



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 7, 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. April 2, 2024

IV. New Business

1. **APPLICATION RZ 24-03-07:** 3SD Investments, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order develop a townhome development of approximately 101 units on Cypress Lake Road (Tax Parcel# MS40000074A000).
2. **APPLICATION V 24-04-01:** Hartridge Realty, LLC request a variance from Section 1.1.4(C) – Transitional Provisions, of the Unified Development Code in order to complete construction of a previously reviewed Self-Storage Facility on Henry Boulevard (Tax Parcel# MS84000102 07G).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

April 2, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Cathy Dixon, Savannah Beck, Ron Simmons, 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) David Moyer (Assistant Director of Engineering) **Absent:**

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. March 5, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of March 5, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of March 5, 2024 with a 7-0 vote.

IV. New Business

1. **APPLICATION RZ 24-03-01:** Nikira Boggs requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed-Use) zoning district on approximately 0.31 acres of property in order develop a walk-up restaurant at 193 West Main Street (Tax Parcel # S18 000178 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 7-0. Commissioner Simmons motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Folsom. The motion passed 6-1.

2. **APPLICATION SUB 24-03-02:** Simcoe Investment Group, LLC requests a Preliminary Subdivision PLAT on approximately 26.32 acres of property in order to construct 152 townhome units on Jones Mill Road (Tax Parcel # MS84000002 001).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Beck. The motion passed 7-0. Keith Stevens spoke in favor of the application. John Almigson spoke against the application. Commissioner Simmons motioned to close the hearing with a second from Commissioner Fatica. The motion passed 7-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

3. **APPLICATION RZ 24-03-03 & V 24-03-03:** Ogeechee Area Hospice requests a Zoning Map Amendment from the O/R-15 (Office and Business/Single-Family Residential) zoning district to the O (Office & Business) Zoning District on approximately 0.49 acres of property in order develop an expansion to the existing hospice business at 1001 East Inman Street (Tax Parcel # S18 000178 000).

Kathy Field introduced the case. Commissioner Folsom motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 7-0. Doug Lambert spoke in favor of the application. John Stevens also spoke in favor of the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

4. **APPLICATION RZ 24-03-05:** Burbank Pointe, LLC requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on approximately 0.32 acres of property in order develop an infill cottage court 231 East Main Street (Tax Parcel # S39 000054 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 7-0. Mitchell Ball spoke in favor of this project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

V. Announcements

Kathy Field reminded the Planning Commissioners about their attendance and the days they could miss per year.

VI. Adjourn

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

Chair – Cathy Dixon

Secretary – Kathleen Field
Director of Planning & Development



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

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
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RZ 24-03-07 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Cypress Lake Road
EXISTING ZONING:	R-40/R-15 (Single-Family Residential – County)
ACRES:	16.54 acres
PARCEL TAX MAP #:	MS40000074A000
COUNCIL DISTRICT:	District 2 (Chavers – Proposed)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision

PETITIONER 3SD Investments, LLC
ADDRESS 3281 Williams Road; Statesboro GA, 30458

REPRESENTATIVE Nathan Brown
ADDRESS 329 Commercial Drive; Savannah GA, 31406

PROPOSAL
<p>The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-2 (Townhouse Residential) zoning district for 16.54 acres of property in order to develop a townhome subdivision.</p>
PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 24-03-07 - CONDITIONAL APPROVAL</u></p>

Case #AN 24-03-06 & RZ 24-03-07

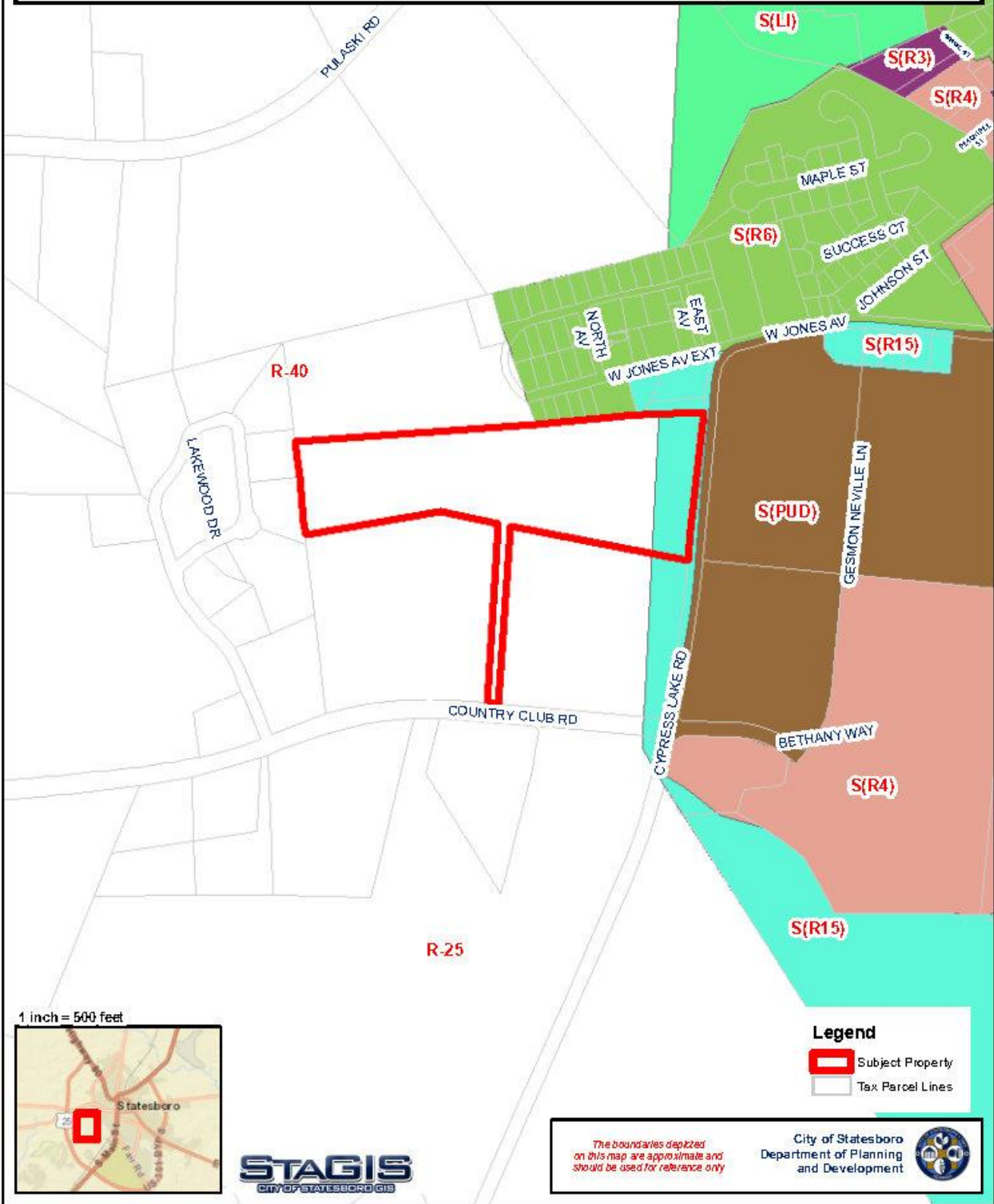
Cypress Lake Rd
Parcel: MS40000074A000

Location Map



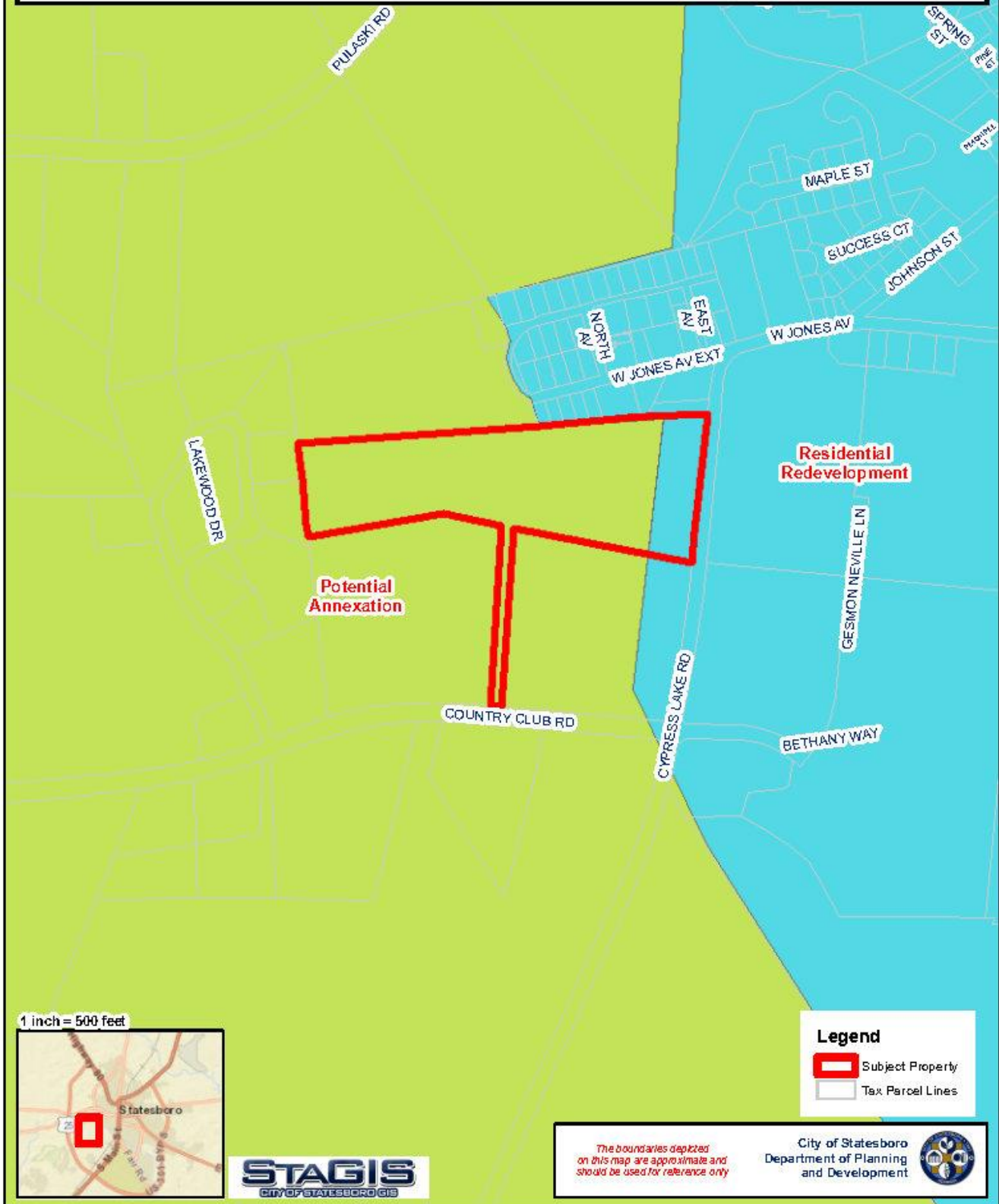
Case # AN 24-03-06 & RZ 24-03-07
Cypress Lake Rd
Parcel: MS40000074A000

Current Zoning Map



Case # AN 24-03-06 & RZ 24-03-07
Cypress Lake Rd
Parcel: MS40000074A000

Future Landuse Map

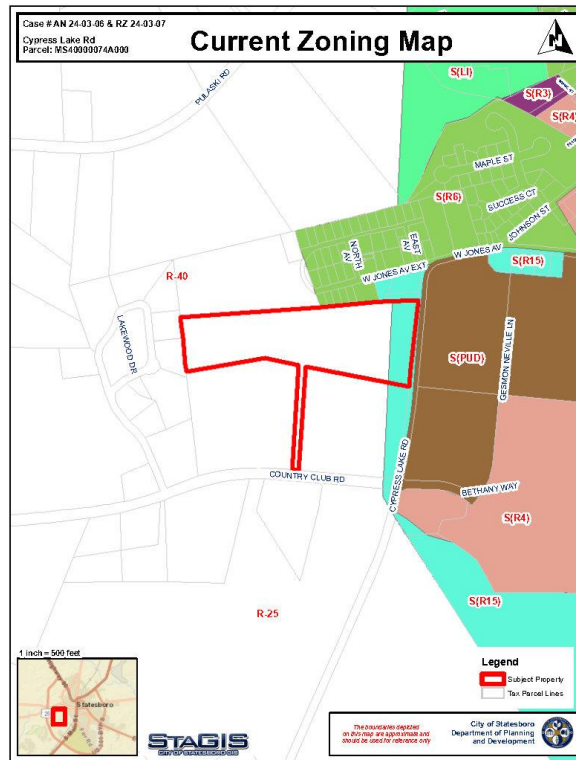


The boundaries depicted on this map are approximate and should be used for reference only

Legend

- Subject Property
- Tax Parcel Lines

City of Statesboro
Department of Planning
and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Vacant Lot
Northeast	Location Area #2: R-6 (Single-Family Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-40 (Single-Family Residential - County)	Vacant Land
East	Location Area #4: PUD (Planned Unit Development)	The Lodge at Bethany
West	Location Area #5: R-40 (Single-Family Residential - County)	Single-Family Dwelling
Southwest	Location Area #6: R-25 (Single-Family Residential – County)	Single-Family Dwelling
Southeast	Location Area #7: PUD (Planned Unit Development)	The Lodge at Bethany
South	Location Area #8: R-25 (Single-Family Residential – County)	Single-Family Dwelling

PROPOSED SITE



SUBJECT SITE

The subject site is a vacant 16.54 acre parcel located on both Cypress Lake Road, and Country Club Road. The applicant has direct access onto Cypress Lake Road from the parcel which will require County approval, but other means of ingress and egress has not been finalized due to required property acquisition. The applicant seeks to develop the site for approximately 101 units, but the current layout has not been finalized at this time.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this area as a “potential Annexation Area” which generally has significant flexibility in future uses. This area is under review in the currently ongoing revision to the Comprehensive Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains wetlands, but all development is proposed to avoid the projected wetlands at this time. There are also no FEMA classified flood areas on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. Additional property acquisition would be required to access the existing West Jones Avenue Extension, although a strip of land does exist to the South which could provide site access. At this time, it is unlikely that this strip would be sufficient for a full access. The proposed unit count does not exceed the International Fire Code requirement for additional access, but due to the high number this would be a useful addition. There is concern about the access being proposed on Cypress Lake Road, as the turn could cause some site issues, especially in circumstances of speeding by residents and people entering town.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Statesboro Zoning Ordinance* permits a zoning map 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 surrounding area has a mix of existing single-family housing, as well as some duplexes serving the Lodge at Bethany.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The adjacent property already serves the role of providing housing, and the currently connected roadway would not negatively impact immediate access to those lots.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- This property could build significantly less units of single-family housing with the current zoning, but there would be little reason to access public utilities to do so and at the proposed cost.
- 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?**
- This road currently has a great deal of commuter traffic in the morning and evenings, and significant care must be taken when considering the access to the site. Current bus routes do already access the area, as there are existing neighborhoods being served. The nearest schools are Langston Chapel Elementary and Langston Chapel Middle.
- 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?**
- This is a growing area, as the development of the nearby Publix Complex has spurred request for development along this road in general. It is likely that more traffic will be added to this road in the future through additional annexations. Implementation of the Long Range Transportation Plan should provide additional options to assist in developing this area, potentially through right of way acquisition.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
- The overall use does not conflict with the currently defined “Potential Annexation Area” of the Comprehensive Master Plan. Additional guidance will be provided in the upcoming update of this plan.

Subject Property



Eastern Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval RZ 24-03-07**. 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.
- (2) The applicant must submit a Traffic Impact Analysis before completion of the project subdivision to ensure that appropriate right-of-way and traffic calming measures can be implemented.



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

P.O. Box 348
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V 24-04-01 ZONING VARIANCE REQUEST	
LOCATION:	Henry Blvd, Lot #9
EXISTING ZONING:	MX (Mixed-Use)
ACRES:	2.86 acres
PARCEL TAX MAP #:	MS84 000102 07H
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Self-Storage Units

PETITIONER Hatridge Realty, LLC
ADDRESS 1700 Frederica Road, Unit 204; St. Simons Island GA, 31522

REPRESENTATIVE Stephen T. Rushing
ADDRESS P.O. Box 327; Statesboro GA, 30458

PROPOSAL
The applicant requests a variance from the Transitional Provisions of Section 1.1.4(C) of the Unified Development Code in order to complete construction of a self-storage development.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>V 24-04-01 – CONDITIONAL APPROVAL</u>

Case # V 24-04-01
Statesboro Crossing Lot 9
Parcel: MS34000102 07H

Location Map



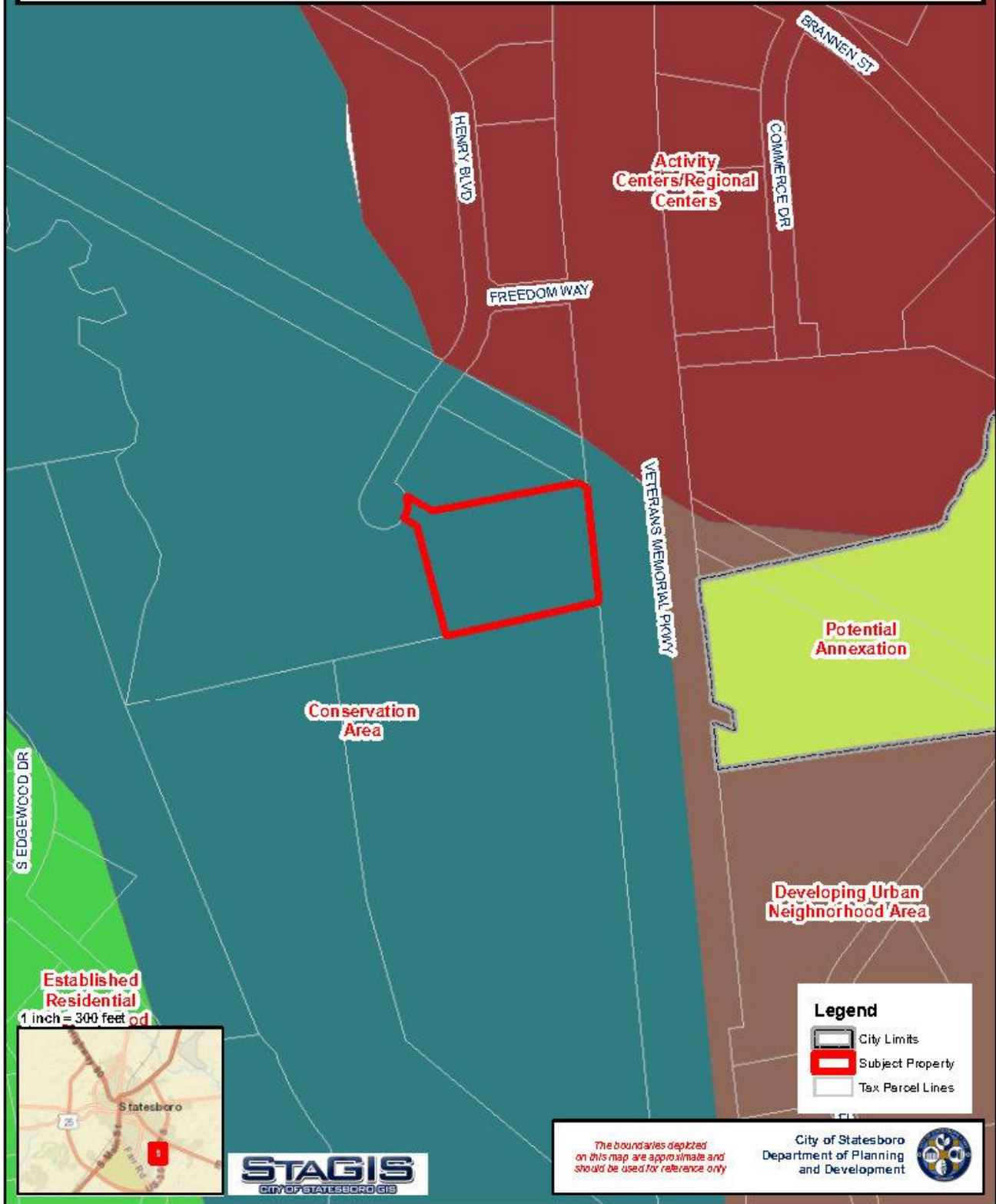
Case # V 24-04-01
Statesboro Crossing Lot 9
Parcel:MS84000102 07H

Current Zoning Map



Case # V 24-04-01
Statesboro Crossing Lot 9
Parcel: MS84000102 07H

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed-Use)	Mavis Tire
Northeast	Location Area #2: MX (Mixed-Use)	Veterans Memorial Bypass
East	Location Area #3: MX (Mixed-Use)	Franklin Toyota
Northwest	Location Area #4: MX (Mixed-Use)	Olive Garden
Southeast	Location Area #5: R-15 (Single-Family Residential)	Vacant Land
South	Location Area #6: R-15 (Single-Family Residential)	Vacant Land
Southwest	Location Area #7: R-15 (Single-Family Residential)	Vacant Land
West	Location Area #8: R-15 (Single-Family Residential)	Vacant Land

SUBJECT SITE

The subject site is a 2.86 acre lot located in the existing Statesboro Crossing Development. The property has historically been vacant due to considerable issues with surrounding wetlands. The applicant conducted all required reviews on the property prior to the institution of the Unified Development Code, but did not pick up the land disturbance permit, and the associated timeline of the development has stalled the developers build schedule significantly. The applicant seeks to continue the Land Disturbance process, by following the already approved plans on the site.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Conservation” character area, which generally calls for open space, multi-purpose trails and passive recreation.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, but general mapping does show this site in a wetland. In accordance with the delineation of wetlands on the site, there are no wetlands to be disturbed on this site.

COMMUNITY FACILITIES AND TRANSPORTATION

There is an access road leading to the location, but future development opportunities will prevent significant travel issues. An item of concern would be the existing S&S Greenway Trail, which would have to be crossed to access the site.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council [shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The lot was originally planned as a part of the overall development of Statesboro Crossing, but has not been utilized since development of the area. Historically, the parcel had by-right allowance of the development type.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* made amendments to all zoning districts, during the process of review for this property.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**

- A significant amount of engineering has already taken place for the site, and the applicant had met all requirements for development of the property at the time of the transitional period ending.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- The property would otherwise continue to sit vacant, and while in a conservation area, contains no significant tree species. This land is private and was not utilized as a part of the overall trail area. The property by-right could also develop in a way that may have more significant trail impacts due to continued road crossings.

In analyzing all requests, care should be taken to ensure that development 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 inconsistent with the subject site's character area "Conservation Area" as stated in the *2019 – 2029 Comprehensive Master Plan*, although the prior zoning would have allowed this use by right.

Subject Property



Western Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-04-01**. 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 variance does not grant the right to begin construction. All construction must be reviewed and approved by the City.
- (2) A landscaping plan shall be submitted for installation on the trail to emulate the current buffering utilized by Mavis Tire. A building permit shall not be issued without submission and approval of this plan.