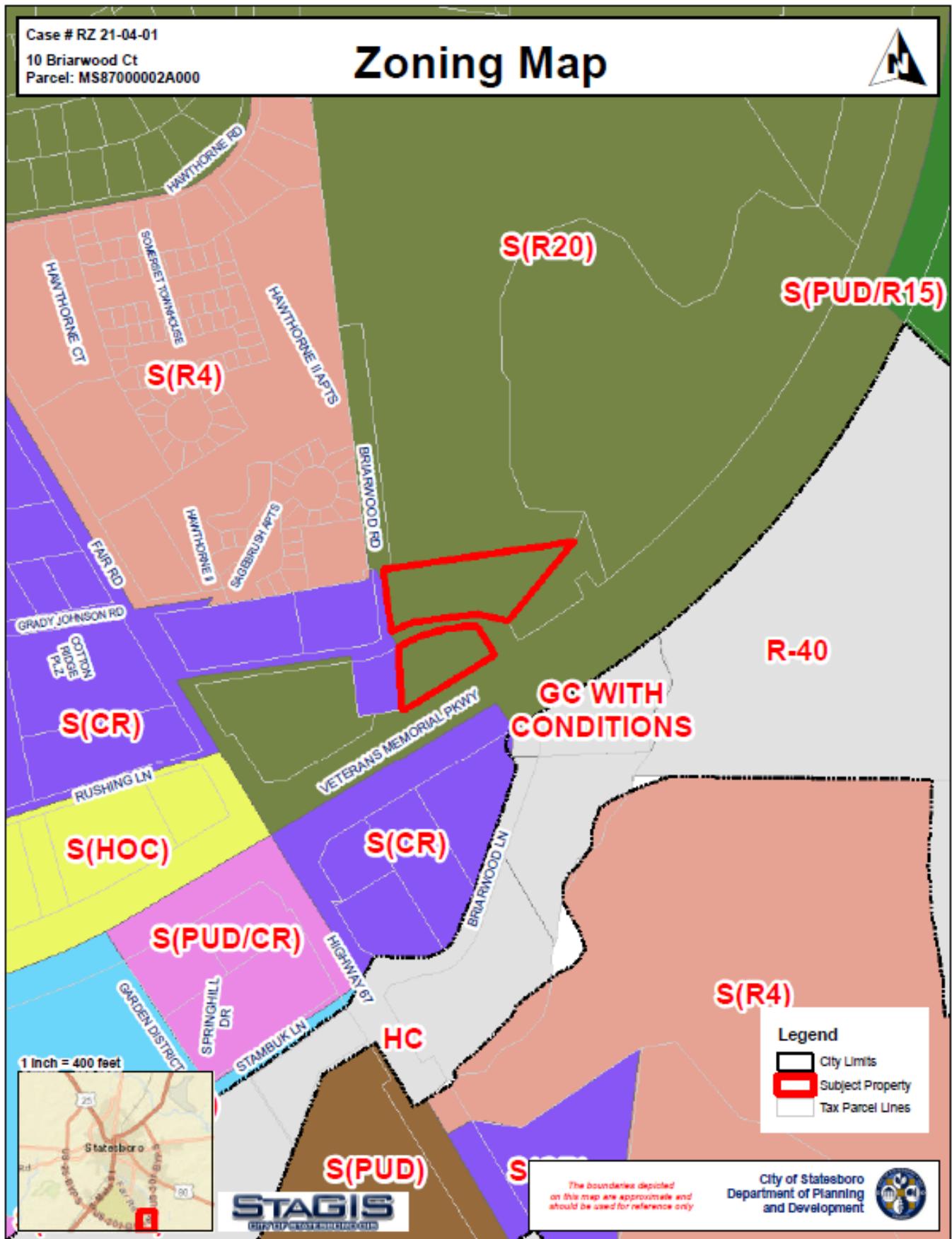
REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard

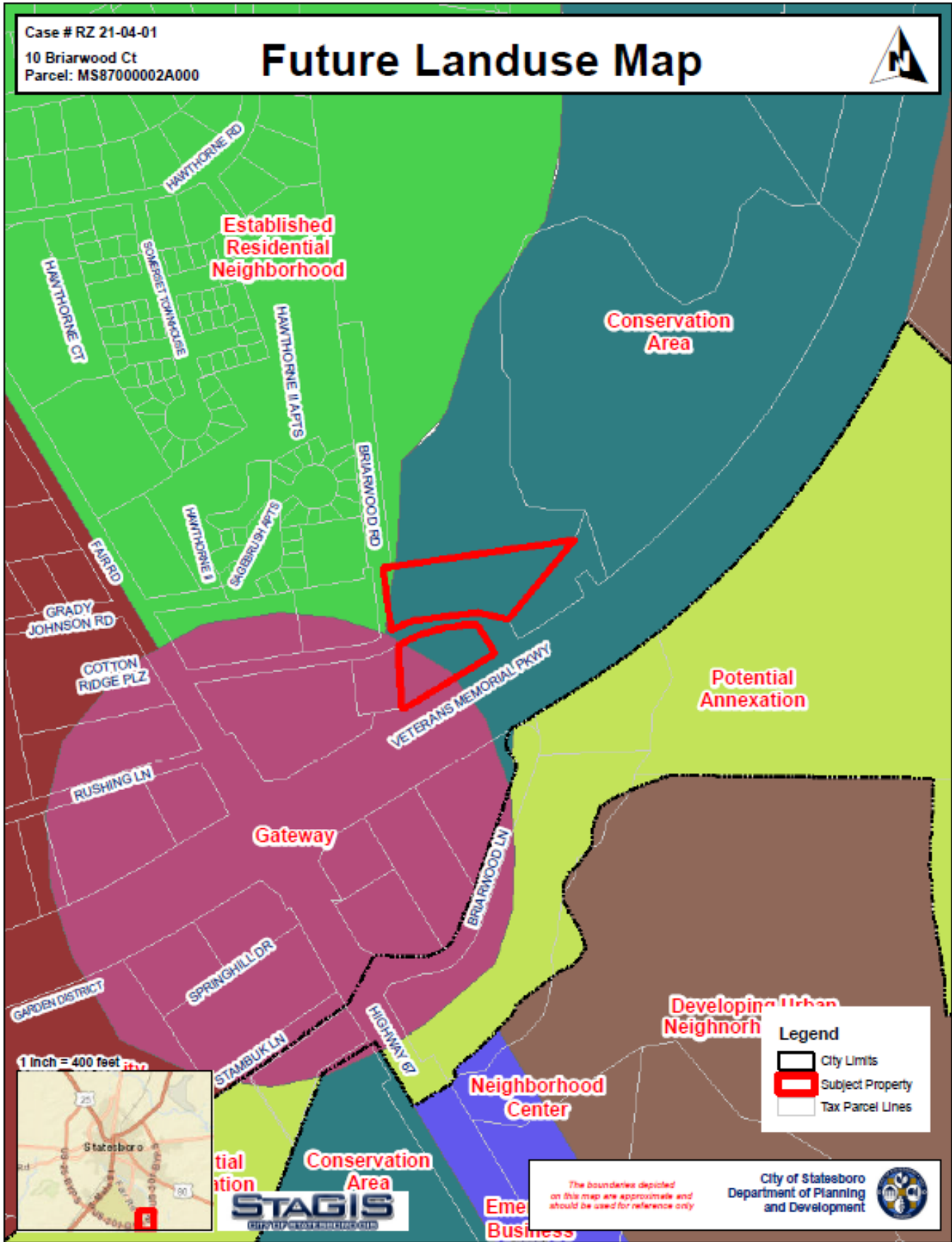
PROPOSAL
The applicant requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story town homes on the site.
STAFF RECOMMENDATION
RZ 21-04-01 DENIAL

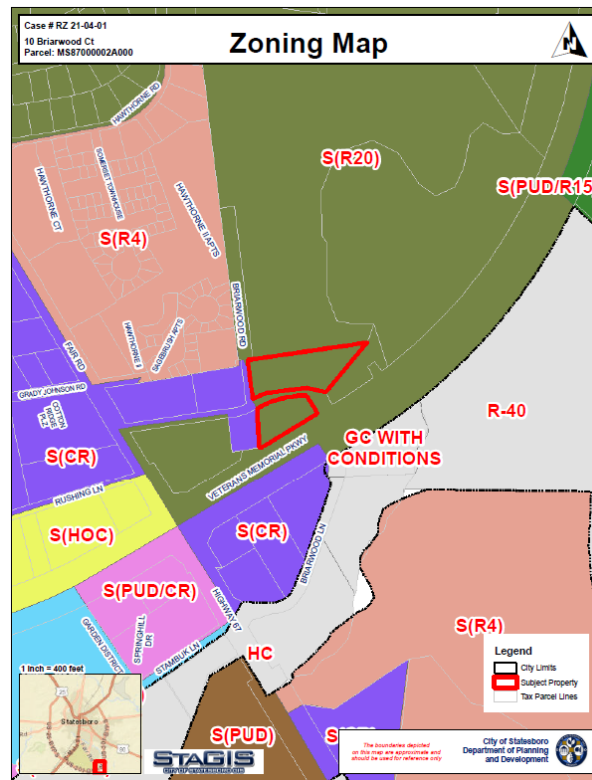
Case # RZ 21-04-01
10 Briarwood Ct
Parcel: MS87000002A000

Location Map





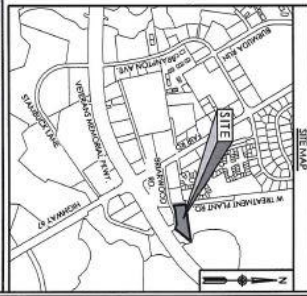




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 CP/HC (Conservation Preservation/Highway Commercial – County)	Water Treatment Plant
Northeast	Location Area #2: R-20 (Single-Family Residential)	Conservation Use Rural Land
East	Location Area #3: HC/R20/R-40 (Highway Commercial/Single-Family Residential – County)	Undeveloped Land
North West	Location Area #4: R-4 (High Density Residential)	Single –Family House
Southeast	Location Area #5: GC (General Commercial – County)	Fraternity House
South	Location Area #7: CR (Commercial Retail)	Restaurant
Southwest	Location Area #8: R-20 (Single-Family Residential)	Medical Office
West	Location Area #9: CR (Commercial Retail)	Undeveloped Land

Page 6 of 9
Development Services Report
Case **RZ 21-04-01**



SUBJECT SITE

The subject site consists of one parcel containing 3.25 acres. Currently the parcel contains one vacant single family dwelling. The applicant seeks to demolish the home and construct 18 single story residential town homes on 2.76 acres of property. The site is currently R20, and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 20,000 square foot lots.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Conservation Area” character area, which is primarily made up of natural lands and environmentally sensitive areas not suitable for development.

ENVIRONMENTAL SITE ANALYSIS

The property contains significant wetlands, covering a large portion of the site. All this wetland must be delineated, and due to the amount projected, would need approval from the Army Corps of Engineers to allow for approval. There are flood zones being projected on the site, but this flood area is a small portion of a major lane of flood area that stretches from the northern section of the City and out of the municipal city limits.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The intensity of development would require additional taps for all available utilities.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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

Article XX, Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment request, in **“balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.”** Those standards are as follows:

1. Existing uses and zoning or [of] property nearby.

- The surrounding area is primarily vacant with the Water Treatment Plant to the north, a medical facility to the South and a multi-family subdivision to the west.

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

- It cannot be determined how the property values may be affected due to the issues related to developing 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 removal of the wetlands could have an overall negative impact on the adjacent properties as these areas are prone to hold water. There are

however other sections of the immediate area that have been developed over wetlands.

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

- The property would need wetland mitigation and would construct additional units near an already established multi-family area. If not granted a zoning map amendment the property is legally allowed to develop 20,000 square foot lots.

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

- There is nearby residential units on the property, and commercial properties on the opposite side of the street. The property is listed as being in a conservation area, which is generally meant to serve as active or passive recreational areas. Included in this is wildlife preserves, wildlife management, or similar uses.

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 a single-family house built in 1967, but recent site visits appear to show that the property is still occupied..

7. The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in the adjacent areas; and

- The proposed change would increase the density in the area, by adding additional multi-family units. This development would increase congestion in the area, specifically on Briarwood Court. It is unlikely that the level of congestion have a significant impact on the level of service to the road.

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

- The proposed use is inconsistent with the subject site's character area ("Conservation Area") as stated in the *2019 – 2029 Comprehensive Master Plan*.

STAFF RECOMMENDATION

Staff recommends **Denial of RZ 21-04-01**. 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 additional construction must be approved by the City.
- (2) A greenspace plan must be submitted to preserve as much of the available wetlands in the area, and should show the retention of stormwater to prevent issues related to the surrounding flood zone.



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)

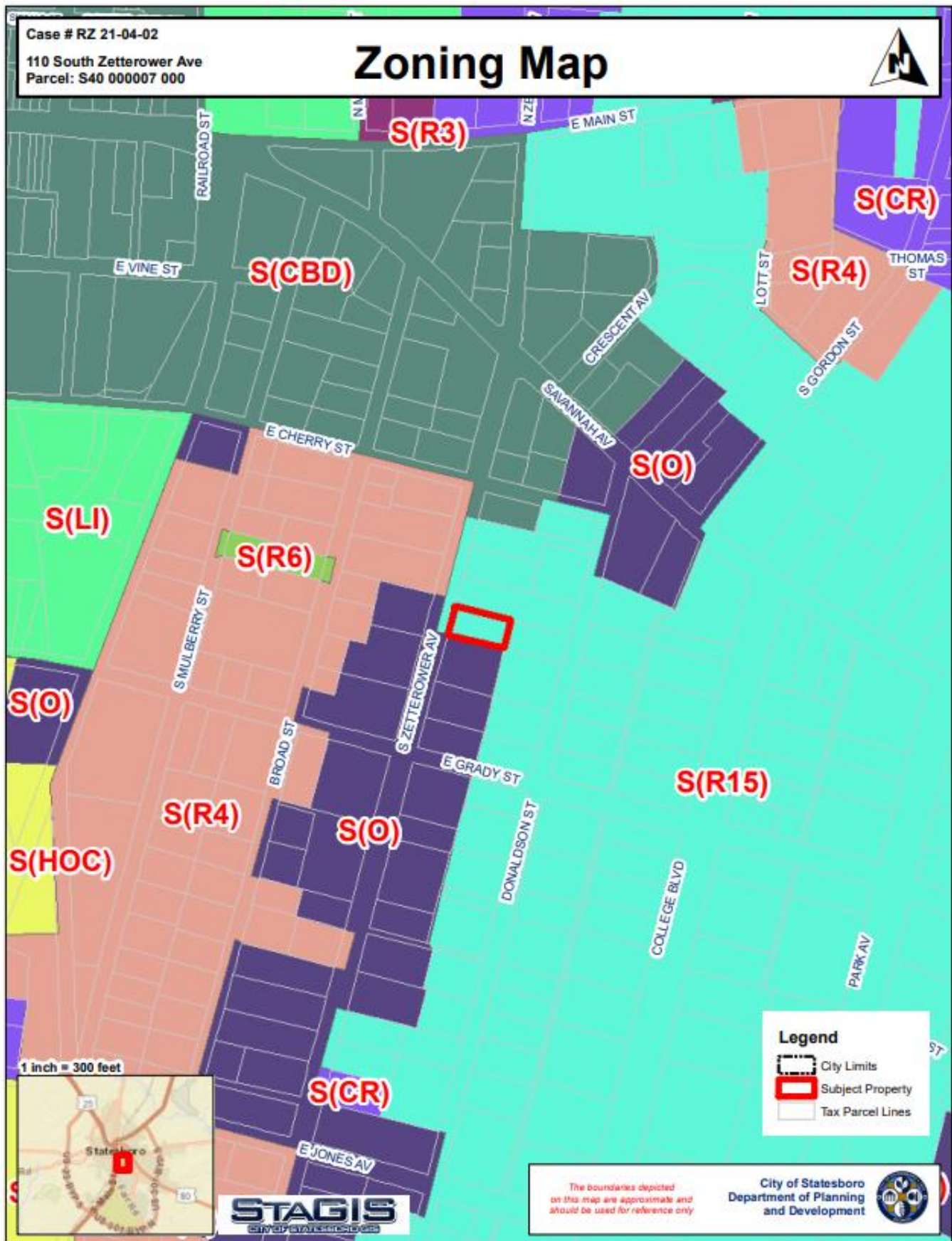
RZ 21-04-02 ZONING MAP AMENDMENT 110 South Zetterower Avenue		
LOCATION:	110 South Zetterower Avenue	
EXISTING ZONING:	R-15 (Single-Family Residential)	
ACRES:	0.26 Acres	
PARCEL TAX MAP #:	S40 000007 000	
COUNCIL DISTRICT:	District 3 (Mack)	
EXISTING USE:	Residential Conversion	
PROPOSED USE:	Office	

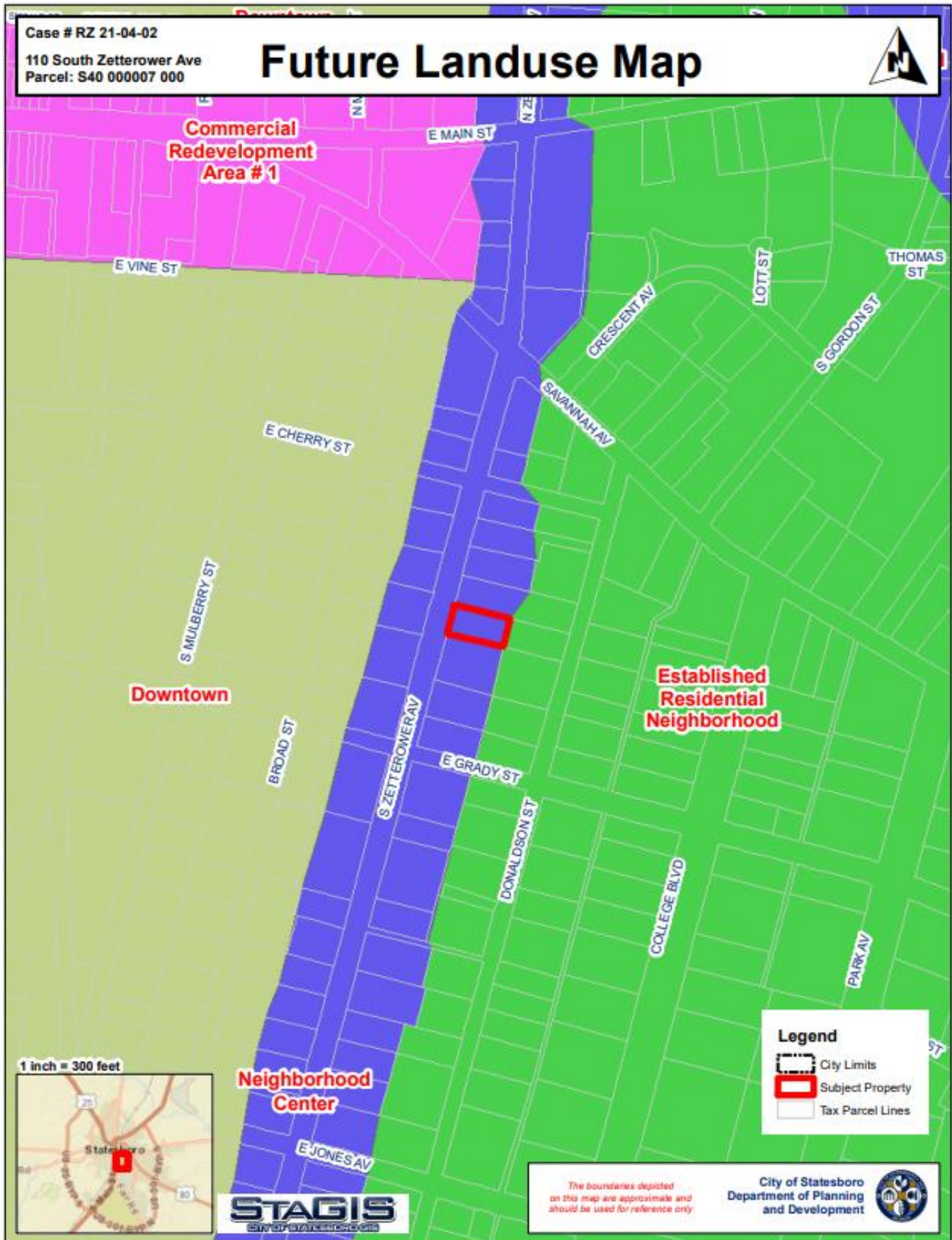
PETITIONER Jessica Herman (Great GA Realty)
ADDRESS 9 East Grady Street, Statesboro, GA 30458

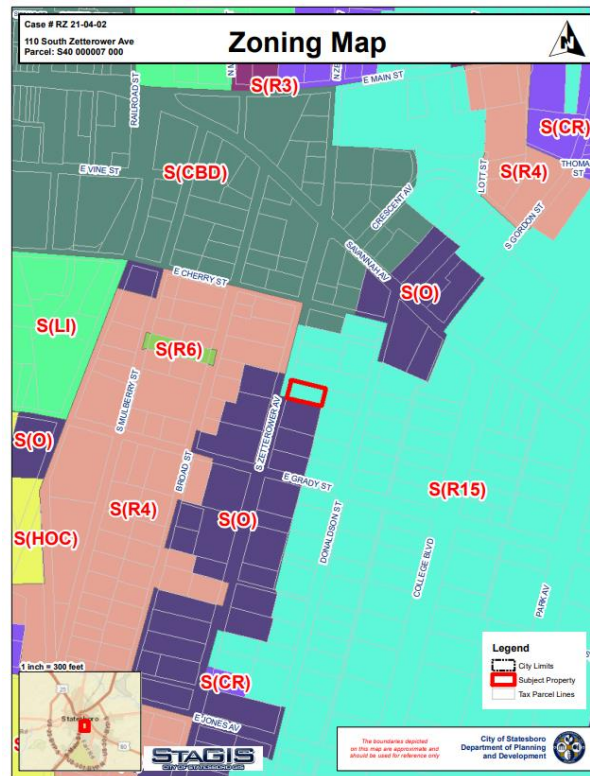
REPRESENTATIVE Same as above
ADDRESS

PROPOSAL
The applicant requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site.
STAFF RECOMMENDATION
RZ 21-04-02 CONDITIONAL APPROVAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Psychologist Office
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #3: R-15 (Single-Family Residential)	Single –Family Dwelling
North West	Location Area #4: R-4 (High Density Residential)	Multi-Family Residential Dwelling
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single –Family Dwelling
South	Location Area #7: O (Office)	Diagnostic Services
Southwest	Location Area #8: O (Office)	Law Office
West	Location Area #9: O (Office)	Psychic

SUBJECT SITE

The subject site consists of one parcel containing .26 acres. Currently the parcel contains one residential conversion. The applicant seeks to open a real estate office in the existing building. The site is currently R15, and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 15,000 square foot lots.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain any wetlands. There are no flood zones being projected on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The construction of a commercial building on the site would increase traffic on Williams Road, but the nature of the building is not projected to affect the service level of the road.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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

Article XX, Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment request, in **“balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.”** Those standards are as follows:

1. Existing uses and zoning or [of] property nearby.

- The surrounding area is primarily office and single-family residential with some areas serving as residential conversions.

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

- It is Staff’s opinion that the property value would increase with the zoning change.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- The property is not expected to significantly change the building and would serve as a continuation of the already existing low intensity commercial businesses on the street.

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

- The general dynamic of the street has year after year changed in use. Originally a residential area, the location is already surrounded by business uses on both sides. The development of this property as a real estate office, would not significantly change the dynamic of the street.

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

- There are nearby commercial and office uses, but this area generally transitions to lower intensity residential. Locations on South Zetterower are generally low intensity Commercial and Office uses while those behind the property are residences.

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 for nearly 6 months. It was formerly the Young Life ministerial building.

7. The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in the adjacent areas; and

- The proposed change would not have a significant impact on the density in the area. This would be an improvement to the property as a unit is currently vacant.

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

- The proposed use is consistent with the subject site's character area ("Commercial Redevelopment Area #1") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use is consistent with the current standing development of the area.

STAFF RECOMMENDATION

Staff recommends **Approval of RZ 21-04-02**. 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

P.O. Box 348
Statesboro, Georgia 30458

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

SE 21-04-03
SPECIAL EXCEPTION REQUEST
Lewis Street

LOCATION:	Lewis Street
EXISTING ZONING:	R10 (Single-Family Residential)
ACRES:	0.3 acres
PARCEL TAX MAP #:	S36 000001 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	N/A
PROPOSED USE:	N/A



PETITIONER Jamie Lynn Stowbridge
ADDRESS 81 Dry Branch Village, Statesboro, GA 30458

REPRESENTATIVE George Williams
ADDRESS 208 Hart Street, Statesboro, GA 30458

PROPOSAL

The applicant requests a special exception to locate a trailer on a 0.3 acre property located on Lewis Street. Trailers are not permitted in the R10 (Single-Family Residential) zoning district unless granted a special exception by the City Council.

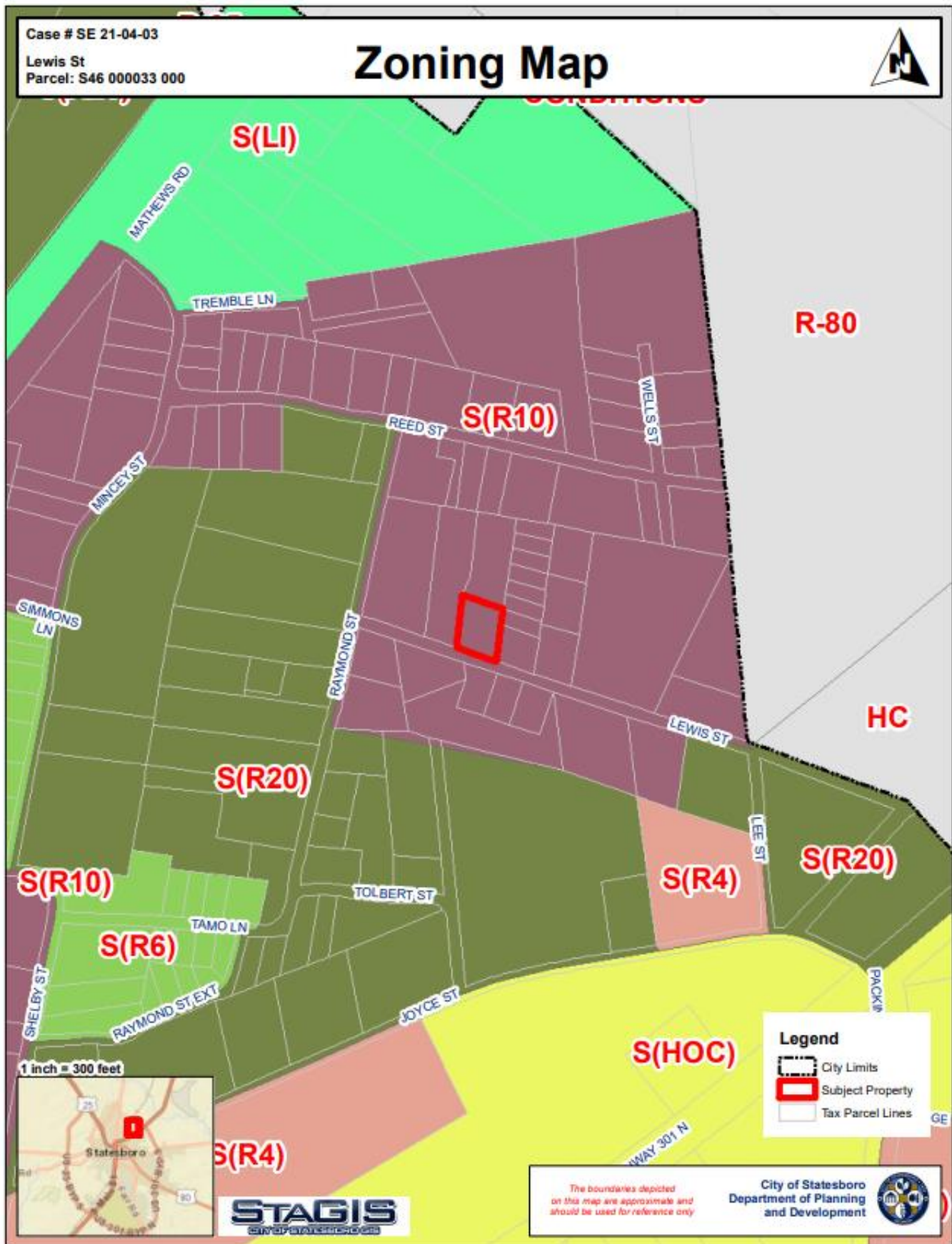
STAFF RECOMMENDATION

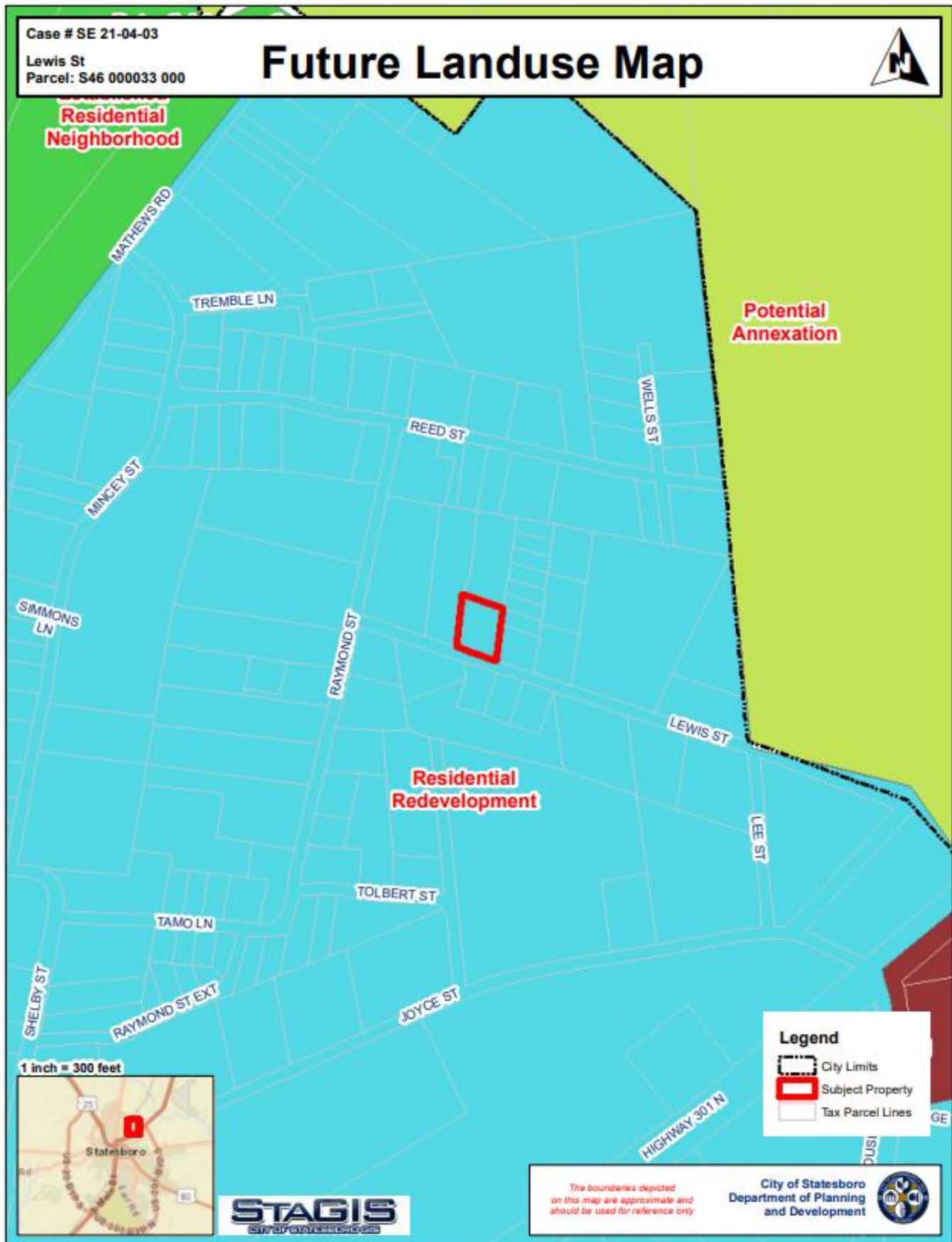
SE 21-04-03 DENIAL

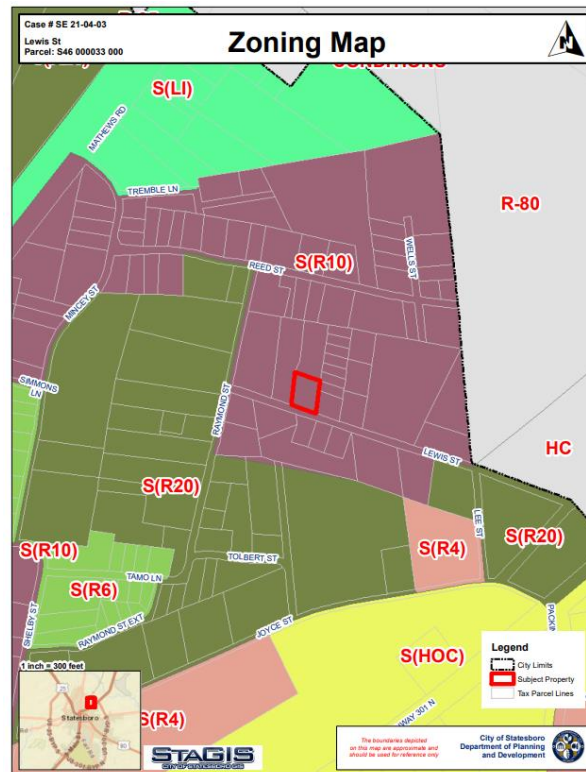
Case # SE 21-04-03
Lewis St
Parcel: S46 000033 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-10 (Single-Family Residential)	Auto Service Garage on a Residential Lot
Northeast	Location Area #2: R-10 (Single-Family Residential)	Undeveloped Lot
East	Location Area #3: R-10 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #4: R-10 (Single-Family Residential)	Mobile Home Trailer on Residential Lot
Southeast	Location Area #5: R-10 (Single-Family Residential)	Single-Family Residential Dwelling
South	Location Area #6: R-10 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #7: R-10 (Single-Family Residential)	Single-Family Residential Dwelling
West	Location Area #8: R-10 (Single-Family Residential)	Undeveloped Lot

SUBJECT SITE

The subject site is undeveloped land contained on 0.3 acres. Surrounding properties include single family residential uses. The applicant request is to put a single family trailer on the 0.3 acre parcel.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of both the “Residential Redevelopment” which is defined as an area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently vacant and not served by City utilities. Utility infrastructure exists in the area, but taps would be required for all new properties being served in the area.

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.

- There have been no plans submitted showing that the addition of this structures would adequately reduce negative impacts on the parcel.

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

- Plans have not been submitted showing the movement of pedestrians in the area. Currently, there are no sidewalks in the area, and it is unknown what the traffic volume is at this time.

(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.

- There is sufficient space on the parcel to provide the required 2 parking spaces for a single family home

(D) Public facilities and utilities are capable of adequately serving the proposed use.

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

(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 conducted, but it is likely that the level of property values would decrease in the area, as there are a number of stick built single-family homes in the area of varying values.

(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.

- No plans have been submitted with this document.

(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 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 generally consistent with the subject site's character area ("Residential Redevelopment") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*. Concerns regarding further deterioration of the area should be noted. The Urban Redevelopment Plan does not generally support this type of redevelopment.

STAFF RECOMMENDATION

Staff recommends **DENIAL of SE 21-04-03**. 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 special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
- (2) The applicant must adhere to Article XXV, Section 2502 of the *Statesboro Zoning Ordinance* which outlines the general placement of mobile homes in residential zones in the City of Statesboro.




ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

AN 21-04-04 & RZ 21-04-05 SPECIAL EXCEPTION REQUEST Veterans Memorial Parkway

LOCATION:	Veterans Memorial Parkway	
EXISTING ZONING:	HC (Highway Commercial)	
ACRES:	8.72 acres	
PARCEL TAX MAP #:	MS43000022 000	
COUNCIL DISTRICT:	District 2 (Chavers) – (Projected)	
EXISTING USE:	Vacant Land	
PROPOSED USE:	Self-Storage Warehouse	

PETITIONER Adams Property Group
ADDRESS 2298 Mt. Pleasant Street, Charleston, SC 29403

REPRESENTATIVE George Harb
ADDRESS Same As Above

PROPOSAL

The applicant is requesting an Annexation by the 100% method of 8.72 acres of vacant land on Veterans Memorial Parkway for the purposes of constructing a self-storage mini warehouse facility. The applicant is also requesting a Zoning Map Amendment to allow for the construction of said facility with the CR (Commercial Retail) zoning classification. As per the City Ordinance, all annexations into the City are granted the R40 zoning specification without a Zoning Map Amendment.

PLANNING COMMISSION RECOMMENDATION

AN 21-04-04 & RZ 21-04-05 CONDITIONAL APPROVAL

Case # AN 21-04-04 & RZ 21-04-05
Veterans Memorial Parkey
Parcel: MS43000022 000

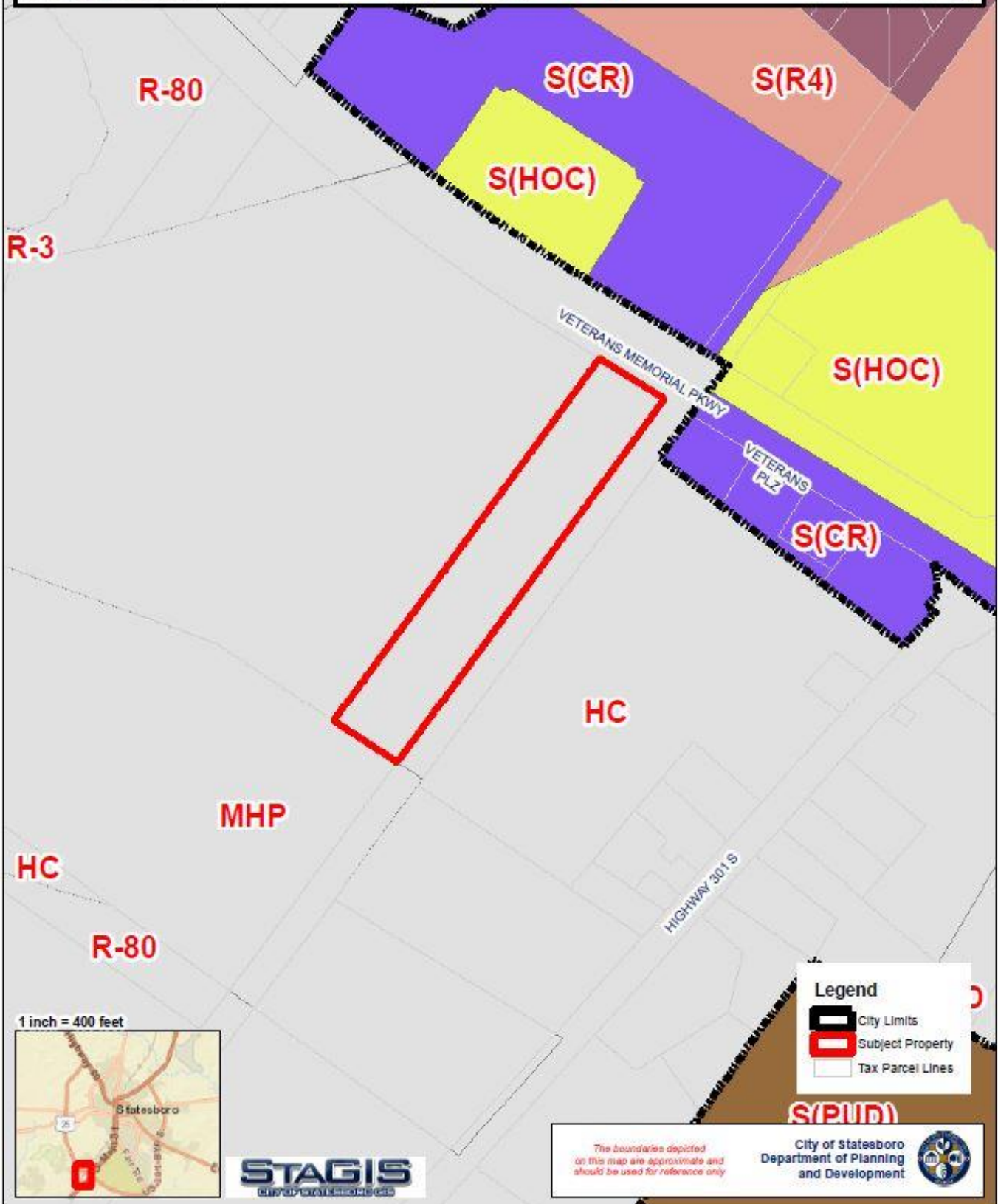
Location Map



Case # AN 21-04-04 & RZ 21-04-05

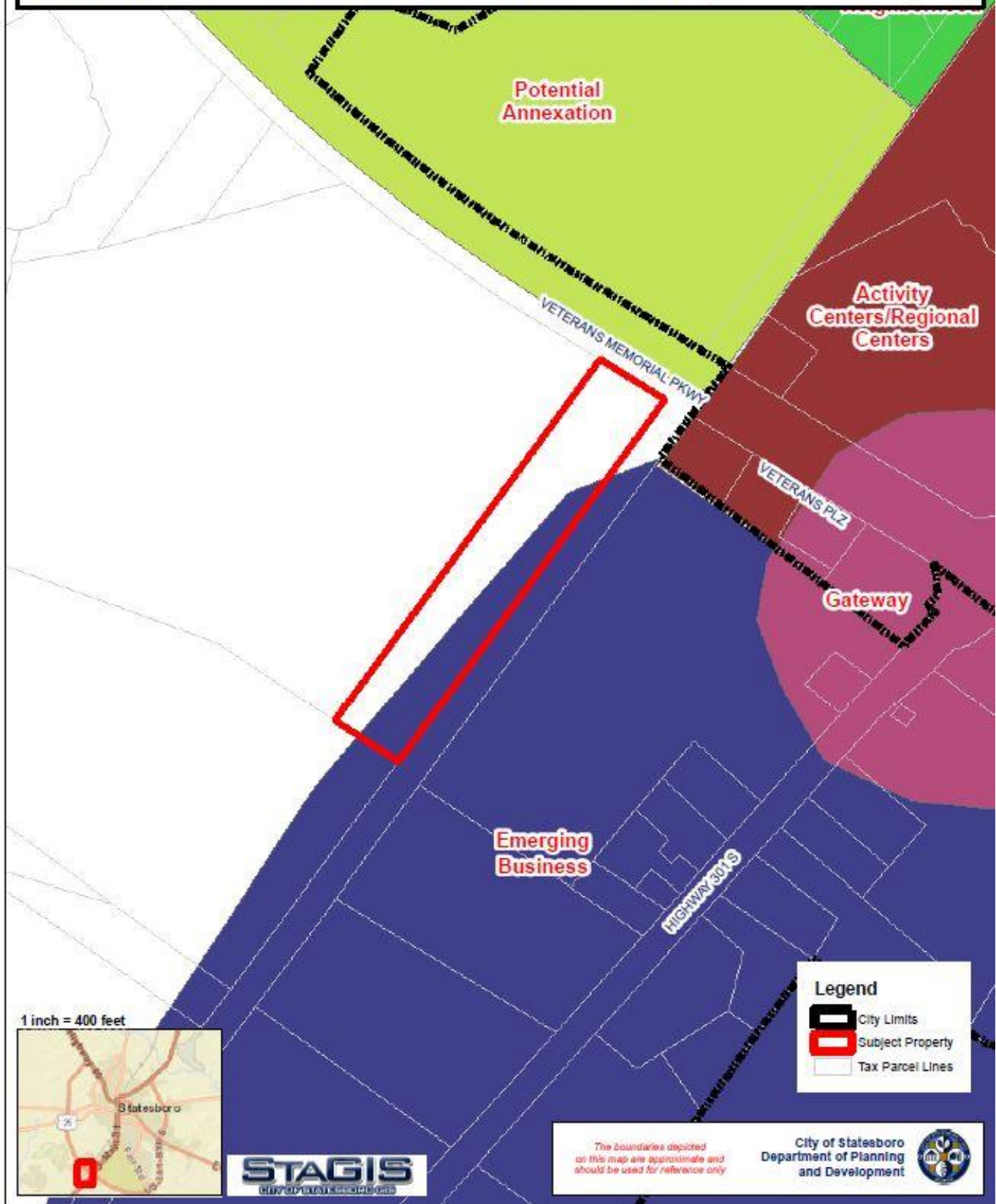
Veterans Memorial Parkey
Parcel: MS43000022 000

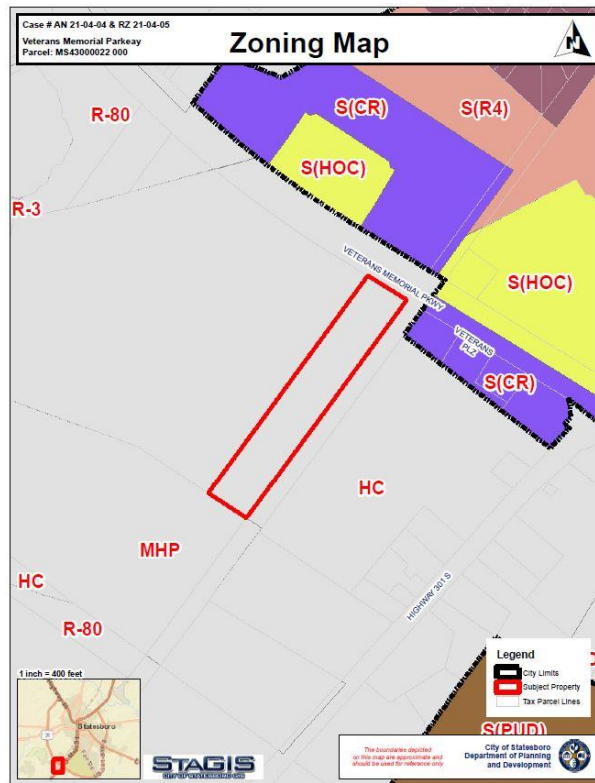
Zoning Map



Case # AN 21-04-04 & RZ 21-04-05
Veterans Memorial Parkway
Parcel: MS43000022 000

Future Landuse Map

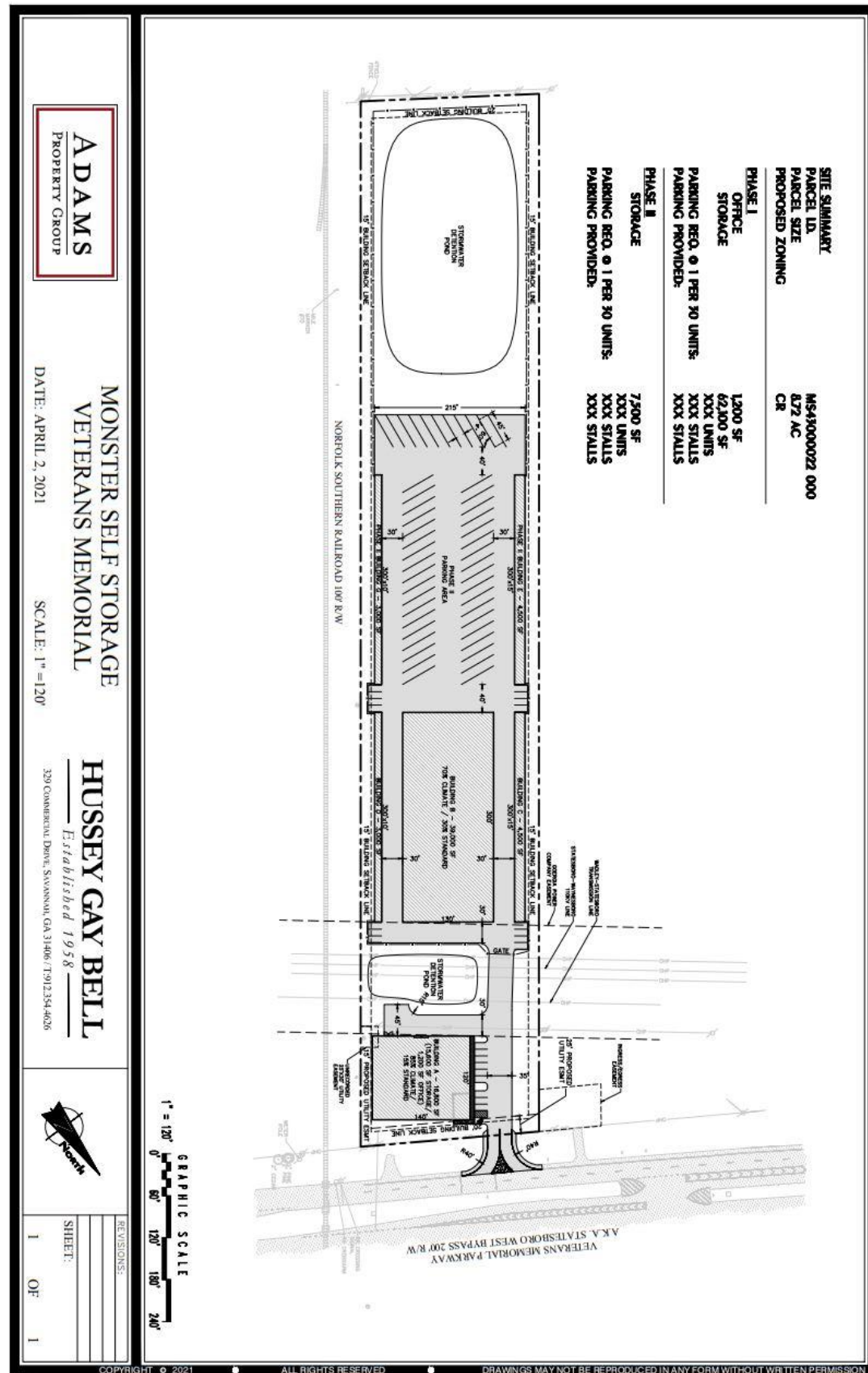




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Car Dealership
Northeast	Location Area #2: CR (Commercial Retail)	Car Dealership
Northwest	Location Area #3: CR (Commercial Retail)	Undeveloped Land
East	Location Area #4: HC (Highway Commercial) County Zoning Designation	Industrial Warehouse and Office Building
West	Location Area #5: HC (Highway Commercial) County Zoning Designation	Undeveloped Land
Southwest	Location Area #6: R80 (Single Family Residential)	Rural/Conservation Use
Southeast	Location Area #7: HC (Highway Commercial) County Zoning Designation	Parking lot for Industrial Warehouse and Office space
South	Location Area #8: MHP (Mobile Home Park) County Zoning Designation	Mobile Homes, Retail, Warehouse

Page 6 of 9
Development Services Report
Case AN 21-04-04 & RZ 21-04-05



SUBJECT SITE

The subject site is an undeveloped 8.72 acre lot. The property historically served as agricultural land. The property has no historical usage, and is contiguous to the City Limits, allowing eligibility for annexation.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not designate the subject site in the Character Area Map.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City water or Sewer. Due to the proximity of the property, there would not be significant extension required for utility services on this location. As the primary building would be the only portion requiring water/sewer there is not a significant issue with providing said service.

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 surrounding lots are zoned CR (Commercial Retail), MHP (Mobile Home Park, and HC (Highway Commercial), and are currently occupied by a mix of car dealerships, undeveloped land, an industrial warehouse, and a mobile home park.**

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

- Although an appraisal has not been conducted on the property, it is Staff's opinion that the proposal will likely increase the value of the surrounding property by developing in a commercial manner.

Under current annexation requirements, R40 zoning is the default zoning for any land annexed into the city limits. Any commercial development would be restricted in the growing commercial corridor.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- The property would serve as a higher use than currently serving.

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

- The site has not been developed at this time, and serves no general use for the public. The development would serve the public by providing a self-storage service facility within the City limits.

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

- Initial evaluation of the property appears to make this property suitable for the requested use. The Commercial Retail zoning designation is consistent with some surrounding land uses.
- 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 not vacant as it has been used for agriculture until acquisition by the applicant.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
 - The use is primarily passive, and would not significantly increase density in the area.
 - Community facilities.
 - N/A
 - Living conditions in the area.
 - N/A
 - Traffic patterns and congestion.
 - The installation of a commercial driveway will not be associated with this site, and it is unlikely to cause significant issue with the traffic in this area.
 - Environmental aspects.
 - There are no wetlands on the property.
 - Existing and future land use patterns.
 - There is a general commercial retail pattern in the area. This would be in alignment with that development type.
 - Property values in the adjacent areas.
 - Additional development could drive the cost of surrounding property higher.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- As there is no implementation strategy in place for this location, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels. It is staff's opinion that this property does not cause any negative impact to development.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of AN 21-04-04 and RZ 21-04-05**. 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 Annexation & 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.

Planning Commission Meeting

Tue, May 4, 2021 5:00 PM - 6:00 PM (EDT)

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