



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

November 1, 2022

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 4, 2022

IV. New Business

1. **APPLICATION SE 22-10-01:** Samantha Lindley requests a Special Exception from Article IX of the *Statesboro Zoning Ordinance* in order to allow for a non-medical massage therapy office at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

2. **APPLICATION SE 22-10-02:** Kirk Farrelly requests a Special Exception from Article X of the *Statesboro Zoning Ordinance* in order to develop a tire shop/minor auto repair store at 35 Freedom Way (Tax Parcel # MS84000102 07F).

3. **APPLICATION RZ 22-10-03:** Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district in order to develop a 180 unit apartment complex at 506 W Miller Street (Tax Parcels# MS49000004 000, MS49000004B000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

October 4, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Byrd called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1.) September 6, 2022 Meeting Minutes.

IV. New Business

- 1.) **APPLICATION RZ 22-09-02:** Jarret Walden requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district to expand the existing dental office on 0.24 acres of property located at 703 East Grady Street (Tax Parcel # S52 000030 000).

Kathleen Field introduced case RZ 22-09-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Thibideau seconded, the motion carried 4-0. Jarret Walden was introduced as the representative. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

2.) **APPLICATION AN 22-09-03:** The Parker Companies request Annexation of the three properties totaling 3.8 acres in order to construct a Parker's Kitchen located on the intersection of Burkhalter and Highway 67, commonly known as 17241 GA Highway 67 (Tax Parcels # MS88000006 000, MS88000005 000, & MS88000007 000).

Kathleen Field introduced cases AN 22-09-03, Commissioner McKay made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 4-0. Brian Clouser was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee asked if there was any concern with the engineering. Kathleen Field stated that the issue would be access for traffic at that intersection and a traffic study will be required. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

3.) **APPLICATION RZ 22-09-04:** The Parker Companies requests a Zoning Map Amendment from the R-40 (Single Family Residential) zoning district to the HOC (Highway Oriented Commercial) zoning district in order to construct a Parker's Kitchen located on the 3.8 acres of property at the intersection of Burkhalter and Highway 67, commonly known as 17241 GA Highway 67 (Tax Parcels # MS88000006 000, MS88000005 000, & MS88000007 000).

Kathleen Field introduced cases RZ 22-09-04, Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

5.) **AMENDMENT TO TOWNHOUSE DWELLING STANDARDS:** Request to amend Article XXV-A: Section 2506-A: OPEN SPACE

Kathleen Field introduced the amendments to the amenity and open space aspect of the townhouse dwelling standards as proposed by City Council for feedback. Kathleen Field stated that developments equal to or exceeding five acres, at least 10% of the acreage must be dedicated to amenity space. For developments smaller than five acres, at least 5% of site acreage must be dedicated to amenity space. Commissioner Cartee made a motion to open the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee asked if there was a minimum requirement for open space. Justin Williams stated that there is a greenspace requirement and tree canopy requirement covered in the tree ordinance. Commissioner Cartee asked if amenity space can be part of the open space. Kathleen Field stated that open space excludes dedicated amenities. Commissioner Cartee expressed his concern for the amount on one site that would be dedicated to open

space and amenity space. Justin Williams clarified that some areas could overlap for each amount. Commissioner McKay stated that it did give flexibility to smaller lots while setting standards for larger sites. Commissioner Cartee asked if the previously approved cases would have to adhere to the new requirements. Kathleen Field stated that they would have to make an investment in the property to be vested before it is passed by City Council. Commissioner Cartee made a motion to close the public hearing. Commissioner McKay seconded and the motion passed 4-0. Commissioner McKay made a motion to approve the amendment as presented with a second from Commissioner Thibodeau. The motion passed 4-0.

6.) **RECOMMENDATION FOR PUD APPLICATIONS:** Requests to provide recommendation to City Council on PUD (Planned Unit Development) existing standards.

Kathleen Field introduced the request to provide recommendations on the PUD existing standards. Kathleen Field presented the mixed use proposal for PUD zoning regulations. Kathleen Field stated that at least 20% of the floor area will be dedicated to residential uses and at least 20% will be dedicated to non-residential uses. Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded and the motion passed 4-0. Commissioner McKay made a motion to close the public hearing, with a second from Commissioner Cartee. The motion passed 4-0. Commissioner McKay made a motion to approve the amendment as prepared. Commissioner Thibodeau seconded and the motion passed 4-0.

V. Announcements

Kathleen Field announced that the department is still working on the Housing Rehabilitation Program. A number of the applicant were over the \$50,000 cap. After discussion with the City Council, it was decided to work on the existing houses instead of building new homes. Kathleen Field added that nine homes are ready to go out to bid.

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner McKay seconded, and the motion carried 4-0.

Chair – James Byrd Sr.

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
(912) 764-0664 (Fax)

**SE 22-10-01
SPECIAL EXCEPTION REQUEST
108 South Zetterower Avenue**

LOCATION:	108 South Zetterower Avenue
EXISTING ZONING:	O (Office)
ACRES:	0.52 acres
PARCEL TAX MAP #:	S40 000006 000
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Office Space
PROPOSED USE:	Massage Therapy Practice



PETITIONER Samantha Lindley
ADDRESS P.O. Box 3055, Statesboro, GA 30459

REPRESENTATIVE Same As Above
ADDRESS

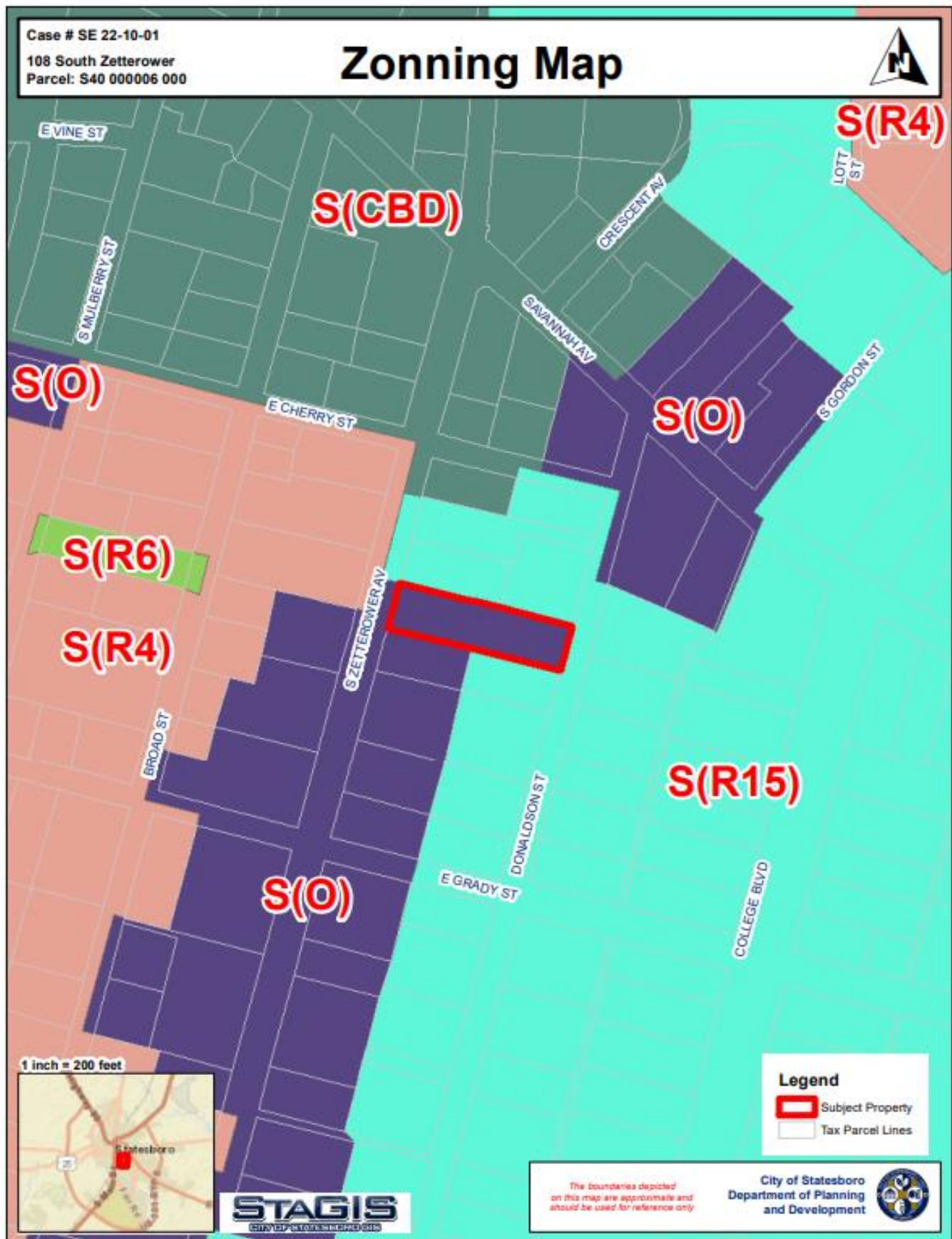
PROPOSAL

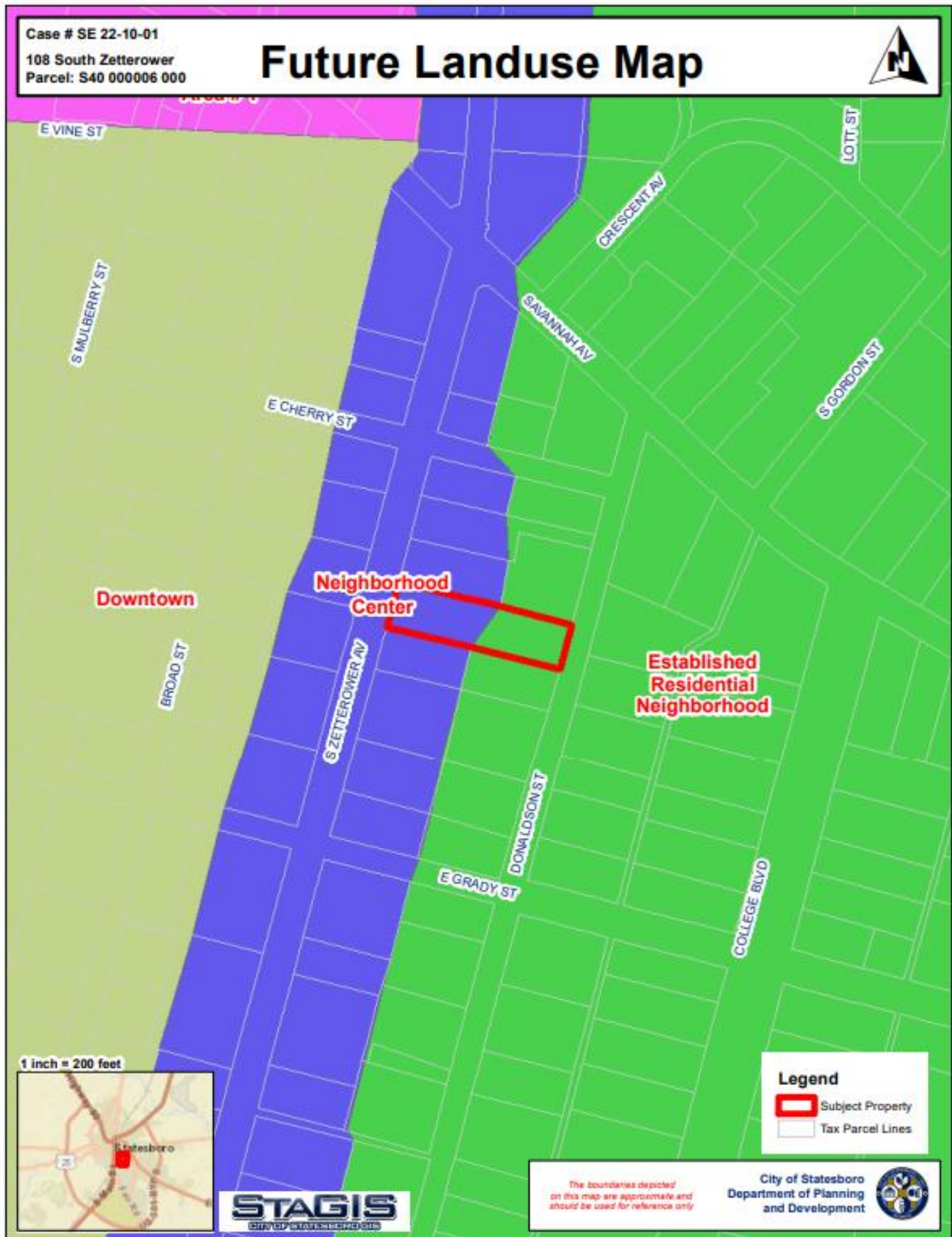
The applicant requests a special exception to locate a massage therapy practice in the building on 0.52 acre property located on South Zetterower Avenue. Massage services are not permitted in the O (Office) zoning district unless granted a special exception by the City Council.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 22-10-01 CONDITIONAL APPROVAL







SUBJECT SITE

The subject site is a residential conversion building located on 0.52 acres. Surrounding properties include residential and office uses. The applicant's request is to locate a massage therapy practice.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Neighborhood Center", which is characterized by a blend of lower to medium density residential, commercial, personal service, and offices that are neighborhood scale in size and intensity.

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.

CONDITIONAL ZONING STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors".

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council "in determining the compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.

- The business would be located inside the pre-existing structure.

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

- There should be no substantial change regarding this facility if allowed to operate, as the area already allows for parking and pedestrian traffic.

(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.

- The location has a large area in the rear of the building to allow for parking.

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

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

(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.

- No adverse effect is expected.

(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.

- There is no site plan required for this building as the space already exists and currently has an active business at the location.

(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

- Any significant future structural changes to this proposal must first be reviewed and approved by Staff.

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is generally consistent with the subject site's character area ("Neighborhood Center") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Northern Property



Southern Property



Western Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 22-10-01**. 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 special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SE 22-10-02
SPECIAL EXCEPTION REQUEST
35 Freedom Way

LOCATION:	35 Freedom Way
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	1.36 acres
PARCEL TAX MAP #:	MS84000102 07F
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant
PROPOSED USE:	Discount Tire/Repair Shop



PETITIONER Kirk Farralley
ADDRESS 361 Summit Blvd Suite 110; Birmingham AL 352343

REPRESENTATIVE Same As
ADDRESS

PROPOSAL

The applicant requests a special exception to locate a discount tire & repair shop on the 1.36 acre property located on Freedom Way. Generally, this use is not permitted in the CR zoning district unless granted a special exception by the City Council.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 22-10-02 CONDITIONAL APPROVAL

Case # SE 22-10-02
35 Freedoms Way
Parcel: MS84000102 07F

Location Map



Case # SE 22-10-02
35 Freedoms Way
Parcel: MS84000102 07F

Current Zoning Map



Case # SE 22-10-02
35 Freedoms Way
Parcel: MS84000102 07F

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Restaurant
Northeast	Location Area #2: CR (Commercial Retail)	Hotel
East	Location Area #3: CR (Commercial Retail)	Car Dealership
Northwest	Location Area #4: CR (Commercial Retail)	Shopping Center
Southeast	Location Area #5: CR (Commercial Retail)	Undeveloped Land
South	Location Area #6: CR (Commercial Retail)	Nature Trail
Southwest	Location Area #7: CR (Commercial Retail)	Undeveloped Land
West	Location Area #8: CR (Commercial Retail)	Shopping Center

SUBJECT SITE

The subject site is an undeveloped lot located on 1.36 acres. Surrounding properties include commercial retail uses. The applicant's request is to locate a discount tire & repair shop.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Activity Center/Regional Center", which is characterized by auto-oriented design and large surface parking lots. This area will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by City utilities.

CONDITIONAL ZONING STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors".

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council "in determining the compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.

- In accordance with state requirements, the project would require submission to the Georgia Soil and Water Conservation Commission to ensure erosion controls are in place, and the site would be required to meet the City Drainage Ordinance.

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

- There should be a change regarding this facility if allowed to operate, as the business would need to provide adequate on-site parking. The shopping center area already allows for parking and traffic.

(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.

- Preliminary plans do show sufficient parking, but specifics for entryways would be determined during the development.

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

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

(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.

- No adverse effect is expected on surrounding commercial properties. The nature trail next to the property might be affected.

(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.

- There is a preliminary site plan included in the document.

(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

- Any significant future structural changes to this proposal must first be reviewed and approved by Staff.

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is generally consistent with the subject site's character area ("Activity Center/Regional Center") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Northern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 22-10-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
2. Due to the proximity with the trail, the applicant must install buffering on the South of the parcel in accordance with Article XXIII; Section 2301 of the Statesboro Zoning Ordinance.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 22-10-03 ZONING MAP AMENDMENT REQUEST 506 West Miller Street		
LOCATION:	506 West Miller Street	
EXISTING ZONING:	HOC/R15 (Highway Oriented Commercial/Single-Family Residential)	
ACRES:	16.05 acres	
PARCEL TAX MAP #:	MS49000004 000, MS49000004B000	
COUNCIL DISTRICT:	District 2 (Chavers)	
EXISTING USE:	Single Family Residential	
PROPOSED USE:	High Density Residential	

PETITIONER Domenic Spencer

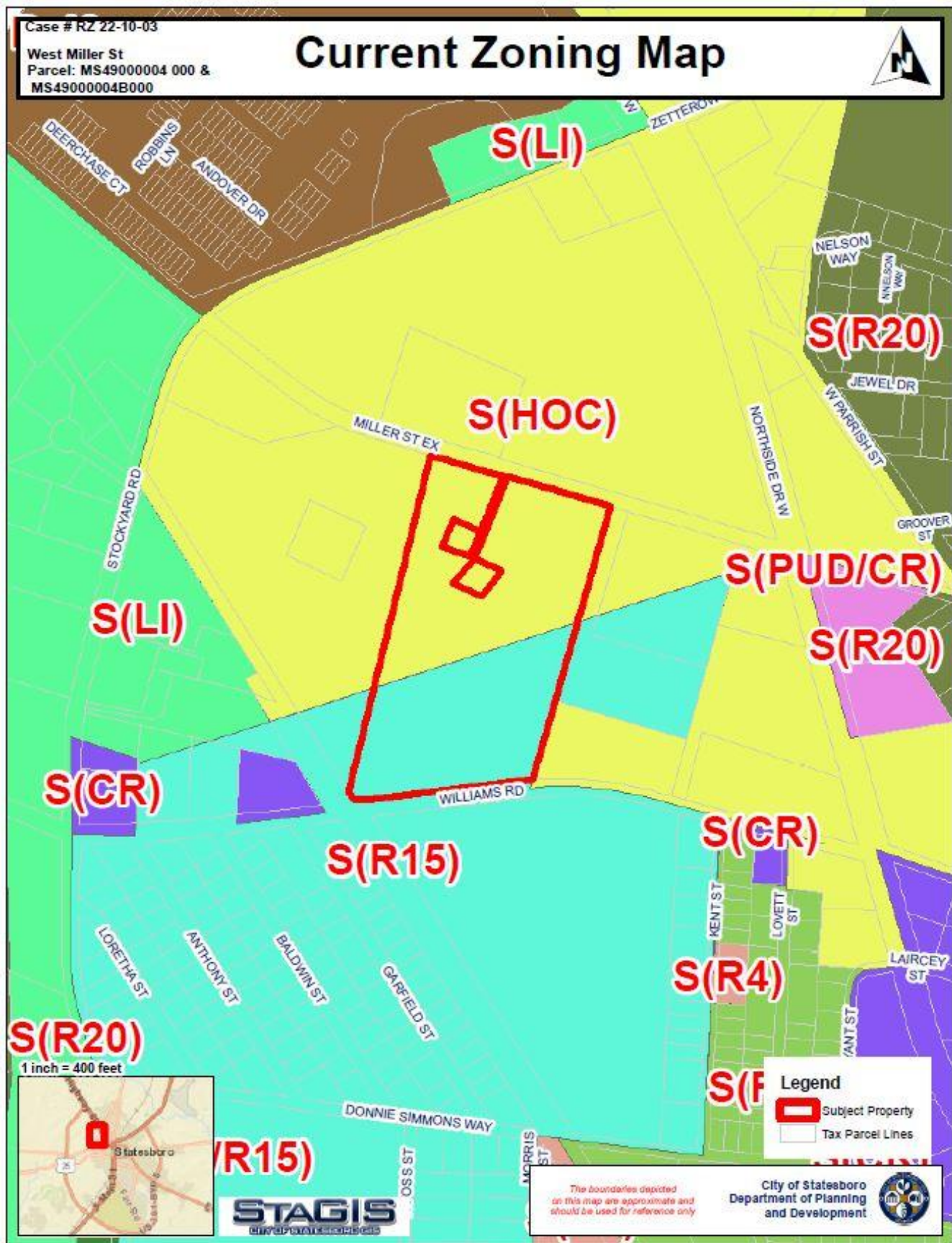
ADDRESS 9100 Centre Pointe Dr. Suite 210; West Chester Township, OH 45069

REPRESENTATIVE Same as Above

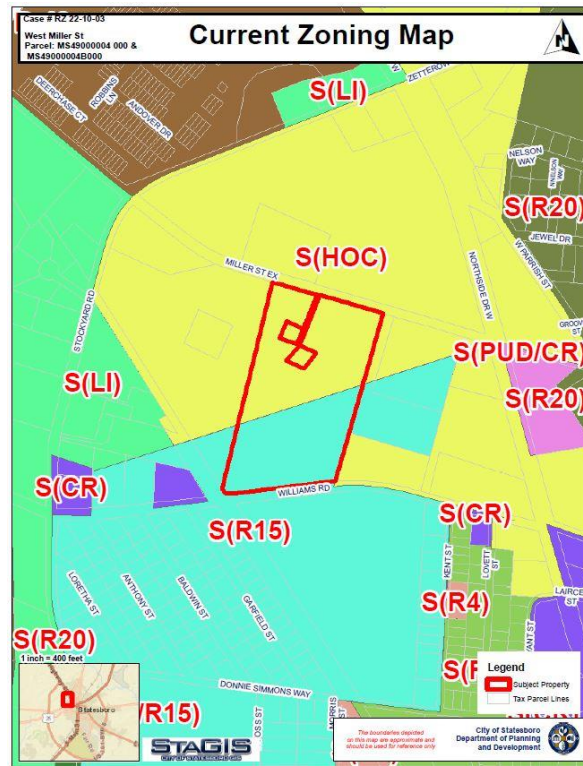
ADDRESS Same as Above

PROPOSAL
<p>The applicant is requesting a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning district to the R4 (High Density Residential) zoning district in order to build a multi-family housing complex, consisting of 180 units.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 22-10-03 DENIAL</u></p>





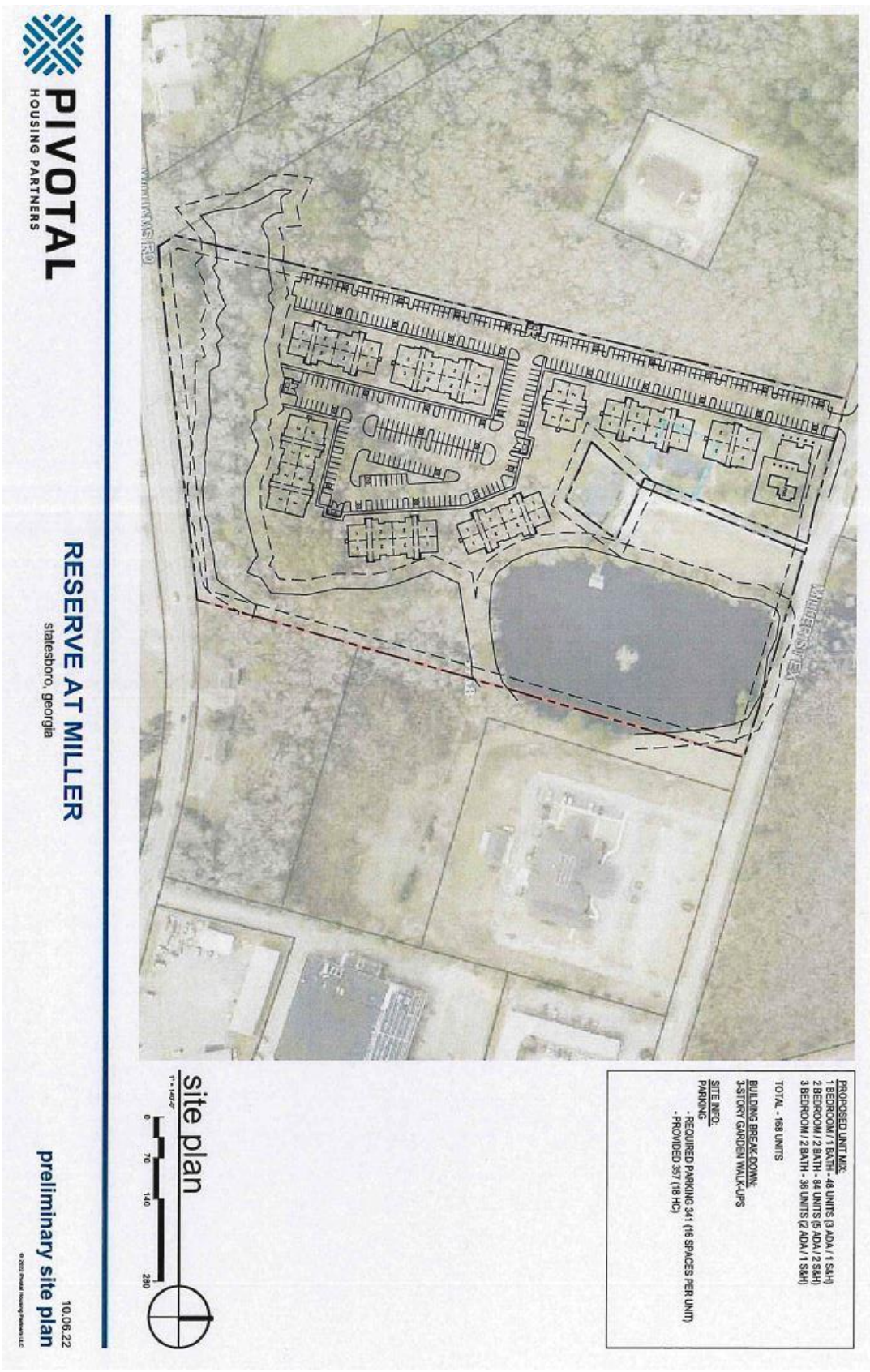




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Land
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Undeveloped Land
Northwest	Location Area #3: : HOC (Highway Oriented Commercial)	Industrial Warehouse
East	Location Area #4: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Funeral Home
West	Location Area #5: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Single Family Residence
Southwest	Location Area #6: CR (Commercial Retail)	Retail Warehouse
Southeast	Location Area #7: HOC (Highway Oriented Commercial)	Vacant Residences
South	Location Area #8: R15 (Single Family Residential)	Board of Education

EXHIBIT ONE



SUBJECT SITE

The subject site serves as one existing home (with an additional home on a tightly connected parcel) surrounded by an extensive wooded area and pond. The surrounding properties vary in use. The nearest major residential subdivision is located approximately 1000 feet from this location and is listed as Cobblestone Subdivision, which is a Planned Unit Development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” area, which is characterized by small single-family residential lots, neighborhood scale retail and commercial and neighborhood services.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands but is not in a flood zone. Any potential issues will be brought forth and discussed during standard permitting and review procedure. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to city water, with additional sewer to the South of the property.

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 not similar to the surrounding uses in the area, as the area has a mix of single family residential, undeveloped land, and commercial retail types. A townhome development is located down the street from this property, but it is listed as market rate housing. There is also a substantial amount of industrial development in the area, as the largest area of light industrial zoning in the City is adjacent to the property. Lastly, the parcel in the center of the project listed as MS49000004C000 will not be demolished and will remain on the parcel.

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 may reduce the value of the remaining house, but not likely decrease any other surrounding property values..

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 to increase the overall available housing stock in the community. Specifically, this is intended to serve as affordable

housing, but the existing stock of multifamily development in the City should be considered.

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

- The site does have a house, which currently serve as apartments units located on it but it does not serve any general use for the public beyond the provided natural foliage. One of these existing houses in the area will be demolished, but the other is not meant to be demolished and is not a part of this project.

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

- Initial evaluation of the property appears to make the property suitable, although it is not consistent with surrounding uses. In addition, the lack of sewer services and the limited water service may make the project unfeasible.

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 vacant as two residences are located on the site of the proposed change. One of the homes will be demolished, but the other will not as it is not a part of the development.

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

- Population density in the area.
 - Population density would increase as a result of this amendment.
- Community facilities.
 - The development would increase the use on utilities, and at this time there is limited water service (2" water main) available on Miller Street Extension for the property. In addition, Williams Road does have an 8' water main. As noted by the Department of Public Utilities, there is gravity sewer located on Williams Road, which is estimated to be about 5' deep. It would be the owner's responsibility to determine whether these properties could be connected.
- Living conditions in the area.
 - The living conditions in the area are likely to increase for the new residents, but it is unsure of the impact on residents already living near the property.
- Traffic patterns and congestion.
 - There would be an increase in traffic in the area. As an affordable housing project, care should be taken regarding the transportation options in the area, as there are limited options for grocery and services.
- Environmental aspects.
 - There are wetlands on the property to the South, and two buildings do already exist. Access to any utilities on Williams Road may require disturbance of wetlands.
- Existing and future land use patterns.

- There is a mix of uses including single family and industrial development in the area.
- Property values in the adjacent areas.
 - The development of this project will likely increase surrounding property values.

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

- The proposed residential/commercial use of the property is not in alignment with the existing zoning as well as the general residential zoning of the area. The Comprehensive Plan does not support High Density Residential development in the Established Residential Area.

Subject Property



Western Property



Northern Property



Northwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 22-10-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. Buffering in accordance with Article XXIII of the *Statesboro Zoning Ordinance* must be installed to screen the existing structure on the site from the proposed development.