



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 6, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. April 1, 2025

IV. New Business

1. **APPLICATION RZ 25-03-05:** Blue Water Bulloch LLC requests a Zoning Map Amendment from the R-40 (One-Household Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop a townhome subdivision of approximately 198 units at 285 Herman Rushing Road (Tax Parcel# 108 000013 000).
2. **APPLICATION V 25-04-01:** Ramona Hagin requests a variance from Section 2.4.1 B of the Unified Development Code in order to convert an existing building into an accessory dwelling unit greater than the allowed 749 square feet at 109 Sandy Way (Tax Parcel # MS85 000006 000).
3. **APPLICATION SUB 25-04-02:** 3SD Investments LLC requests a Preliminary Subdivision PLAT on 0.98 acres of property in order to develop a cottage court consisting of 8 units on East Main Street (Tax Parcel# S49 000016 001).
4. **APPLICATION SU 25-04-03:** Bill Gross requests a Special Use Permit to allow for an increased number of units in the R-4 (High-Density Multi-household) zoning district in order to complete Phase III of the Bryant's Landing Senior Housing Project.

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

April 1, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. Marc 4, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of March 4, 2025 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 4-0 vote.

IV. New Business

1. APPLICATION RZ 24-10-02: Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a duplex on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).

Kathleen Fields introduced the case. Commissioner Beck made a motion to open the public hearing with a second from Commissioner Fatica. The Motion passed on a 5-0 vote. The applicant Colette Sabb-Burke spoke on this case. Commissioner Folsom made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 5-0.

After discussion, Commissioner Folsom asks Staff why the recommendation is a Denial, Staff answers due to the incompatible in the neighborhood. Commissioner Fatica motioned to approve the request, with staff conditions with a second from Commissioner Folsom. The motion passed 5-0.

2. **APPLICATION RZ 25-03-01:** Zero Gravity Outreach is requesting a Zoning Amendment from LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district in order to redevelop the property for a community event venue and recreational facility at 19 Railroad Street (Tax Parcels # S27 00057 000, S27000057 A000, S27 00060 000, S27 000058 000, S27 00059 001, S27 000059 000).

DEFERRED

3. **APPLICATION SUB 25-03-02:** Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

Kathleen Field introduced the case. There was no public hearing for this case.

After discussion, Commissioner Folsom motioned to approve the request and staff conditions with a second from Commissioner Beck. The motion passed 3-0, 2-Abstain.

V. Announcements

1. A Public Survey is underway for the Strategic Plan.

VI. Adjourn

Commissioner Thibodeau made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 5-0.

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
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(912) 764-0630
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RZ 25-03-05 ZONING MAP AMENDMENT REQUEST	
LOCATION:	285 Herman Rushing Road
EXISTING ZONING:	AG-5 (Bulloch County)
ACRES:	38.54
PARCEL TAX MAP #:	108 000013 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhouse Subdivision

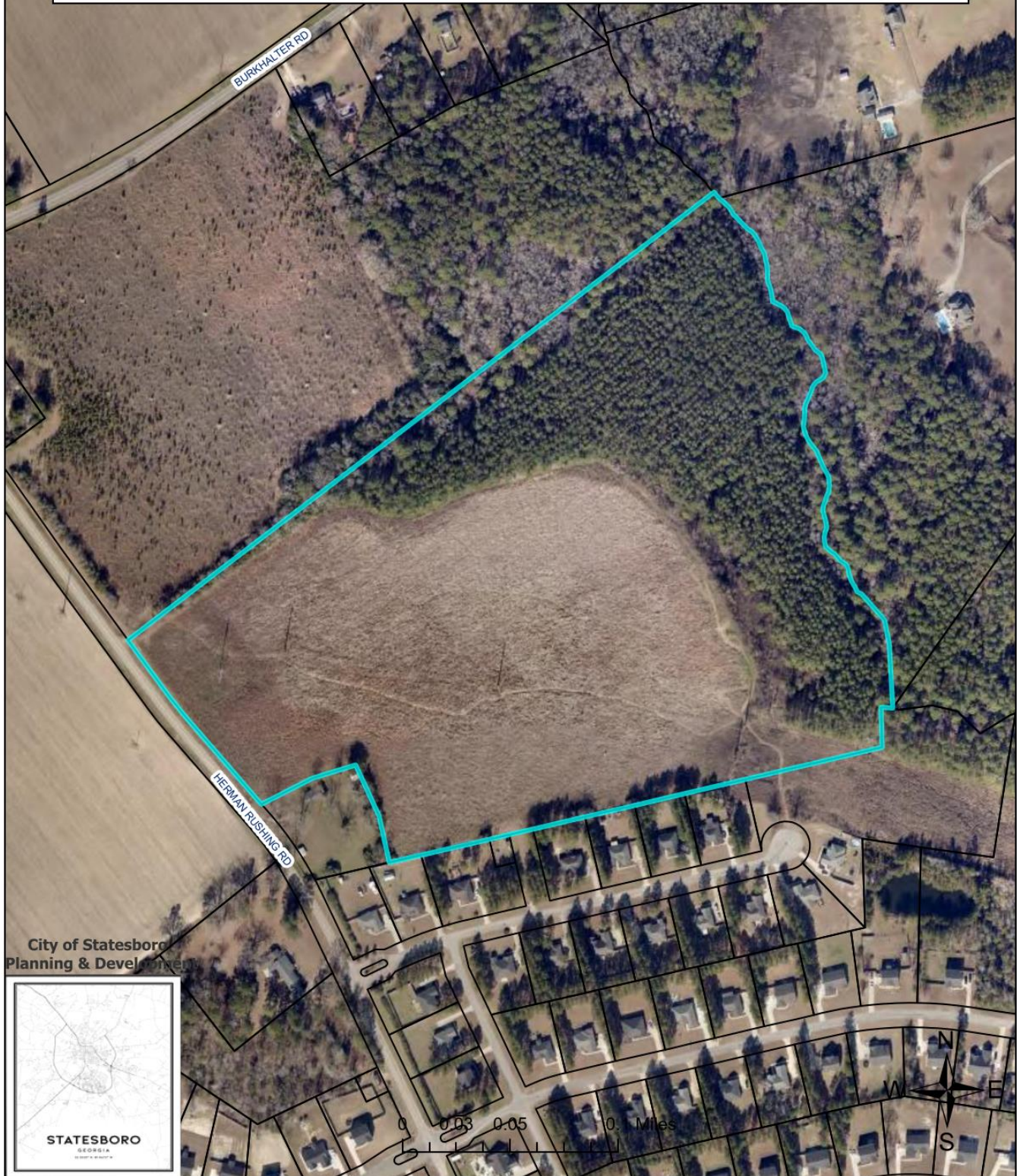
PETITIONER Blue Water Bulloch LLC
ADDRESS 2760 Country Club Road GA, 30458

REPRESENTATIVE Hayden Rollins – Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro GA, 30458

REQUEST
The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-2 (Townhouse Residential) zoning district for one parcel on Herman Rushing Road in order to complete a Townhouse Subdivision.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 25-03-05 - CONDITIONAL APPROVAL</u>

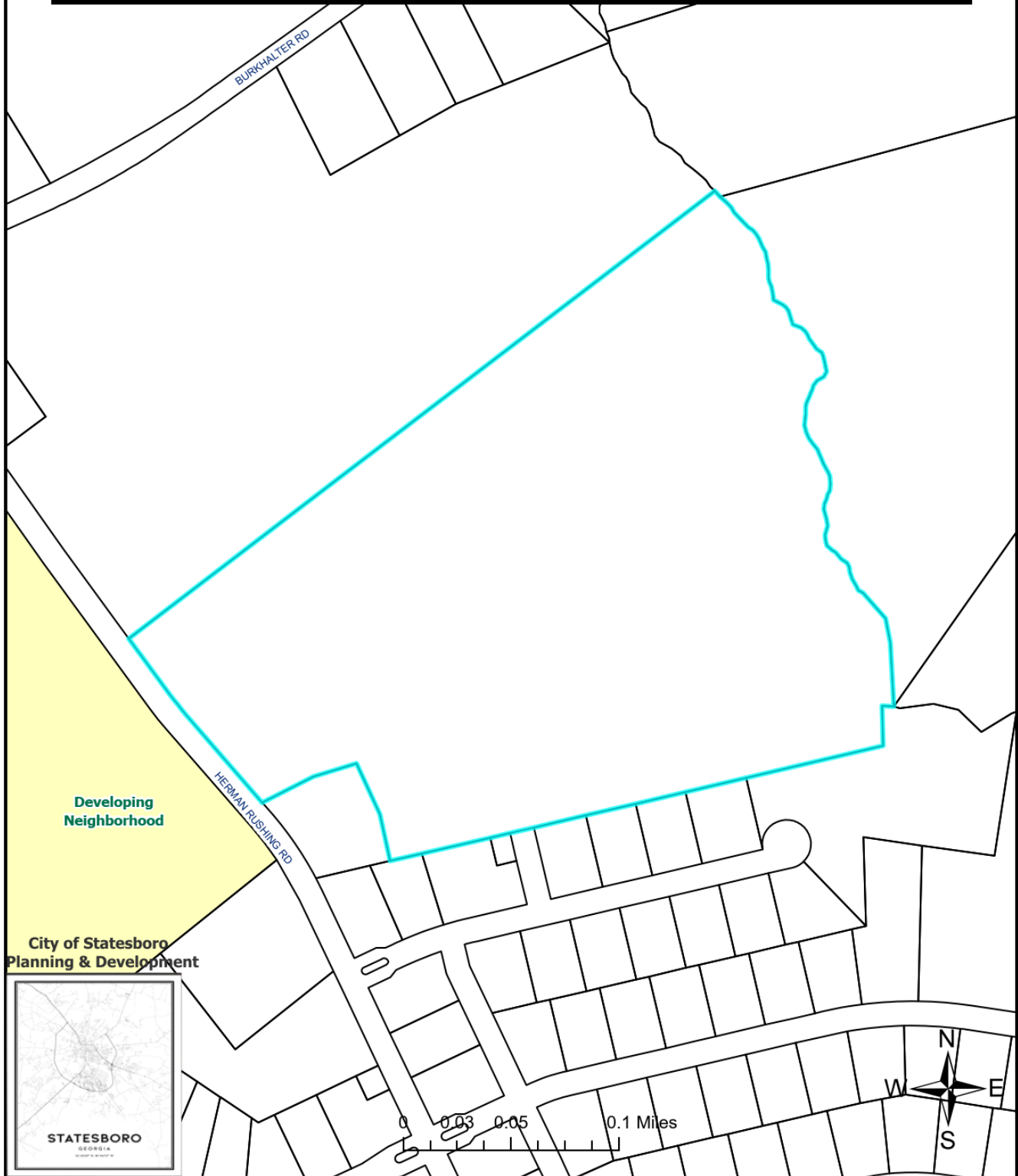
Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Location Map

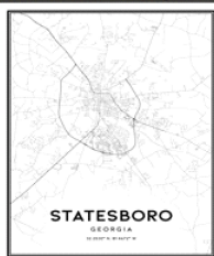


Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Future Land Use Map

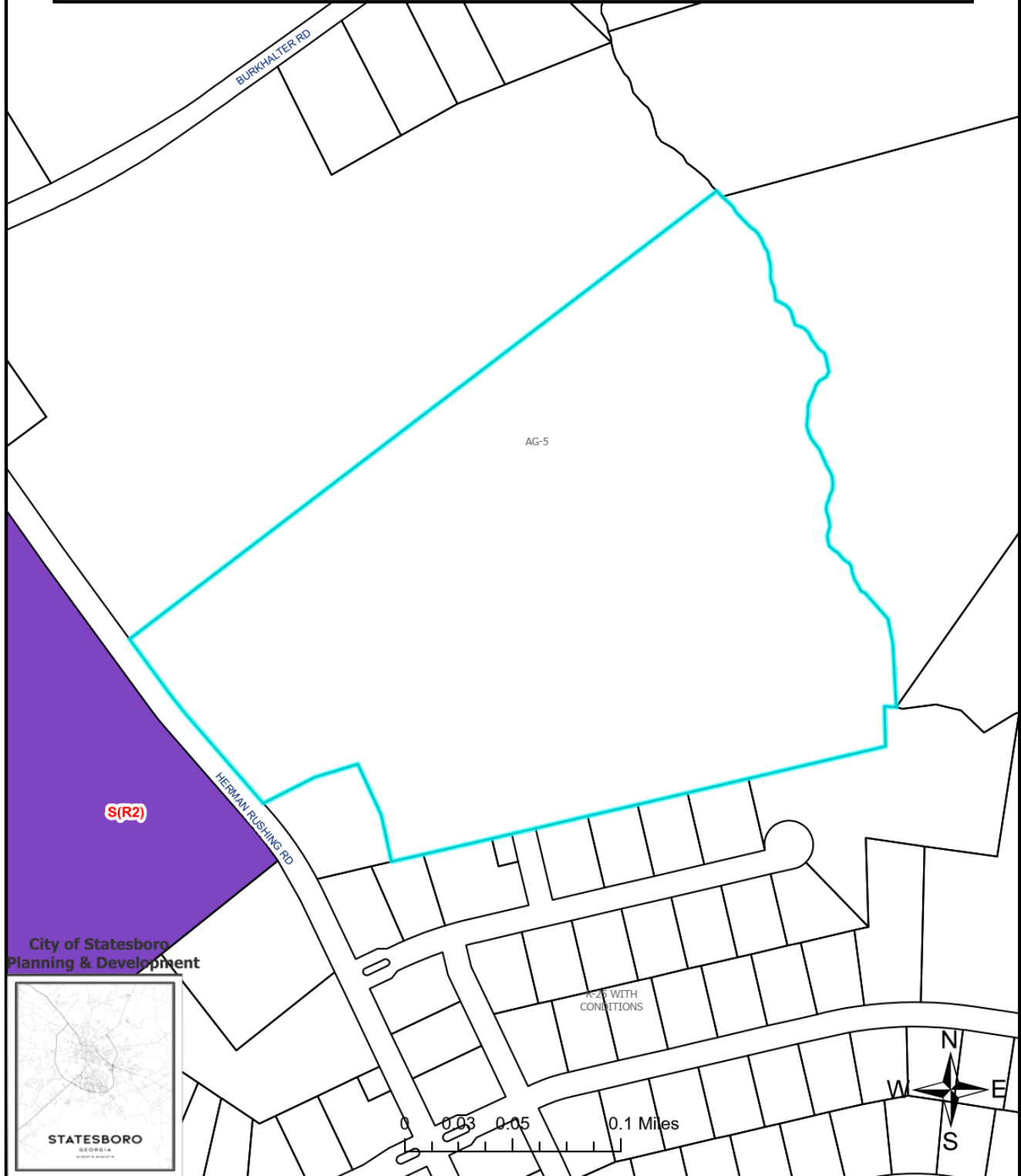


City of Statesboro
Planning & Development



Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Zoning Map



<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: AG-5	Single Individual Family Home
Northeast	Location Area #2: AG-5	Single Individual Family Home
Northwest	Location Area #3: AG-5	Vacant
East	Location Area #4: AG-5	Single Individual Family Home
West	Location Area #5: R-2	Burkhalter Road Subdivision
Southwest	Location Area #6: R-25 (Residential-County)	Subdivision
Southeast	Location Area #7: AG-5 – County)	Vacant Land
South	Location Area #8: HI (Heavy Industrial – County)	Vacant Land

<u>SITE CHARACTERISTICS</u>	
Acreage	38.5-acres (1678802.4 sq ft)
Current Zone	AG-5 (Bulloch County)
Lot	Cleared and Vacant
Flooding	No FEMA flooding classification at this time.
Wetlands	Yes, to the northeast of the subject property.
Easements	Yes, Georgia Power Easement.

<u>SITE DESIGN DETAILS R-2 (TOWNHOUSE RESIDENTIAL DISTRICT):</u>		
Maximum residential density of 12 acres per acre	<u>Proposed:</u>	
	5.14 ac/du	198 townhouse units
Minimum Parking requirement:	Subject to Section 2.2.1(A)	
Dimensional Standard	Subject to Section 2.2.1(B)	

Access	Two access points: one from Herman Rushing Road and second from Chatham Way for emergency access.
Utilities	To be provided by the City of Statesboro

STAFF SUMMARY AND ANALYSIS

The subject site consists of a 38.54-acre property which is adjacent to a previously approved 111-acre parcel slated for future development. The applicant is proposing to develop approximately 198 units of Townhouses under single ownership.

The *2024 City of Statesboro Comprehensive Master Plan* shows this area as outside of the City Limits and does not provide guidance on the development type. The “Developing Neighborhood” character area would be an appropriate assignment for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, with existing wetland crossings on site for the existing road infrastructure. Wetlands have been considered for the entirety of the development as shown on the site plan. 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 near the existing extensions of the property. The site has direct access to multiple roads, but a traffic study will be required to show the overall development and appropriate traffic implementation. There are concerns on how the traffic would interact with the existing Burkhalter Road, due to the existing traffic patterns already found in the area, but under initial approval of the preceding cases, the applicant has agreed to conditions related to the development of an improved road network.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* 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 existing single-family housing, proposed townhouses and nearby commercial development.

2) Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

- The adjacent property already has housing, but the increase in housing units will cause future impacts on roadways, specifically Burkhalter and Herman Rushing Roads.

3) Does the property to be rezoned have a reasonable economic use as currently zoned?

- The current zone is assigned by Bulloch County for five (5) acre lots. The rezone to the City's zone would allow applicant to build townhouse subdivision.

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?

- Preference Herman Rushing Road and potential need of expansion.

5) Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

- This is an area that is being annexed to the city. It would provide more options for housing within the city limits. The current zoning under Bulloch County would not allow for the development as proposed. Currently the property does not have water or utilities service.

6) Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

- While the overall use does not conflict with the "Developing Neighborhood" character area as defined in the City of Statesboro 2024 Comprehensive Plan.



Subject Property: view from the ROW on Herman Rushing Road, facing southeast.



View of the property to the south of the subject property from the ROW on Herman Rushing Road, facing south.



View of property to the north of the subject property from the ROW on Herman Rushing Road, facing northwest.



View of the property to the southwest of the subject property from the ROW on Herman Rushing Road, facing west.

SITE PLAN



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-03-05**. If approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. A traffic study must be submitted prior to the issuance of a Land Disturbance Permit.
2. Any right-of-way improvements as outlined by the submitted traffic study must be annotated in the development plans for the project and completed before issuance of any certificates of occupancy.



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)

V 25-04-01 ZONING VARIANCE REQUEST	
LOCATION:	109 Sandy Way
EXISTING ZONING:	R15 (One Household Residential)
ACRES:	1.01 acres
PARCEL TAX MAP #:	MS85000006 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Single family home
PROPOSED USE:	Converting existing secondary structure into an Accessory Dwelling Unit (ADU)

Case # V-25-04-01
109 Sandy Way
Parcel: MS85000006000

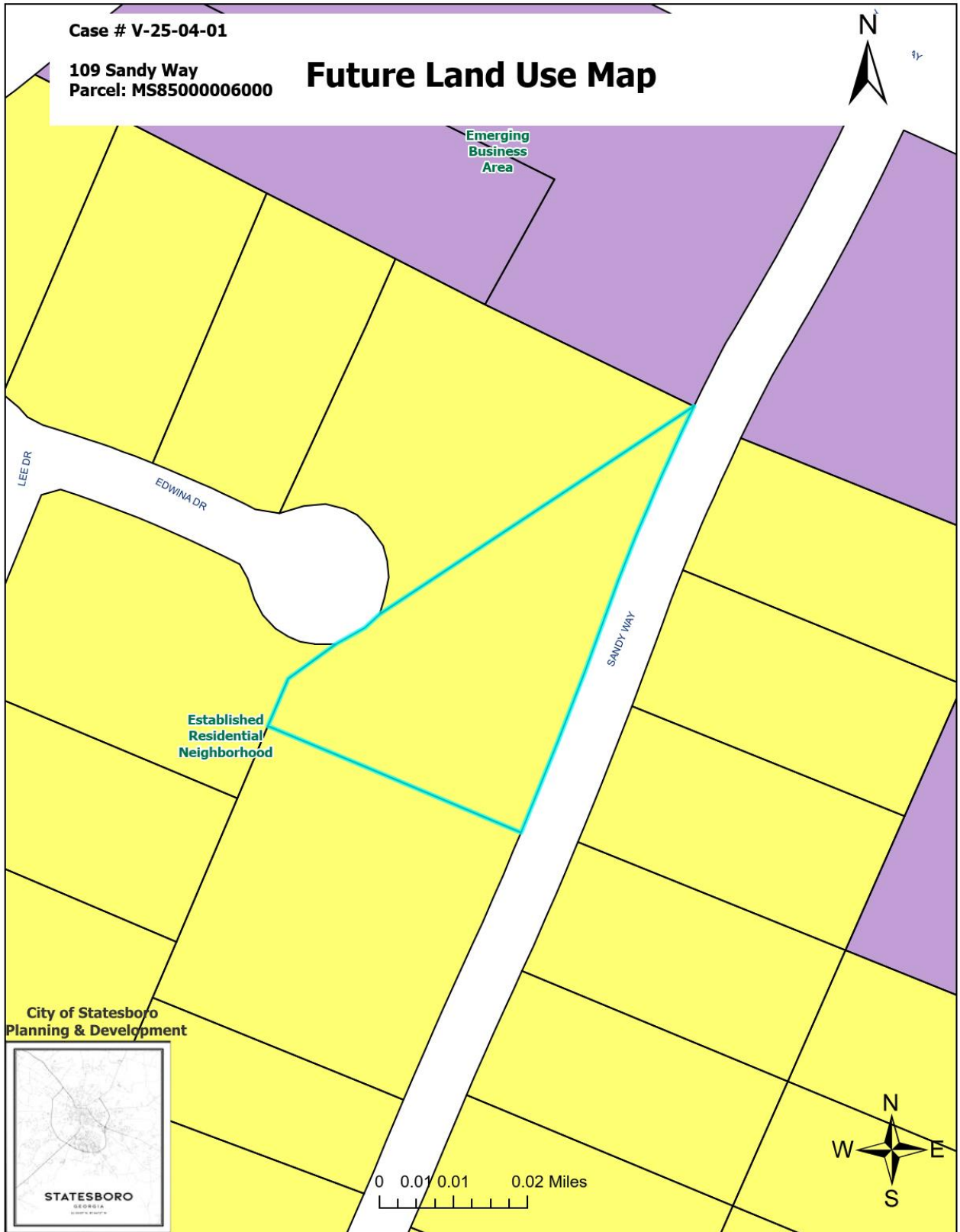
Location Map

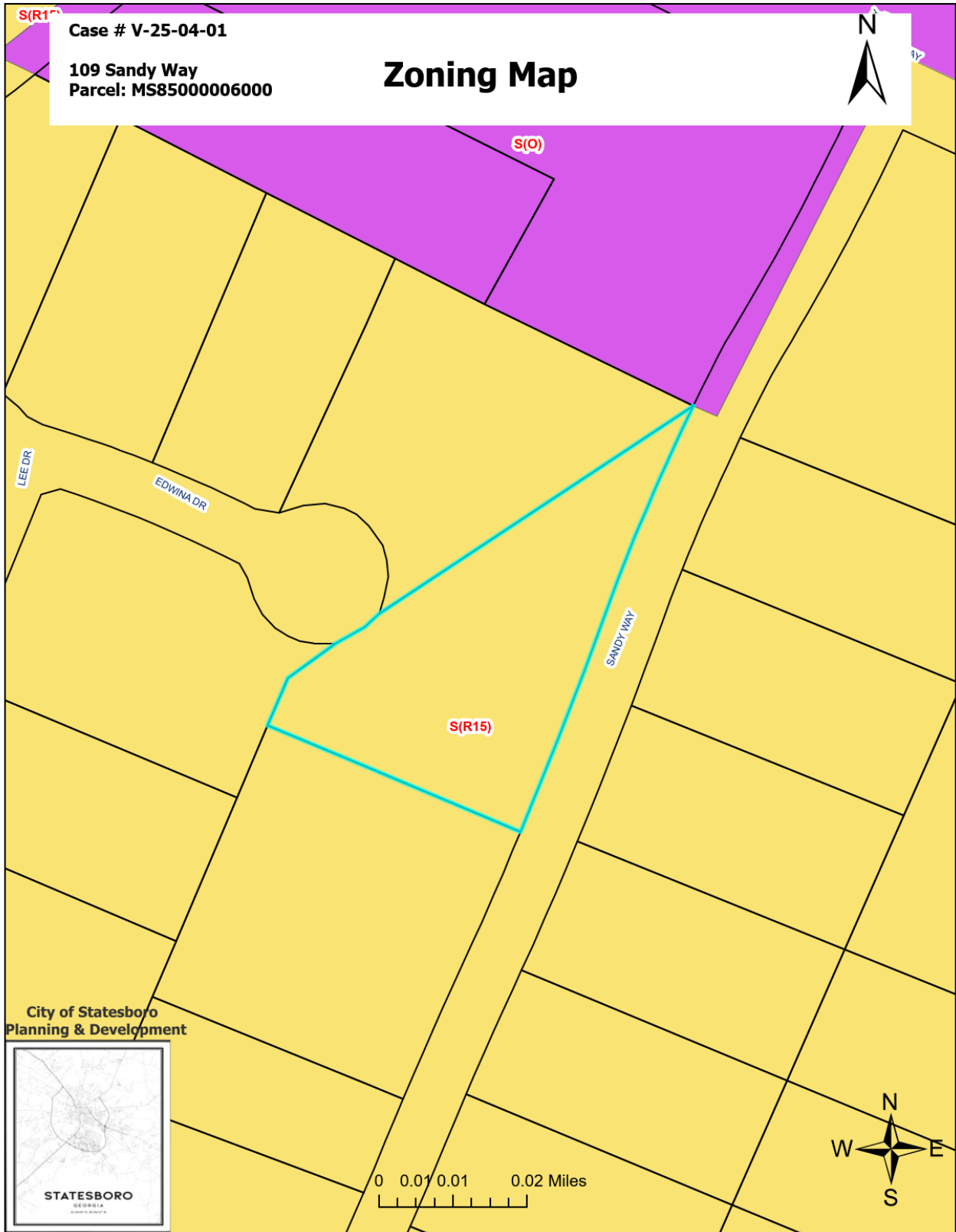
PETITIONER Romona Hagin
ADDRESS 109 Sandy Way, Statesboro

REPRESENTATIVE Christopher R. Gohagan
ADDRESS P.O. Box 327, Statesboro

REQUEST
The applicant is requesting a variance from Section 2.4.1(B) which allows the maximum floor area for an accessory dwelling unit to be 750 square feet. The proposed project is the conversion of a 1078 square feet existing utility shed into an ADU (Accessory Dwelling Unity), which is 328 square feet more than the UDC allows.
STAFF/PLANNING COMMISSION RECOMMENDATION
<p style="text-align: center;"><u>V 25-04-01 – CONDITIONAL APPROVAL</u></p>







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: O (Office and Business District)	Retail Stores
Northeast	Location Area #2: R-15 (One-Household Residential)	Residential
East	Location Area #3: R-15 (One-Household Residential)	Residential
Northwest	Location Area #4: R-15 (One-Household Residential)	Residential
Southeast	Location Area #5: R-15 (One-Household Residential)	Residential
South	Location Area #6: R-15 (One-Household Residential)	Residential
Southwest	Location Area #7: R-15 (One-Household Residential)	Residential
West	Location Area #8: R-15 (One-Household Residential)	Residential

SITE CHARACTERISTICS

Acreage	1.01-acres (44,005.6 Sq ft)
Principal Residence-Single family home	1450 sq feet
Secondary structure (existing)	1078 sq feet

SITE DESIGN DETAILS

<u>Required:</u>	<u>Proposed:</u>
<p>Floor Area:</p> <p>Section 2.2.5 - Floor area must not exceed the total square footage of the principal structure.</p> <p>Section 2.4.1 (B) - Accessory Dwelling Units:750 square feet</p>	<p>Total conditioned 1078 square feet conditioned and 625 square feet of screened porch.</p>
<p>Maximum building height restrictions:</p> <p>Lesser of (A) 15 feet of (B) the height of the principal building.</p>	<p>Existing structure (shed, workshop)</p>
<p>Setbacks:</p> <p>5 feet (side and rear yards):</p>	<p>Existing structure: 14 feet yard</p> <p>12 feet rear yard</p>
<p>Parking Requirement: None</p>	<p>Existing driveway</p>

STAFF SUMMARY AND ANALYSIS

The subject site is a 1.01-acre parcel located in a R15 (One-Household Residential) zone. The existing zoning allows for ADU (Accessory Dwelling Unit) of 750 square feet.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Established Residential Neighborhood”, which is an area where primarily residential neighborhoods that have been developed. These areas are typically low to medium density.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

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 property does have a triangular shape fronting Sandy Way and the rear faces a cul-de-sac where Edwina Dr terminates. Parcel shape prevent subdivision.
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - The secondary structure is an existing building in the rear yard that was constructed in 1997 and has been used as a utility shed/club house.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - No, the building has been in use by the owner as a utility shed. It is proposed the conversion of the secondary structure into ADU is for purpose of a short-term rental potential.
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- The conversion of secondary structure into an ADU may increase vehicular traffic and pedestrian traffic in neighborhood.

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 conversion has no correlation with the subject site's character area "Established Residential Neighborhood" as stated in the *2024 Comprehensive Master Plan*.



Subject Property: view of the existing secondary structure from Edwina Drive which is directly behind the principal building.



Subject Property: view of secondary structure from the ROW on Sandy Way, facing north.



Subject Property: the principal building view from the ROW on Sandy Way.




Property to the south of the Subject Property on Sandy Way.



Property directly to the west of the Subject Property off Edwina Drive.

PRELIMINARY DESIGN



PROJECT NAME:

HUGH'S PIDDLER SHOP

STATEBORO, GEORGIA

COVER SHEET

Project Name	HUGH'S PIDDLER SHOP
Location	STATEBORO, GEORGIA
Owner	HUGH'S PIDDLER SHOP
Architect	WATERWEDGE DESIGN COMPANY, LLC

WATERWEDGE DESIGN COMPANY, LLC
 1000 Peachtree Street, Suite 1000
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Email: info@waterwedge.com

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HUGH'S PIDDLER SHOP

STATEBORO, GEORGIA

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 1000 Peachtree Street, Suite 1000
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PROJECT NAME:

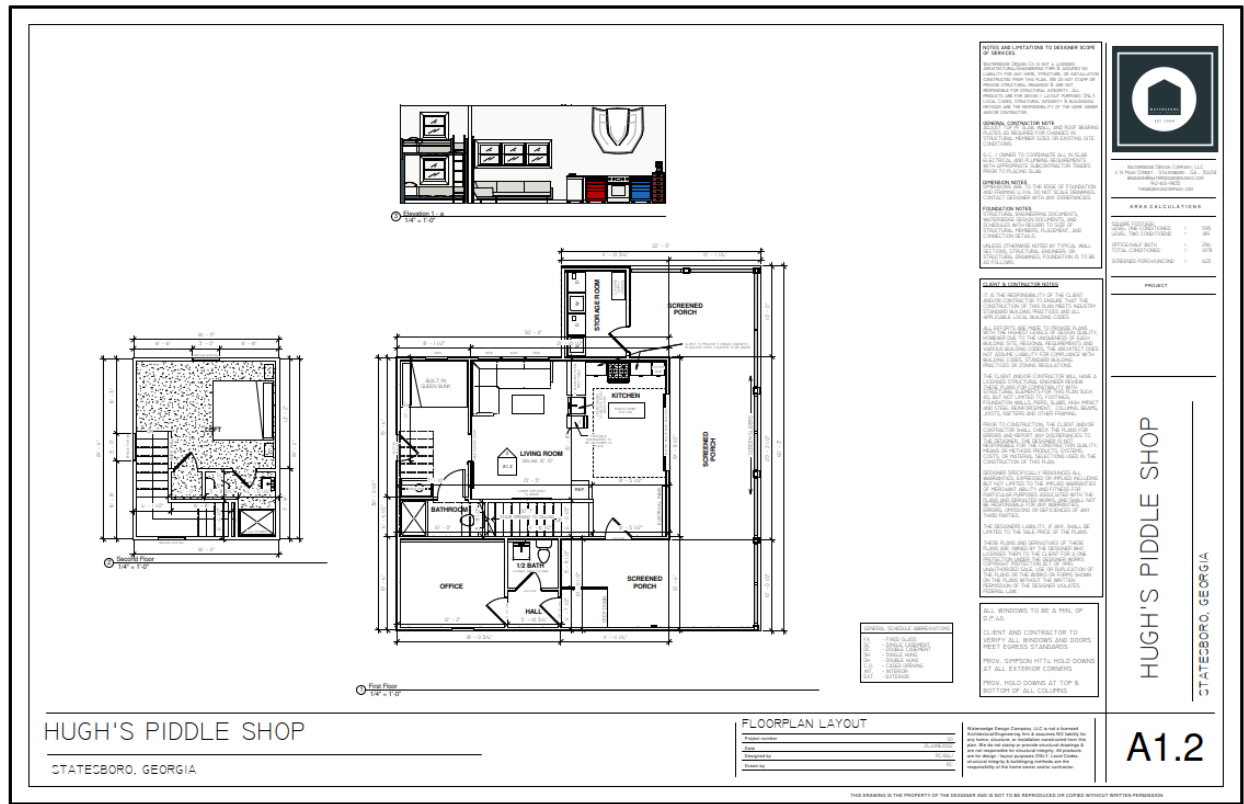
HUGH'S PIDDLER SHOP

STATEBORO, GEORGIA

COVER SHEET

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Location	STATEBORO, GEORGIA
Owner	HUGH'S PIDDLER SHOP
Architect	WATERWEDGE DESIGN COMPANY, LLC

WATERWEDGE DESIGN COMPANY, LLC
 1000 Peachtree Street, Suite 1000
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Email: info@waterwedge.com



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 25-04-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s):

- (1) No building permit may be issued to allow for the screening of the exterior porch.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
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SUB 25-04-02 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	East Main Street
EXISTING ZONING:	R-4 (High Density Residential District)
ACRES:	0.98 acres
PARCEL TAX MAP #:	S49 000016 001
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single Family Cottages Subdivision



PETITIONER 3SD Investments LLC-Wayne McQuaig
ADDRESS 2984 Busby Road, Statesboro GA 30458

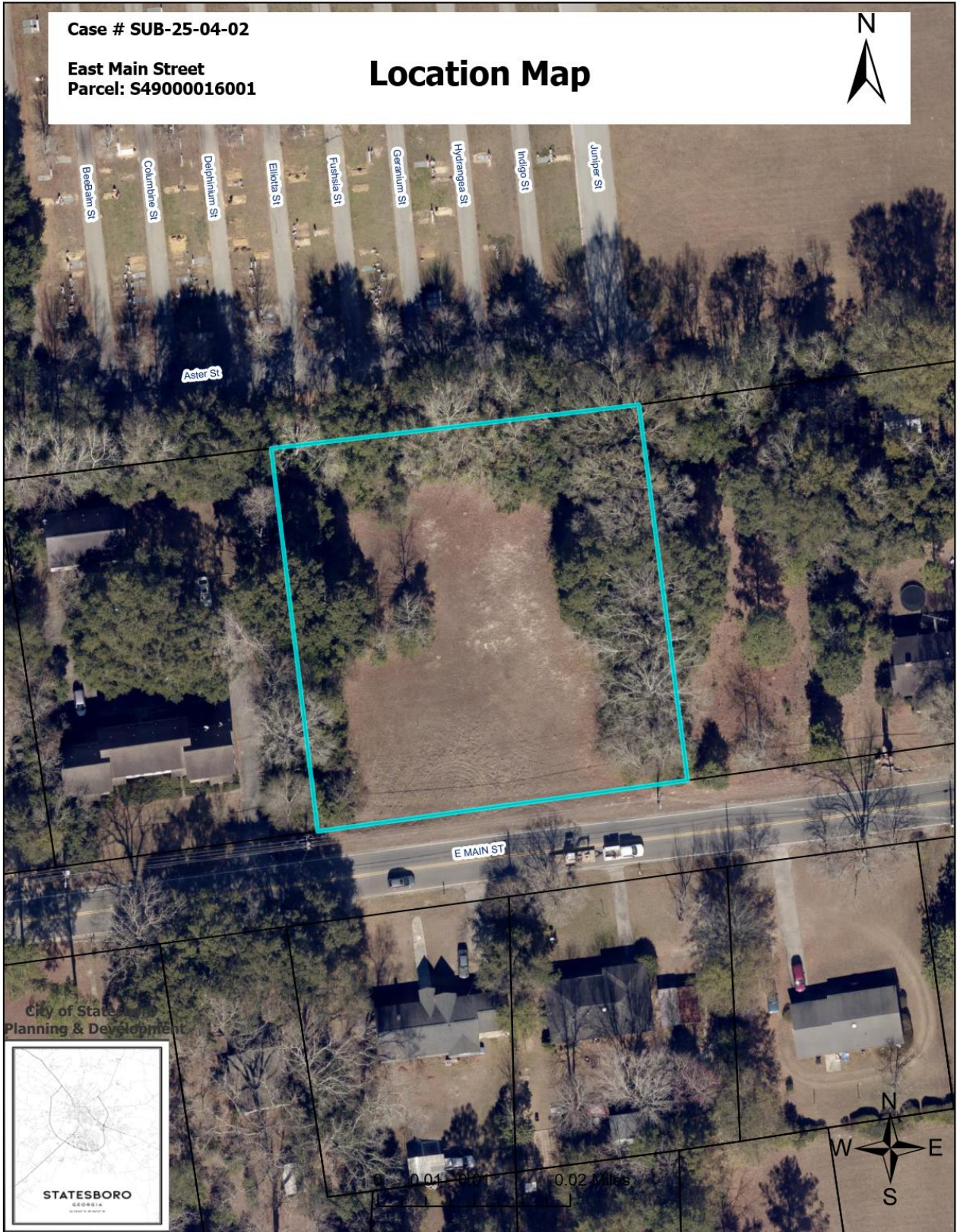
REPRESENTATIVE Nathan Brown (Hussey Gay Bell Engineers)
ADDRESS 329 Commercial Drive, Statesboro GA, 30458

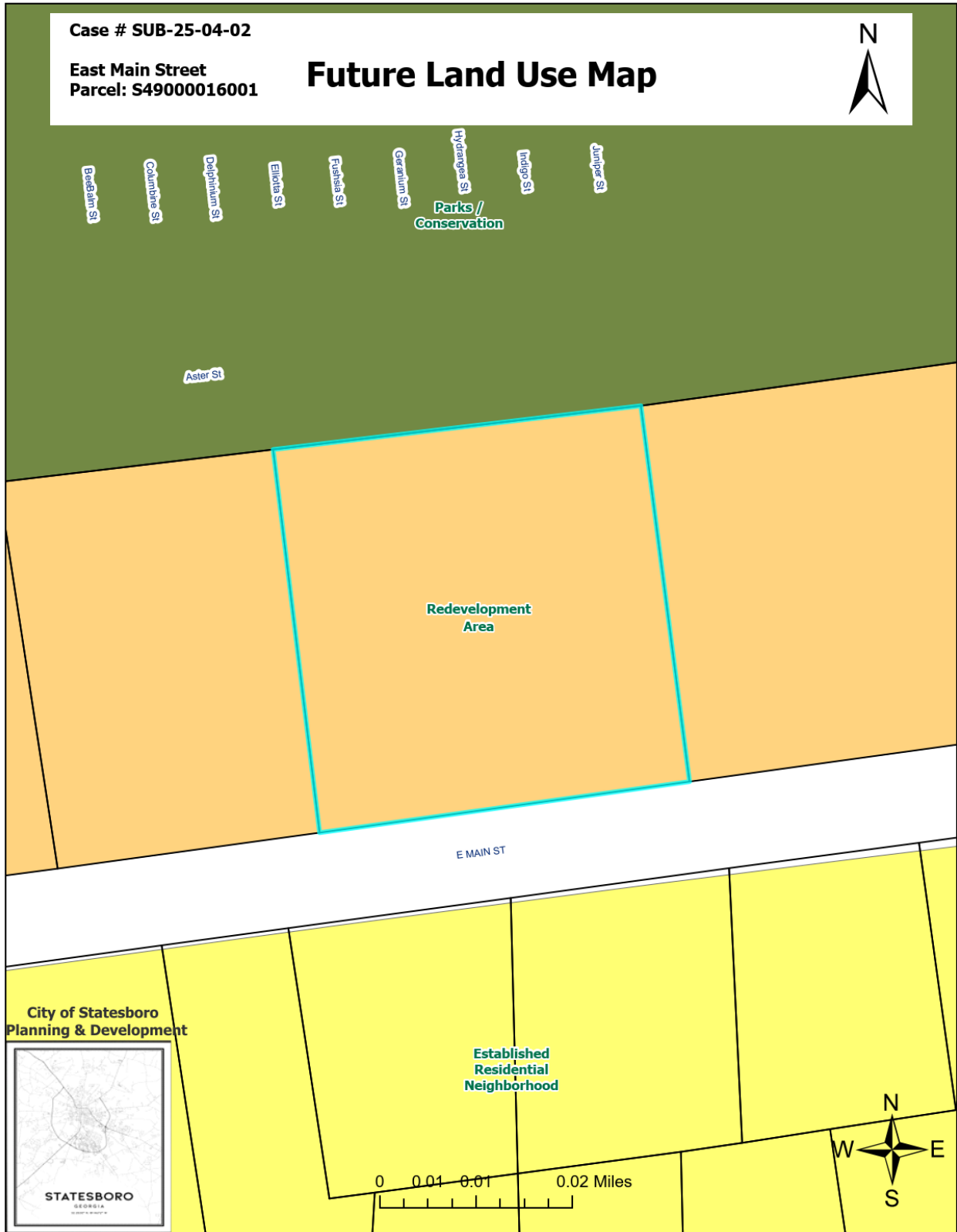
REQUEST

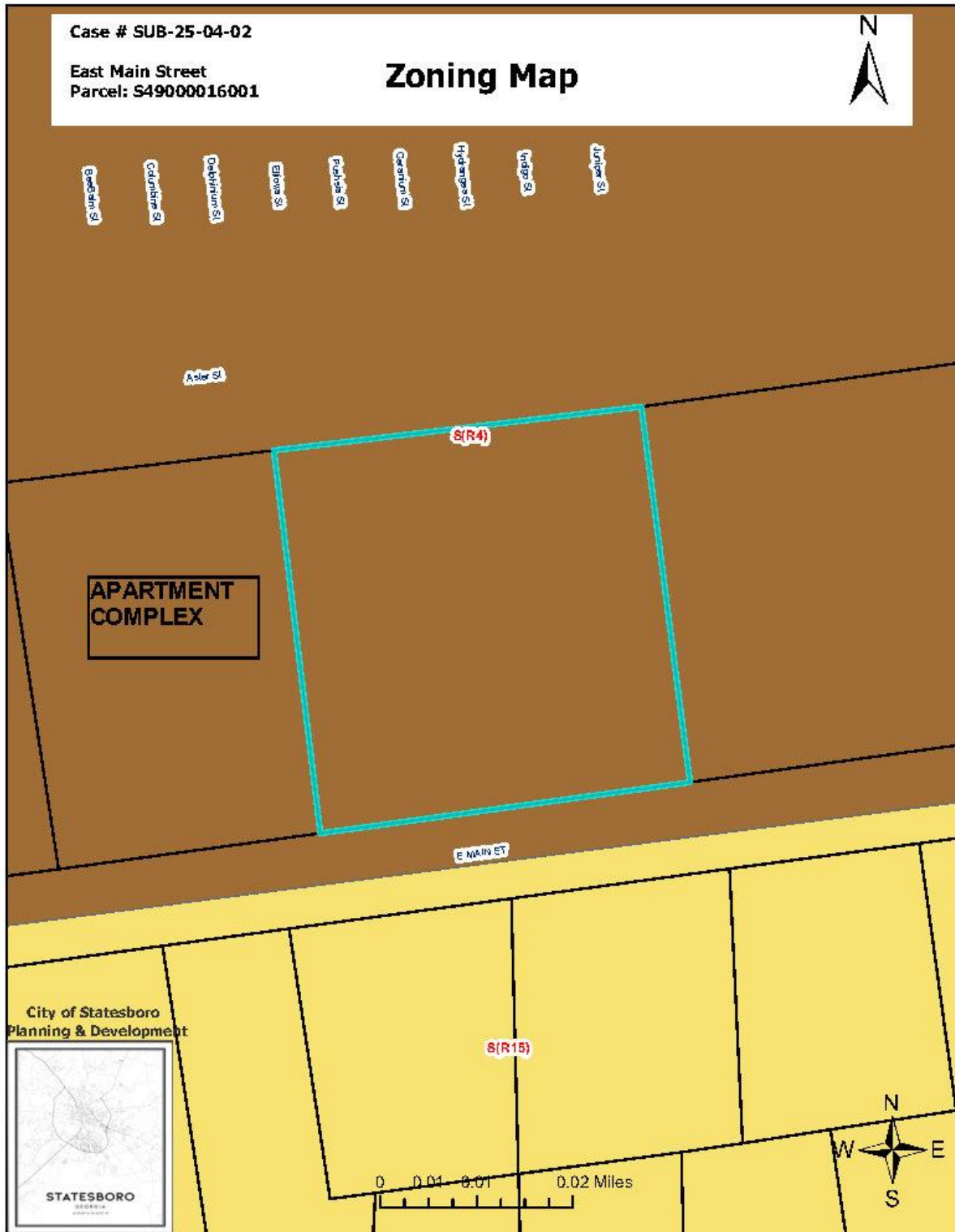
The applicant is requesting Preliminary Plan-Subdivision Approval on approximately .98 acres of property located on north side of East Main Street between Northside Drive East and Packinghouse Road, which is a R-4 (High-Density Multihousehold Residential) zone. The plan consists of eight (8) one-bedroom units with accompanying parking lot. The cottages would surround a centered courtyard with benches. Additionally, the site is proposed to have walkways leading from the parking lot to each of the units.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 25-04-02 – CONDITIONAL APPROVAL







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High Density Residential)	Cemetery
Northeast	Location Area #2: R-4 (High Density Residential)	Cemetery
East	Location Area #3: R-4 (High Density Residential)	Single Family House
Northwest	Location Area #4: R-4 (High Density Residential)	Cemetery
Southeast	Location Area #5: R-15 (One-Household Residential)	Single Family House
South	Location Area #6: R-15 (One-Household Residential)	Single Family House
Southwest	Location Area #7: R-15 (One-Household Residential)	Single Family House
West	Location Area #8: R-4 (High Density Residential)	Multi-Family Housing

<u>SITE CHARACTERISTICS</u>	
Acreage	0.98-acres (42,688.80 sq ft)
Lot	Cleared and Vacant
Flooding	Flooding to the north and northwest of the property
Wetlands	No Wetlands

<u>SITE DESIGN DETAILS: Cottage Courts</u>	
<u>Required:</u>	<u>Proposed:</u>
R-4 (High Density Residential) Maximum 12 units per acre	Eight (8) Units
Maximum building height restrictions: 75 feet Maximum building coverage of lot: 50%	Single story 25%
Setbacks (underlying Zoning District R-4): Front yard: 20 feet Side Yard: 20 feet from residential districts. Rear yard: 20 feet from residential setbacks	Front Yard 20 feet setback Side yard 20 feet setback Rear Yard 20 feet setback

Central courtyard:	Yes, Central courtyard proposed
Parking Requirement: 1 per dwelling = eight (8) total	Sixteen (16) spaces proposed

STAFF SUMMARY AND ANALYSIS

The subject site is a mostly vacant lot with of approximately .98 acres under the R-4 (High Density Residential) zoning district. As per the R-4 use regulations, Cottage Courts are permitted and must comply with the underlying zone. Additionally, Cottage Courts must comply with the specific use standards in Section 2.4.2 of UDC.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area” is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area characterized by pedestrian-oriented neighborhood scale development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water and sewer are both available on East Main Street. However, there may be elevation constraints that may affect gravity flow from proposed development. In addition, Natural Gas is also available on the south side of East Main Street.

The city has a proposed sidewalk project for East Main Street



Subject Property: view from the ROW on East Main Street, facing north.



View of the property to the east of the subject property from the ROW on East Main Street, facing northeast.

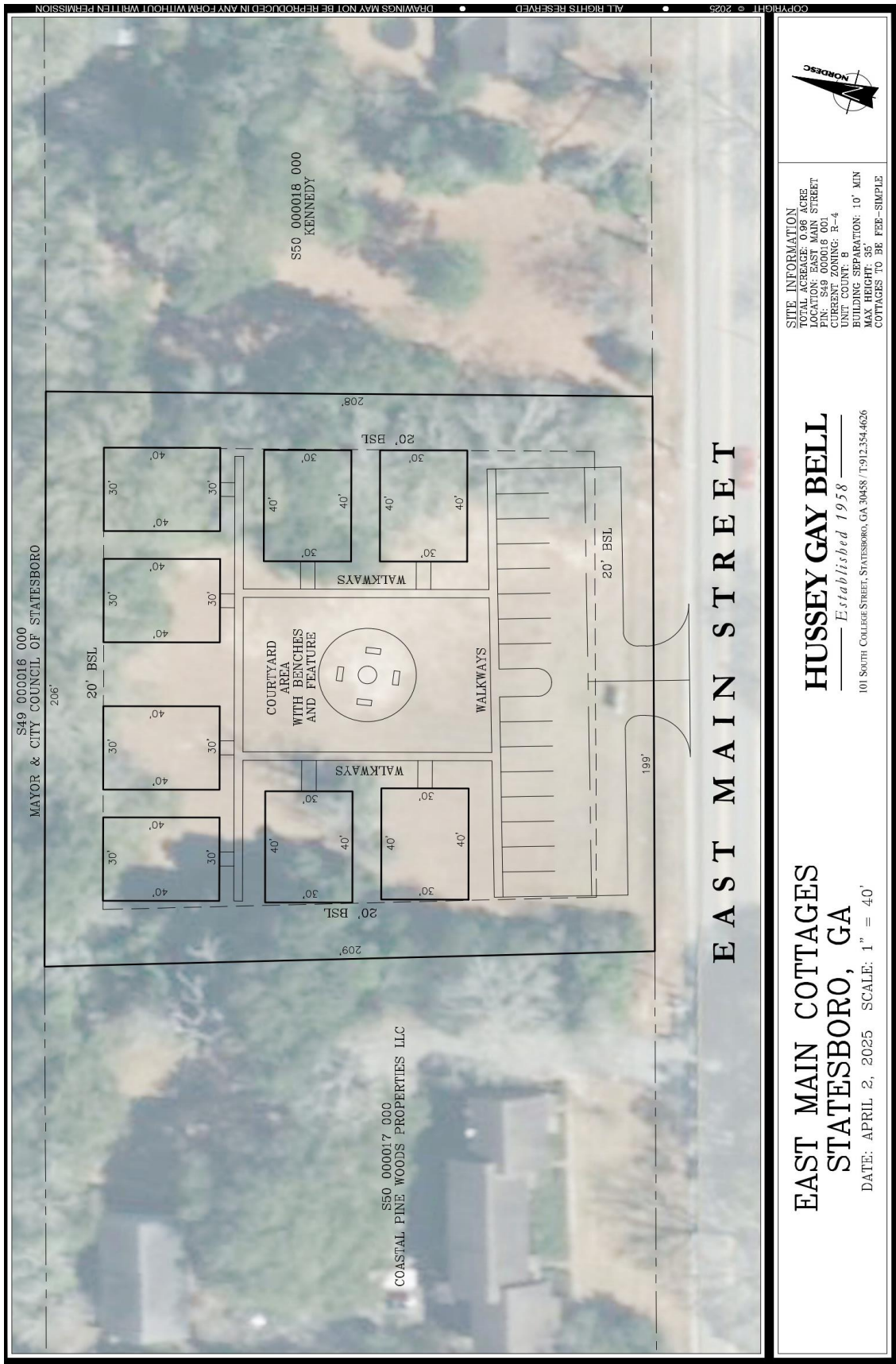


View of the property to west of the subject property from the ROW on East Main Street, facing northwest.



View of the property to the south of the subject property from the ROW on East Main Street, facing south.

PRELIMINARY PLAT



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 25-04-02**. If this petition is approved the following enumerated condition(s):

- (1) Final Subdivision PLAT must show an appropriate dumpster pad or trash collection area to facilitate trash removal.



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)

SU 25-04-03 SPECIAL USE REQUEST

LOCATION:	Donnie Simmons Way
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	5.19-acres
PARCEL TAX MAP #:	MS38000056002
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Multi-family (Bryant's Landing phase III)
PROPOSED USE:	Multi-family (Bryant's Landing phase III)-Senior Affordable housing



PETITIONER Bill Gross
ADDRESS P.O. Box 365, Kingsland, GA 31548

REPRESENTATIVE SAME AS ABOVE
ADDRESS

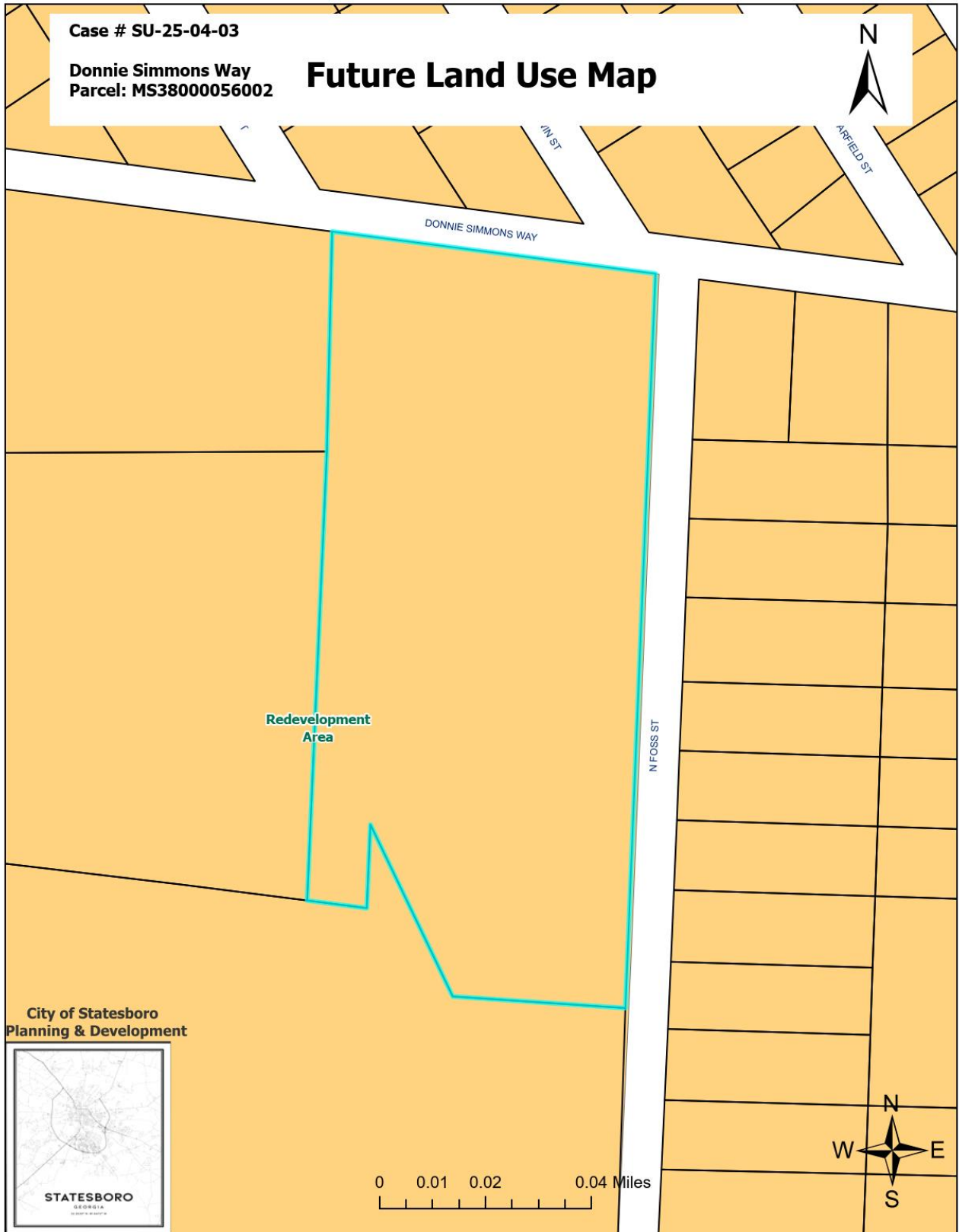
REQUEST

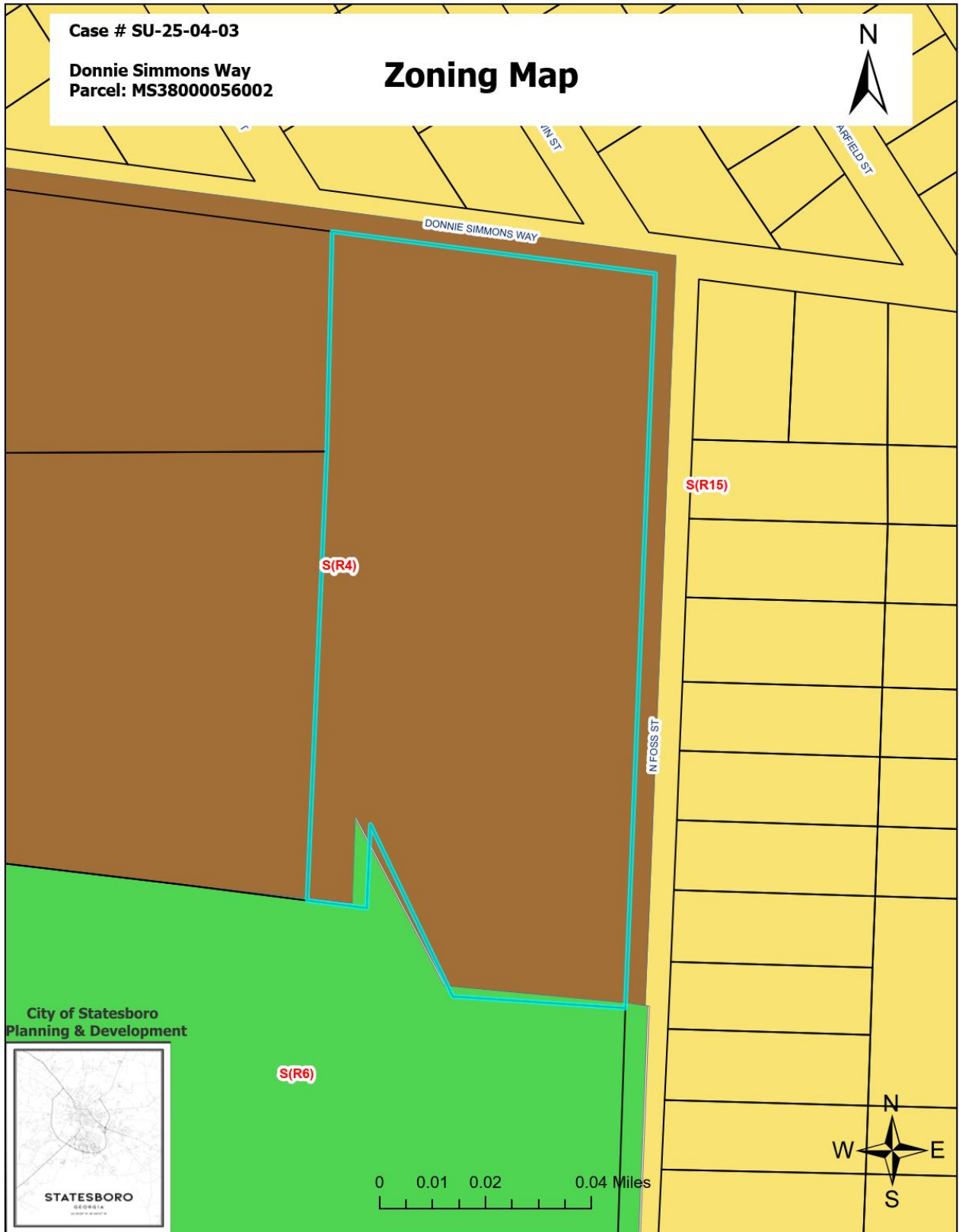
The applicant requests a special use permit to allow for an increase density in accordance with allowances for R-4 (High-Density Residential) development. The applicant is requesting an additional forty-six (46) units to accommodate phase III.

STAFF/PLANNING COMMISSION RECOMMENDATION

SU 25-04-03 – CONDITIONAL APPROVAL







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (One-Household Residential)	Single-family house
Northeast	Location Area #2: R-15 (One-Household Residential)	Single-family house
East	Location Area #3: R-15 (One-Household Residential)	Single-family house
Northwest	Location Area #4: R-15 (One-Household Residential)	Single-family house
Southeast	Location Area #5: R-4 (High-Density Residential)	School
South	Location Area #6: R-6 (One-Household Residential)	School
Southwest	Location Area #7: R-6 (One-Household Residential)	Single-family house
West	Location Area #8: R-4 (High Density Residential District)	Bryant's Landing Phase I & II

<u>SITE CHARACTERISTICS</u>	
Acreage:	5.92-acres (257,875.2 sq ft)
R-4 (High Density Residential) Zone:	Maximum density of 12 units per acre may be permitted by right.
Special Use Permit Required:	Yes, a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits.
Current Use:	Part of a larger development Bryant's Landing. This particular site is phase III of the Bryant's Landing project.

<u>STAFF SUMMARY AND ANALYSIS</u>
<p>The applicant is requesting a special use permit from the allowed density in a R-4 zone which is twelve (12) units per acre. The applicant is beginning the phase II part of the Bryant's Landing project and requesting to increase density to forty-six (46) units per acre-to build affordable senior housing.</p> <p>The City of Statesboro 2024 Comprehensive Master Plan designates the subject site as a part of the "Redevelopment Area" character area, where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be</p>

a medium density and will be characterized by pedestrian-oriented neighborhood scale development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The site will not be expanded, and a large portion of the site has already been paved.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has not historically been served by City utilities, but would likely require an increase in services for the fire system on the site.

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 residential development and the Bulloch County School building to the south. Bryant’s Landing Phase I and II is currently under construction at this time.

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

- This development is following the existing trend related to the higher density properties within the City and due to the lack of many of the adjacent buildings in the area, it is unlikely that the surrounding properties would be negatively impacted by 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 proposed uses are primarily to allow more housing options and would not likely have a negative impact on the adjacent properties.

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

- The property would better utilize the existing space, and maximize the uses as outlined in the provisions of the R-4 (High-Density Residential) zoning district.

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

- The Unified Development Code does allow for provisions of this type of development.

6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The is not currently vacant, and would be demolished for improvements.

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. Traffic would be increased due to the project, but the applicant has made substantial provisions to the project to help ensure that most traffic to the site is by either pedestrian or public transport.

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

- The property is located within the “Redevelopment Area,” as defined in the City of Statesboro 2024 Comprehensive Plan, which does call for a varied scale of residential uses. In addition, the urban redevelopment plan, targeting specific area to establish public infrastructure, public facilities and services in connection to developing neighbors that are annexed to the city.



Subject property: view from ROW on Donnie Simmons Way, facing south.



View of the property to west of the subject property from the ROW on Donnie Simmons Way, facing southwest.

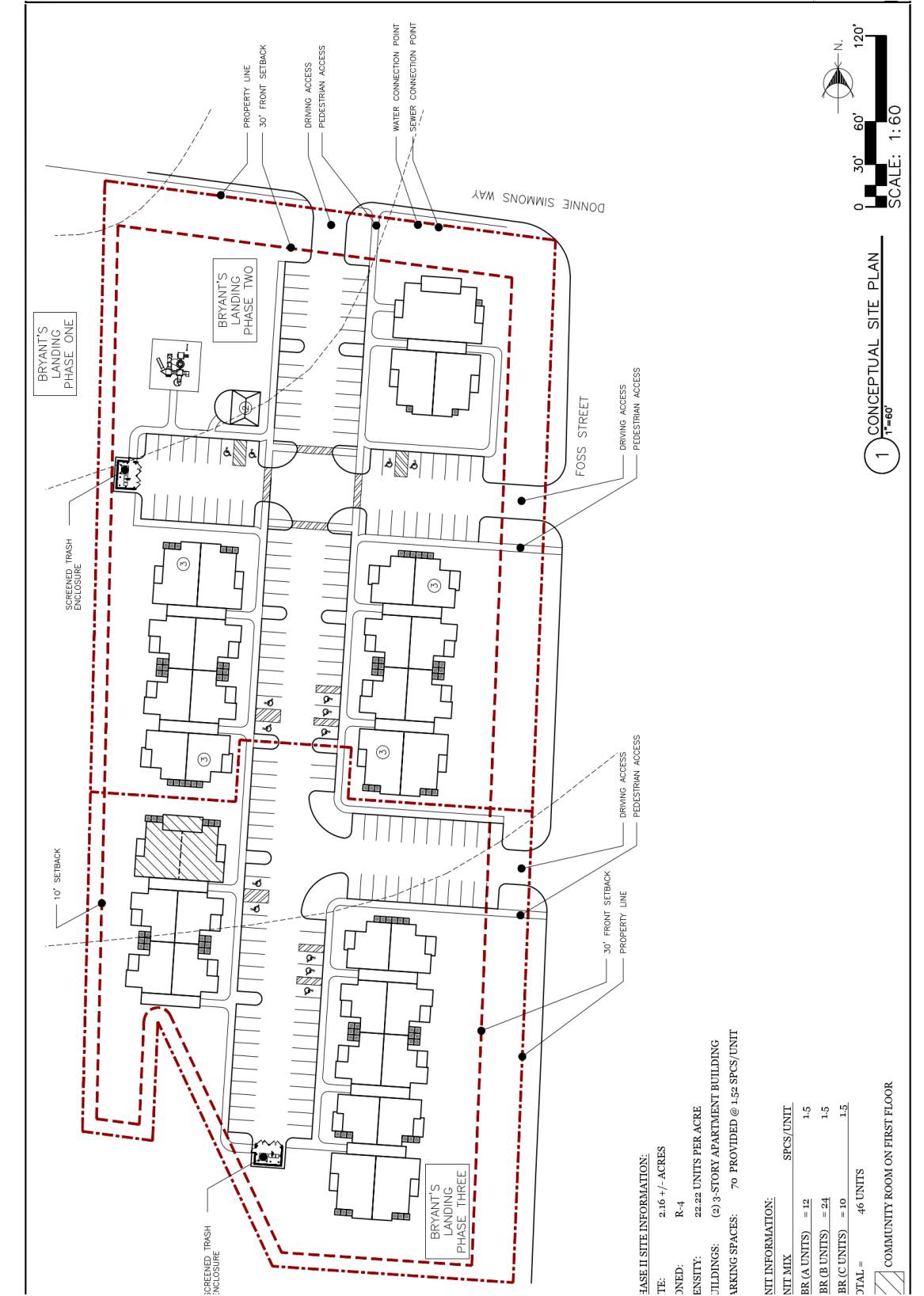


View of the property to east of the subject property from the ROW on Donnie Simmons Way, facing southeast.



View of the property to northwest of the subject property from the ROW on Donnie Simmons Way, facing northwest.

CONCEPTUAL PLAN



STAFF RECOMMENDATION

Staff recommends **Approval of SU 25-04-03**. 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 the special use permit does not grant the right to begin construction on the site. All buildings must be reviewed and approved by the City.
- (2) Any road closure requirements must be agreed upon by the Director of Public Works & Engineering prior to construction.