



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**November 3, 2020**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. October 6, 2020 Meeting Minutes.

**IV. New Business**

1. **APPLICATION V 20-10-01:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the *Statesboro Zoning Ordinance* on 4.75 acres of property located on Veterans Memorial Parkway to place 336 aggregate square feet of signage in Sign District 3 (MS42000007 000).

2. **APPLICATION V 20-10-02:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the *Statesboro Zoning Ordinance* on 4.75 acres of property located on Veterans Memorial Parkway to place 6 wall signs on a single elevation in Sign District 3 (MS42000007 000).

3. **APPLICATION V 20-10-03:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the *Statesboro Zoning Ordinance* on 4.75 acres of property located on Veterans Memorial Parkway to place two freestanding signs 15 feet in height in Sign District 3 (MS42000007 000).

4. **APPLICATION V 20-10-04:** Britt Parrish Statesboro LLC, requests a variance from Article XV: Section 1509, Table 5 of the *Statesboro Zoning Ordinance* on 4.75 acres of property located on Veterans Memorial Parkway to place freestanding signs in excess of 60 square feet in Sign District 3 (MS42000007 000).

5. **APPLICATION AN 20-10-05:** W & L Developers, LLC requests annexation by the 100% method of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road into the City of Statesboro and for said property to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

6. **APPLICATION RZ 20-10-06:** W &L Developers, LLC requests a zoning map amendment of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single-Family Residential) zoning district in order to develop a single-family subdivision (107 000007 000 & 107 000006A000).

7. **APPLICATION RZ 20-10-07:** TBR, LLC requests a Zoning Map Amendment of approximately 0.26 acres of property located at 102 South Zetterower Avenue from the R-15 (Single-Family Residential) to the CBD (Central Business) zoning district to establish a commercial use on the property (S40 000003 000).

**V. Announcements**

**VI. Adjourn**



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**Statesboro Planning Commission**

**October 6, 2020**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: James Byrd Sr., Sean Fox, Jamey Cartee, Russell Rosengart, Carlos Brown Jr., Mary Foreman and Benjamin McKay; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), and Justin Williams (City Planner II); **Absent:**

**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.) August 4, 2020 Meeting Minutes.

Commissioner Rosengart made a motion to approve the August 4, 2020 meeting minutes, seconded by Commissioner Fox. The motion carried 5-0.

**IV. New Business**

1.) **PUBLIC HEARING PROTOCOLS:**

As per Georgia law, each action item on an agenda requires a public hearing. Protocols for said hearing must be issued and distributed to the Commission for adoption and further use.

Kathleen Field made note of the state's requirements, and informed the commissioners of the requirement to ensure all decisions be given a valid public hearing. Commissioner Byrd had no additional concerns regarding this item and mentioned that they would ensure this is done.

There was no vote required for this agenda item, and it was noted that the commission would move to the next item.

2.) **APPLICATION CUV 20-09-01:** James Melton requests a Conditional Use Variance from Article VIII of the *Statesboro Zoning Ordinance* for 0.17 acres of property located at 22 Bulloch Street to utilize a shipping container for additional storage and refrigeration facilities for a catering business in the CBD (Central Business) zoning district (Tax Parcel S19 000060 000).

Kathleen Field introduced CUV 20-09-01 and the applicant was not present. Mrs. Field explained the desire of the applicant to utilize this container as an extension of the catering business in the building, and that it would undergo significant improvements for conversion from a single-family home.

Commissioner Fox made a motion to open the public hearing of CUV 20-09-01. Commissioner Foreman seconded, and the motion carried 5-0. There was no discussion from the public for this request and Commissioner Rosengart made a motion to close the public hearing. This motion was seconded by Commissioner Fox. The motion passed 6-0.

After Commission deliberation, Commissioner Rosengart made a motion to recommend approval of CUV 20-09-01 with staff conditions. Commissioner Fox seconded, and the motion carried 6-0.

3.) **APPLICATION SE 20-09-02:** Joseph Kropp request a Special Exception from Article V of the *Statesboro Zoning Ordinance* for 0.52 acres of property located at 108 South Zetterower Avenue to utilize the entire structure as a mental health practice in the R15 (Single-Family Residential) zoning district (Tax Parcel S40 000006 000).

Mrs. Field introduced the case, and noted that the applicant was not present. Mrs. Field explained that this property was already operating under a Conditional Use Variance that was exclusively granted to Dr. Kropp instead of the land. This special exception was also designed to correct the issues related to the conditional use that was granted to Dr. Kropp.

Commissioner Foreman made a motion to open the public hearing of SE 20-09-02. Commissioner Mckay seconded, and the motion carried 6-0. There was no discussion from the public for this request and Commissioner McKay made a motion to close the public hearing. This motion was seconded by Commissioner Foreman. The motion passed 6-0. During commission discussion, Commissioner Rosengart made requested to know if the property would be a group home, and therefore fall under any particular protections through HUD or similar entities. Mrs. Field verified that it was a Psychologist office, and would not fall under those types of protections. Commissioner Foreman asked why this property would not be suitable for Office zoning and was informed by Mrs. Field that this property does not meet eligibility for a rezone, but the

particular use and changes to the neighborhood would make it a reasonable application in the future.

After Commission deliberation, Commissioner Foreman made a motion to recommend approval of SE 20-10-02 with staff conditions. Commissioner Rosengart seconded, and the motion carried 6-0.

4.) **APPLICATION V 20-09-03:** Kaleo Lyles request a Zoning Variance from Article V of the *Statesboro Zoning Ordinance* for 1.18 acres of property located at 300 Wendwood Drive to construct a new single-family detached dwelling unit in the R15 (Single-Family Residential) zoning district (Tax Parcel S43 000015 000).

Mrs. Field introduced the case, and the applicant, Mr. Kaleo Lyles voiced his presence for the case via virtual meeting application. Commissioner McKay motion to open the public hearing, which was seconded by Commissioner Cartee. The motion carried 6-0 to open for public hearing. Members of the neighborhood voiced their concerns with the application. The applicant spoke regarding his desire to answer any questions that might be of concern regarding the property. Mrs. Nancy Waters spoke against the application specifying that it would cause significant density issues, and that there were already a significant number of cars on the lot. The applicant responded to the concern by informing the owner that the sought dynamic for the rental house would be for a family. Commissioner Byrd questioned the number of unrelated persons being allowed in a residence, with Mrs. Field responding that there is a requirement that only three unrelated persons live in a single home. Neighborhood member Brett Frazier spoke against the request with concerns of traffic increases and small children in the neighborhood. He expressed concerns on the location of where the house would be built. The applicant specified that overall the house would be built to the left of the driveway in the currently wooded area. Neighborhood resident Bobby Cartridge voiced opposition to the request, citing the excess of buildings on the site, and the noise caused in the area. The applicant specified in his request that he intended to live on the property with his fiancé and would be reducing the number of residents in the house located on the property by marketing away from college students. Commissioner Cartee inquired as to if the property remain on the same plotted parcel. Mr. Williams informed him that the initial application was for the house to stay on the same parcel. Commissioner Cartee questioned the currently standing covenants of the area. Mr. Williams informed him that there were none on hand so City guidelines would take precedence.

The commissioners closed the public hearing with Commissioner Foreman making the initial motion, with a second by Commissioner McKay. The motion passed with a 6-0 vote.

Commission discussion began deliberation, with Commissioner Foreman questioning the nature of the driveway. Mrs. Field verified that it would be a common driveway. Commissioner Rosengart asked what the size of the house would be with the applicant verifying that it would be under 2000 square feet if he could build it. Mrs. Field

recommended inclusion of a condition to make the house an owner occupied house by requirement. The applicant agreed but was uncertain about the nature of selling the home. Commissioner Fox requested information regarding the enforcement of the single-family owner occupied nature of the home. Commissioner McKay spoke on the likelihood of getting new single-family homes built in the City, but also mentioned that it would be up to the Commission to change any zoning issues moving forward. Commissioner Cartee voiced concern over the enforceability of the conditions in perpetuity and spoke to the intent of the subdivisions as being one lot per house. Commissioner Foreman voiced concern over the use of such a condition. Commissioner Byrd felt that it is reasonable to issue a condition, but also noted that they could not determine what the owner would do in the future. Resident Brett Frazier questioned if it would be potentially difficult to sell the property in the future. Commissioner McKay voiced that the protection of the neighborhoods quality is the primary concern, and not the sale of the property. Mr. Frazier voiced additional concerns that the change in zoning in the long term could cause the property to become a more difficult selling point in the neighborhood due to a lack of subdivision. Commissioner Foreman questioned what would happen to the zoning in the event of foreclosure. Mrs. Field clarified that the property would maintain the zoning requirements placed by the Council regardless of ownership. Mr. Lyles mentioned that his next step in the long term would be to subdivide the property to ensure that the property would not be a problem. Commissioner Cartee voiced additional concern regarding the precedent being set regarding the approval of the application. Commissioner Byrd also voiced the possibility of additional future challenges regarding the location based on approval and how it could change the remainder of the neighborhood. Mrs. Waters added that she felt great concerns regarding the approval of this variance, as it could dynamically change the landscape of the neighborhood.

Commissioner Cartee made a motion to deny the application, which was seconded by Commissioner Fox. Mr. Lyles interrupted the application to specify that he did have certain desires for the location, and wished to respect the current residents. He requested to withdraw his application. Commissioner Byrd requested that the vote continue, and the motion was carried to deny the application 6-0.

5.) **APPLICATION RZ 20-09-04:** Jerry Jennings request a Zoning Map Amendment for 13 acres of property located on Highway 301 North (aka East Parrish Street) to construct two 56,000 square foot warehouse buildings for commercial use on property currently in the HOC (Highway Oriented Commercial) and R-4 (High-Density Residential) zoning districts (Tax Parcel S47 000025 000).

Mrs. Field introduced the case, and noted that the applicant was present. Commissioner Fox made a motion to open the public hearing. Commissioner McKay seconded the motion and it passed 6-0. Mr. Jerry Jennings spoke regarding his desire to answer any questions that the Commission might have. Mr. Chuck Perry also spoke regarding his presence to assist in answering any questions the Commission might have that Mr. Jennings could not answer. Commissioner Cartee requested the general

size of the warehouses being proposed. Mr. Jennings clarified that it would be in the area of 60,000 square feet. Commissioner Byrd asked for some additional clarification about the surrounding land uses, and Mrs. Field informed him that there was significant vacant land and light industrial uses in the area. Mr. Jennings also informed the Commission that he owned some of the surrounding warehouses in the area. Commissioner Foreman questioned the buffering requirements of the area. Mr. Williams informed her that the HOC would require buffering on the back end to separate the Residential area adjacent to the property.

Commissioner Foreman made a motion to close the public hearing. Commissioner Fox seconded the motion, and it was voted to close 6-0.

Commissioner Foreman made a motion to approve the Zoning Map Amendment with staff conditions, which was seconded by Commissioner McKay. The commission voted 6-0 to approve the Zoning Map Amendment.

#### **V. Announcements**

Mrs. Field announced the final completion of the Request for Proposals for the City of Statesboro's Downtown Master Plan. The selection process was estimated for completion within the next couple of months. Commissioner Byrd asked if it would be feasible to let the Commission see the report before it is approved, and Mrs. Field ensured him that it would be needed.

#### **VI. Adjourn**

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

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**Chair – James W. Byrd Sr.**

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**Secretary – Kathleen Field**  
**Director of Planning & Development**



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

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**V 20-10-01, V 20-10-02, V 20-10-03, V 20-10-04**  
**VARIANCE REQUEST**  
**VETERANS MEMORIAL PARKWAY**

<b>LOCATION:</b>	Veterans Memorial Parkway
<b>EXISTING ZONING:</b>	CR (Commercial Retail)
<b>ACRES:</b>	4.75 acres
<b>PARCEL TAX MAP #:</b>	MS42000007 002
<b>COUNCIL DISTRICT:</b>	District 2 (Projected – Chavers)
<b>EXISTING USE:</b>	Vacant Land (Under Development)
<b>PROPOSED USE:</b>	New Automotive Dealership



**PETITIONER**                    Britt Parrish Statesboro LLC  
**ADDRESS**                      12114 U.S. Highway 301 S, Statesboro, GA 30458

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

**PROPOSAL**

The applicant requests four variances from Article XV: Section 1509, Table 5 of the Statesboro Zoning Ordinance. The purpose of these requests are to develop signage in excess of the authorized sign height for freestanding signage, the development of signage in excess of the square footage for freestanding signs, the placement of multiple signs on a single elevation, and the placement of aggregate signage in excess of the allowed square footage of all signs.

**STAFF RECOMMENDATION**

**V 20-10-01, V 20-10-02, V 20-10-03, V 20-10-04 CONDITIONAL APPROVAL**



Case # V 20-10-01, V 20-10-02,  
V 20-10-03 & V 20-10-04  
Veterans Memorial Parkway  
Parcel: MS42000007 002

# Location Map



**Legend**

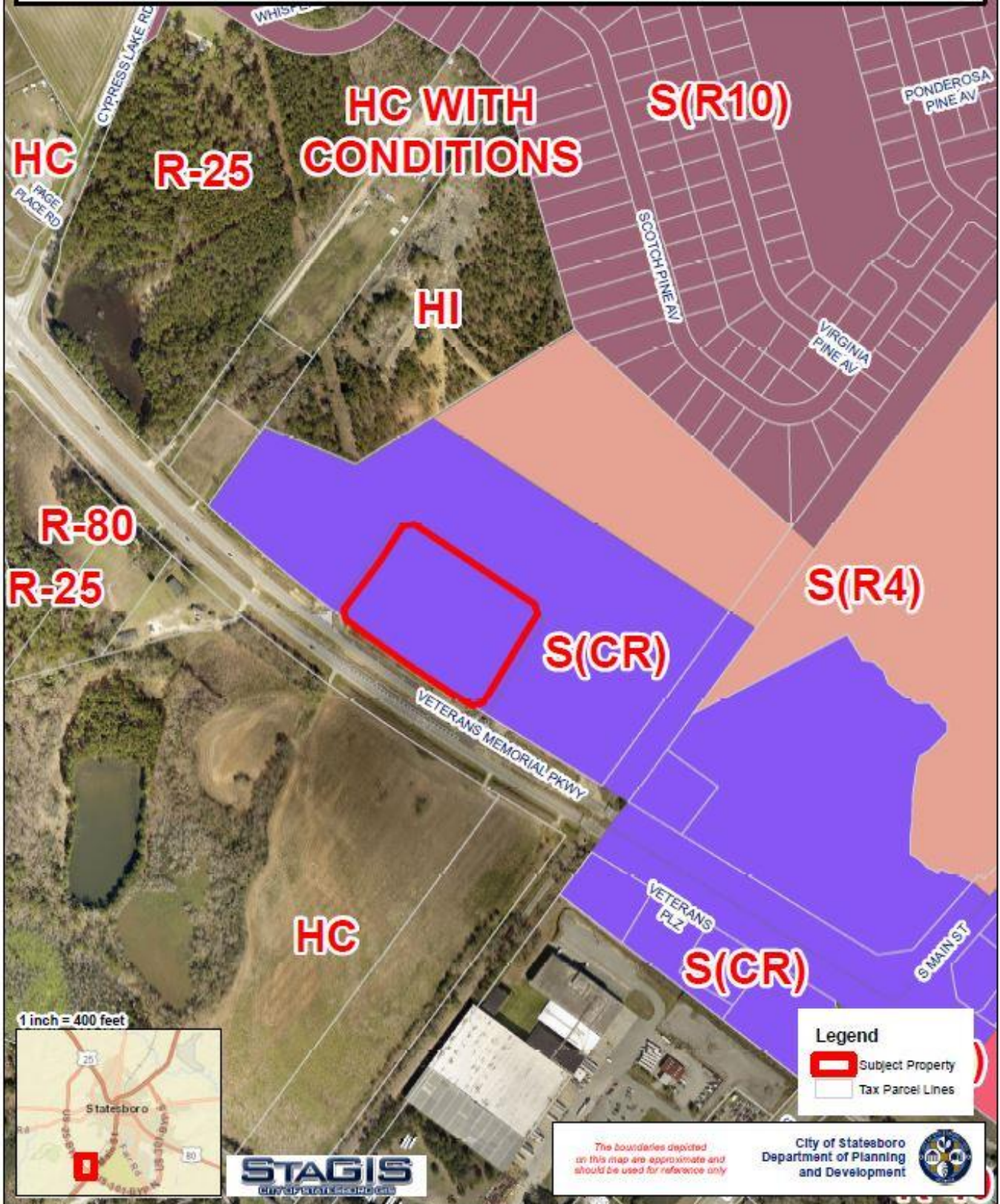
- Subject Property
- Tax Parcel Lines

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

City of Statesboro  
Department of Planning and Development

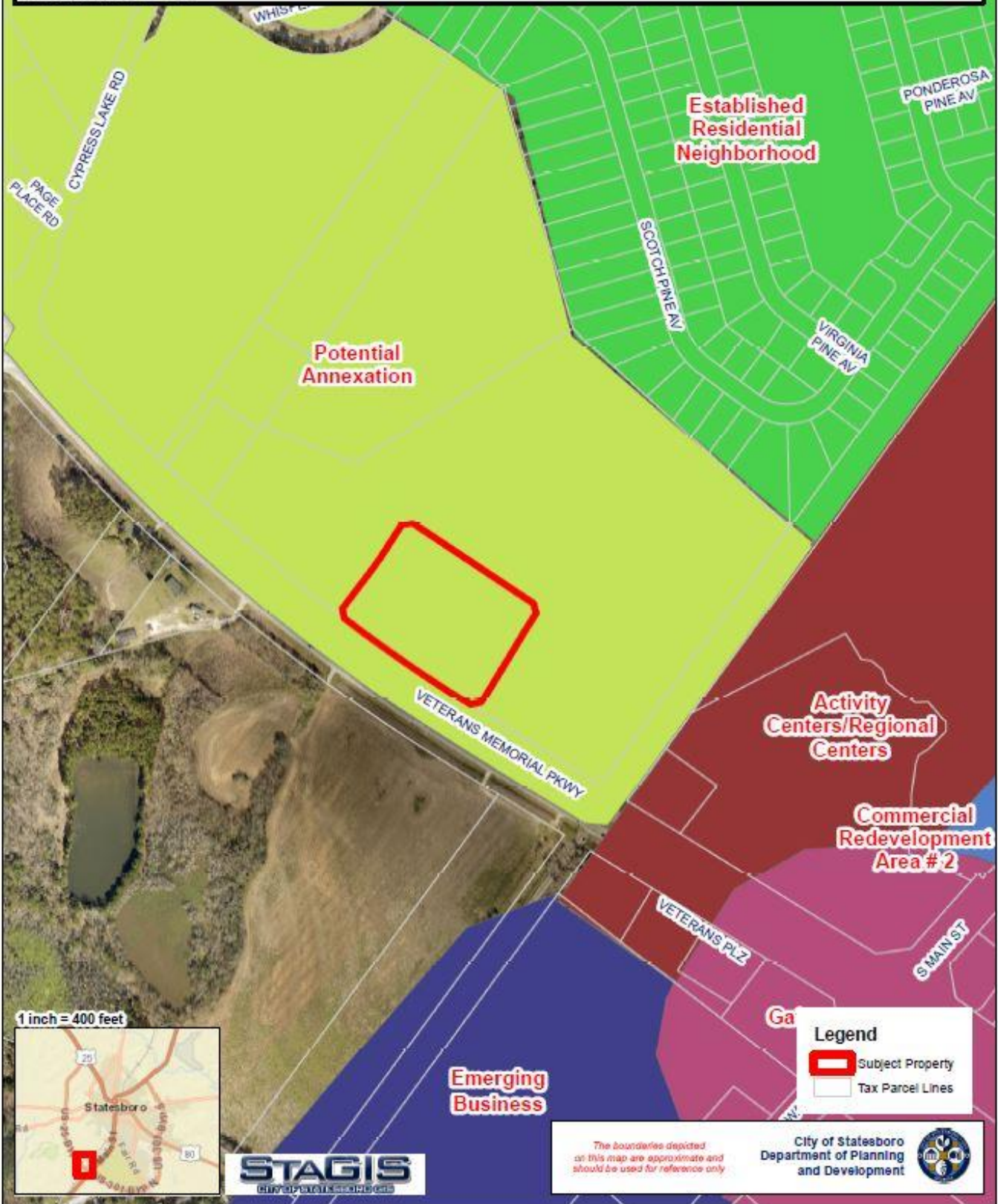
Case # V 20-10-01, V 20-10-02,  
V 20-10-03 & V 20-10-04  
Veterans Memorial Parkway  
Parcel: MS42000007 002

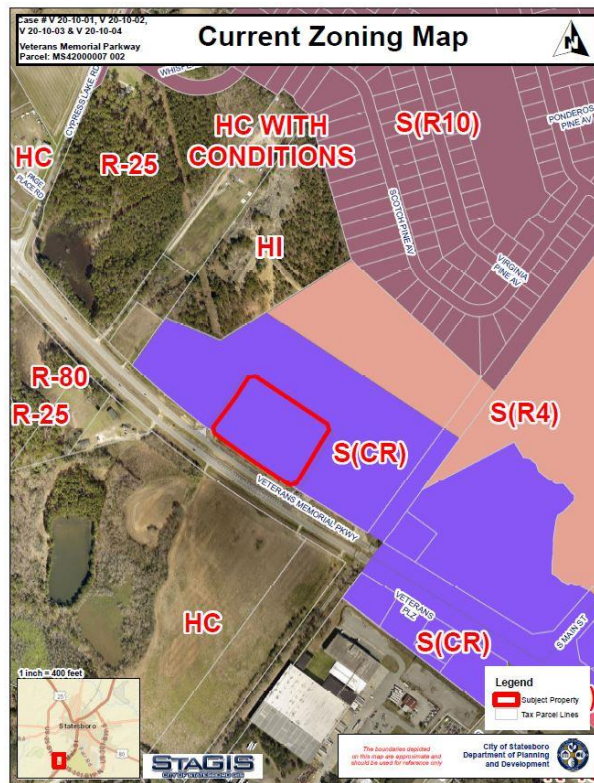
# Current Zoning Map



Case # V 20-10-01, V 20-10-02,  
V 20-10-03 & V 20-10-04  
Veterans Memorial Parkway  
Parcel: MS42000007 002

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Vacant Lot
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Vacant Lot
Northwest	<b>Location Area #3:</b> CR (Commercial Retail)	Vacant Lot
East	<b>Location Area #4:</b> CR (Commercial Retail)	Vacant Lot
West	<b>Location Area #5:</b> CR (Commercial Retail)	Vacant Lot
Southwest	<b>Location Area #6:</b> HC (Highway Commercial-County)	Vacant Lot
Southeast	<b>Location Area #7:</b> HC (Highway Commercial – County)	Vacant Lot
South	<b>Location Area #8:</b> HC Highway Commercial – County)	Vacant Lot

## **SUBJECT SITE**

The subject site contains a currently developing Chrysler/Dodge/Jeep dealership. The site was subdivided from a larger 33 acre parcel in order to develop the dealership. The remainder of the surrounding site is currently vacant, but property to both the west and the south are located within the County. Specifically, the applicant is requesting 336 square feet of aggregate signage which is 36 square feet over the allowable limit, and requesting to place 6 signs on a single elevation, when the ordinance only allows for 1. The applicant also seeks to place two freestanding signs in excess of the allowable square footage of 60 feet, and freestanding signage standing 15 feet high when the general allowance is 8 feet

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments. Regarding this, there is no implementation strategy for potential annexations.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. Development of these signs would not cause any issues regarding the additional flooding.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **VARIANCE STANDARDS OF REVIEW**

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the Statesboro Zoning Ordinance. It continues to state that “Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article.” However, Article XV regarding signs is part of the Statesboro Zoning Ordinance, which provides for the award of variances by the City Council from the zoning regulations stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done” and Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:.

- 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 subject site is a smaller portion of a proposed large commercial development.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - Annexation and zoning of the property was not completed by the applicant.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**

- N/A

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

- Significant signage of a similar nature already exists on Veterans Memorial Parkway at the already standing Ford Dealership. These signs were also approved via variance. The proposed signage would not cause significant issue with the overall development pattern of signage in the area.

**STAFF RECOMMENDATION**

Staff recommends **Approval of V 20-10-01, V 20-10-02, V 20-10-03, and V 20-10-04.**

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 allow for the construction of the proposed signage. Applicant will be required to submit a sign permit application for staff review and approval prior to construction commencement.



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**ZONING SERVICES REPORT**

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**AN 20-10-05 & RZ 20-10-06  
 SPECIAL EXCEPTION REQUEST  
 S&S Railroad Bed Road**

<b>LOCATION:</b>	S&S Railroad Bed Road
<b>EXISTING ZONING:</b>	R25 (County Single-Family Residential)
<b>ACRES:</b>	14.05 acres
<b>PARCEL TAX MAP #:</b>	S59 000091 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr) – (Projected)
<b>EXISTING USE:</b>	Vacant Land
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER**                    W&L Developers, LLC  
**ADDRESS**                      100 Johnny White Road, Pembroke, GA 31221

**REPRESENTATIVE**        John Dotson  
**ADDRESS**                      40 Joe Kennedy Boulevard, Statesboro, GA 30458

**PROPOSAL**

The applicant is requesting an Annexation by the 100% method of 14.05 acres of vacant land on S&S Railroad Bed Road for the purposes of constructing a single family subdivision. The applicant is also requesting a Zoning Map Amendment to allow for the construction of said subdivision with the R10 (Single-Family Residential) zoning classification. As per the City Ordinance, all annexations into the City are granted the R40 zoning specification without a Zoning Map Amendment.

**STAFF RECOMMENDATION**

**AN 20-10-05 & RZ 20-10-06 CONDITIONAL APPROVAL**

Case # AN 20-10-05, RZ 20-10-06  
665 S&S Railroad Bed Rd  
Parcel: 107 000007 000 &  
107 000006A000 (now combined)

# Location Map



**Legend**

- Subject Property
- Tax Parcel Lines

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

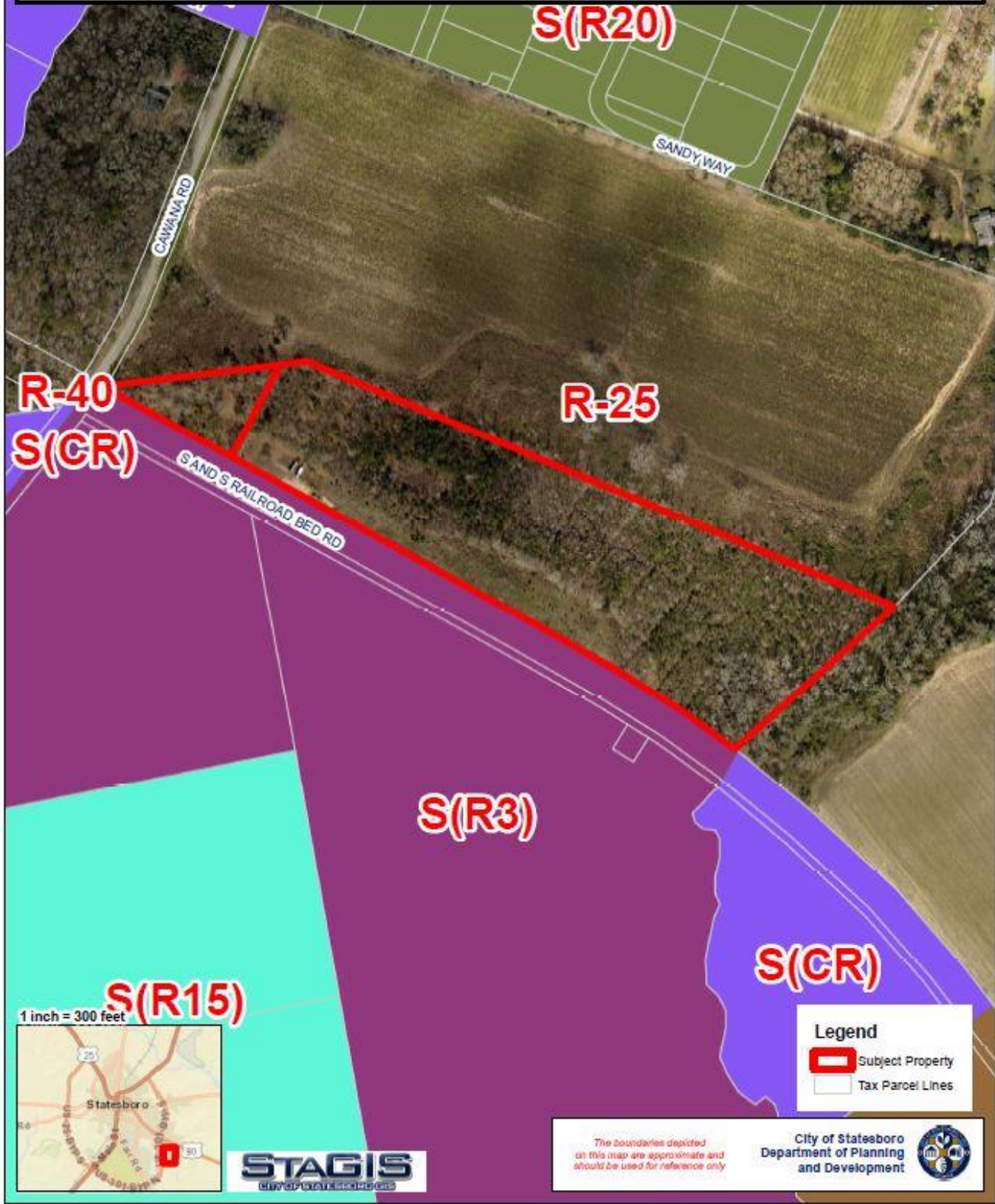
City of Statesboro  
Department of Planning and Development



Case # AN 20-10-05, RZ 20-10-06

665 S&S Railroad Bed Rd  
Parcel: 107 000007 000 &  
107 000006A000 (now combined)

# Current Zoning Map



1 inch = 300 feet



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

City of Statesboro  
Department of Planning  
and Development



Case # AN 20-10-05, RZ 20-10-06  
665 S&S Railroad Bed Rd  
Parcel: 107 000007 000 &  
107 000006A000 (now combined)

# Future Landuse Map



1 inch = 300 feet



**Legend**

- Subject Property
- Tax Parcel Lines

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

City of Statesboro  
Department of Planning  
and Development



**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northeast	<b>Location Area #2:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northwest	<b>Location Area #3:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	<b>Location Area #5:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
Southwest	<b>Location Area #6:</b> R3 (Medium Density Residential)	Connection Church & Vacant Land
Southeast	<b>Location Area #7:</b> R3 (Medium-Density Residential)	Beacon Place
South	<b>Location Area #8:</b> R3 (Medium-Density Residential)	Beacon Place

## **SUBJECT SITE**

The subject site is a vacant wooded 14.05 acre lot, adjacent to the already established Beacon Place multifamily subdivision. The property historically consisted of two lots which were combined for the purpose of redevelopment. 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* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments. Regarding this, there is no implementation strategy for potential annexations.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property contains significant wetlands on the eastern edge of the property. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property.

## **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. It is currently unknown what level of increase services would require at this location, due to the uncertainty of units available for construction on the site.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
  - The proposed use is of a lower density than the adjacent property. **The surrounding lots are zoned R3 (Medium-Density Residential), and R25 (County Residential),** and are currently occupied by a mix of single-family homes, vacant land, and a multi-family subdivision.
- 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 not likely reduce the overall value of property in the area.
- 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 increasing the stock of single-family housing 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.
- 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 not been developed since acquisition of the property by the applicant in 2008. Surrounding development has been primarily residential in nature after annexation into the City.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - N/A
  - Community facilities.
    - N/A
  - Living conditions in the area.
    - N/A
  - Traffic patterns and congestion.
    - Congestion of this road could be an issue due to the road structure. A new traffic study may be required for the area in the near future to determine any additional road issues.
  - Environmental aspects.
    - There are wetlands that will require mitigation.
  - Existing and future land use patterns.
    - There is a general residential development 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.**
- The proposed commercial use of the property is inconsistent with the overall developmental design of the potential annexation area, but does meet the community desire to increase the housing stock of single-family dwellings within the City. As there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels.

### **STAFF RECOMMENDATION**

Staff recommends **Approval of AN 20-10-05 and RZ 20-10-06**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of 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.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) A percentage to be determined by the City shall be reserved for open greenspace areas reserved for community use, but shall be privately maintained by the owner, developer, or appropriate association. Open greenspace areas shall include uses such as village greens, commons, picnic areas, community gardens, trails and similar low-impact passive recreational uses. Land devoted to stormwater detention facilities may not be counted toward the open space minimum requirement unless the facility is a permanent lake or pond, and is designed and intended for recreational access and use by the occupants of the development.
- (4) The applicant must install a landscape berm of no less than ten feet in width at the edge of the property adjacent to S&S Railroad Bed Road.



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

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**RZ 20-10-07**  
**ZONING MAP AMENDMENT**  
**102 SOUTH ZETTEROWER AVENUE**

<b>LOCATION:</b>	102 South Zetterower Ave
<b>EXISTING ZONING:</b>	R-15
<b>ACRES:</b>	0.26 acres
<b>PARCEL TAX MAP #:</b>	S40 000003 000
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)
<b>EXISTING USE:</b>	Vacant Building
<b>PROPOSED USE:</b>	Commercial Business



**PETITIONER**            TBR, LLC  
**ADDRESS**              437 Johnson Drive, Sylvania, GA 30467

**REPRESENTATIVE**    Chad Hilde  
**ADDRESS**                Same as Above

<b>PROPOSAL</b>
The applicant request a Zoning Map Amendment of 0.26 acres from the R-15 (Single-Family Residential) zoning district to the CBD (Central Business) zoning district on the property located at 102 South Zetterower Avenue to use the property as a mixed use commercial and residential building.
<b>STAFF RECOMMENDATION</b>
<b>RZ 20-10-07 CONDITIONAL APPROVAL</b>

Case # RZ 20-10-07

102 S Zetterower Ave  
Parcel: S40 000003 000

# Location Map



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

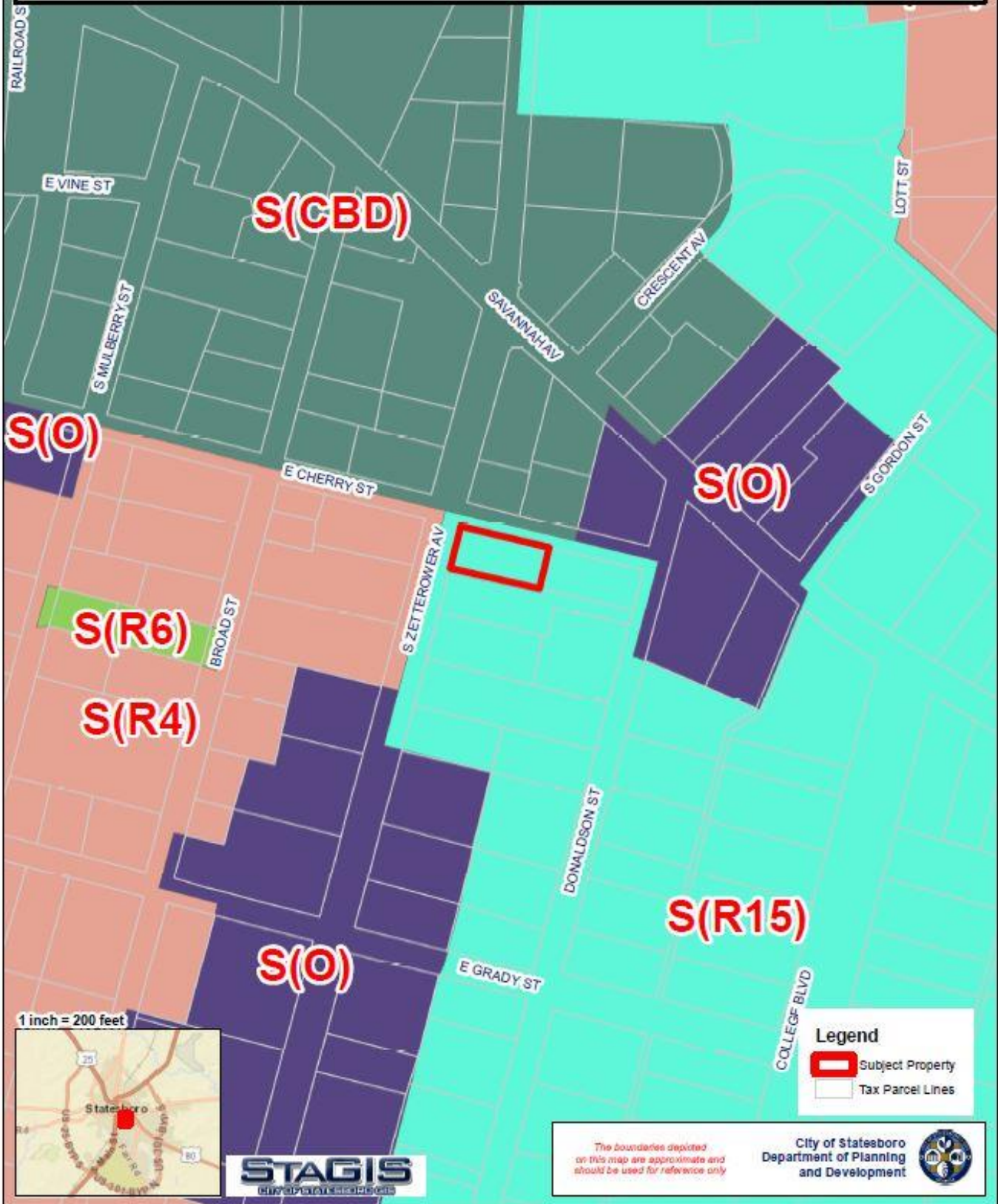




Case # RZ 20-10-07

102 S Zetterower Ave  
Parcel: S40 000003 000

# Current Zoning Map



Case # RZ 20-10-07

102 S Zetterower Ave  
Parcel: S40 000003 000



# Future Landuse Map



1 inch = 200 feet



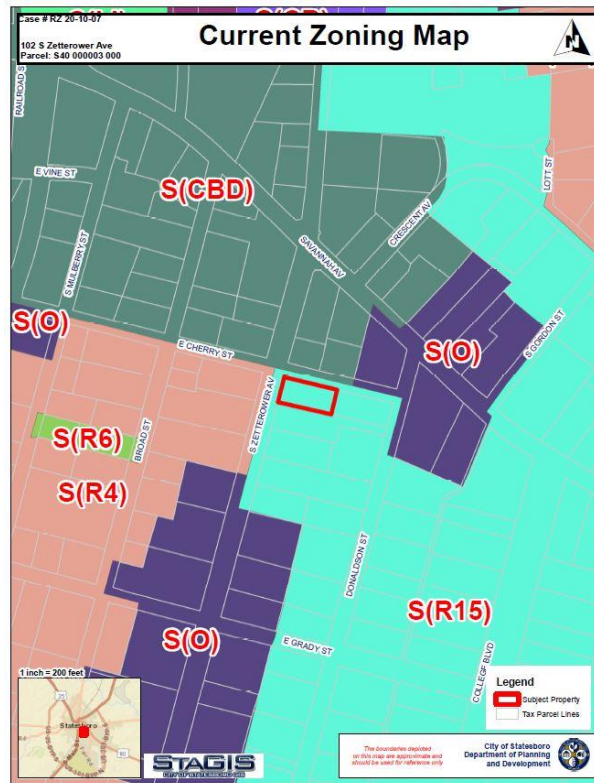
### Legend

-  Subject Property
-  Tax Parcel Lines

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

City of Statesboro  
Department of Planning  
and Development





**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CBD (Central Business District)	Dog Grooming Facility
Northeast	<b>Location Area #2:</b> O (Office)	Law Office
Northwest	<b>Location Area #3:</b> CBD (Central Business District)	Insurance Agency
East	<b>Location Area #4:</b> R-15 (Single-Family Residential)	Empty Lot (Applicant Owned)
West	<b>Location Area #5:</b> R-4 (High-Density Residential)	One Bedroom Dwelling Units
Southwest	<b>Location Area #6:</b> R-4 (High Density Residential)	Single-Family Dwelling
Southeast	<b>Location Area #7:</b> R-15 (Single Family Residential)	Vacant Gas Station Facility
South	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Single-Family Dwelling

## **SUBJECT SITE**

The subject site contains a house with two smaller attached residential units in the rear of the building on 0.26 acres. The rear of the property is also owned by the applicant and serves as an empty field primarily used for parking. The applicant intends to utilize the front portion of the building for commercial use, and maintain the non-conforming use in the rear of the property for residential use.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Neighborhood Center” character area, which contains a blend of lower to medium density residential and commercial uses, personal services and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single-family residential areas and more intense commercial areas. Generally, neighborhood-scale uses include retail, restaurant and neighborhood services.

## **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 served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

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

- The proposed use matches the surrounding properties. Multiple parcels on the street are operating under Special Exceptions and Conditional Use Variances to operate in a commercial manner without sufficient zoning. Additionally, some properties in the area are appropriately zoned to operate commercially.

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

- It is Staff’s opinion that the proposal will not likely reduce the overall value of property in the area, although there has not been an appraisal conducted on the site.

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

- The house has seen significant improvement due to cleaning efforts and cosmetic repairs since purchase. The main portion of the house had been vacant after the death of the previous owner for more than one year.

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

- The site is positioned on a key intersection and would serve as a fitting use for the surrounding area.

**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.

**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 since before the purchase of the property in February of 2019.

**7. The extent the proposed change would impact the following:**

- Population density in the area.
  - N/A
- Community facilities.
  - N/A
- Living conditions in the area.
  - N/A
- Traffic patterns and congestion.
  - N/A
- Environmental aspects.
  - N/A
- Existing and future land use patterns.
  - N/A
- Property values in the adjacent areas.
  - This cannot be determined without a formal appraisal of the property and surrounding neighborhood.

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

- The proposed commercial use of the property is consistent with the land uses as listed in the neighborhood center character area of the Statesboro Comprehensive Plan. Specifically, the site would still act as a buffer from the commercial uses found in the Main Central Business District and the lower intensity businesses found on South Zetterower Avenue.

### **STAFF RECOMMENDATION**

Staff recommends **Approval of RZ 20-10-07**. 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) Use of the subject property is restricted to any use specifically permitted in a CBD (Central Business) zoning district as per the use regulations of the CR (Commercial Retail) zoning district.
- (2) 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.
- (3) All non-conforming uses on the property may continue, but any discontinuation of this use must adhere to Article XXI, Section 2104 of the Zoning Ordinance.