



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 5, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. October 1, 2024

IV. New Business

1. **APPLICATION V 24-10-01:** David McClendon requests a Variance from Article 2.5.2 (5i) of the *Unified Development Code* in order to remove the requirement for pervious pavers in the parking lot at 701 Gentilly Road (Tax Parcels # MS73000003 000).
2. **APPLICATION RZ 24-10-02:** Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a triplex or similar construction on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).
3. **APPLICATION SUB 24-10-03:** Haydon Rollins requests a Preliminary Subdivision PLAT on approximately 67.53 acres of property in order to develop an 84-unit single-family detached subdivision on Lakeview Road (Tax Parcel # MS58000037 000).
4. **APPLICATION SUB 24-10-04:** Burbank Pointe LLC requests a Preliminary Subdivision PLAT on approximately 1.97 acres of property in order to construct 11 single-family homes on Zetterower Road (Tax Parcel # S06 000002 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

October 1, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Ron Simmons, Jim Thibodeau, Joseph Folsom, and Len Fatica: **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development) Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) John Washington (Director of Public Works & Engineering) **Absent:** Savannah Beck 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. September 3, 2024 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of September 3, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with a 5-0 vote.

IV. New Business

1. **APPLICATION SUB 24-09-02:** Stephen Sauers requests a Preliminary Subdivision PLAT on approximately 14.05 acres of property in order to construct a 46-unit townhome development at 665 S&S Railroad Bed Road (Tax Parcels # 107 000006A000 & 107 000007 000).

Kathy Field introduced the case. There was no public hearing on this item. After discussion, Commissioner Fatica made a motion to approve the request with staff conditions.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 5-0.

2. **APPLICATION RZ 24-09-04:** Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 5.22 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS42 000004A 000).

Kathy Field introduced the case. Commissioner Thibodeau motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 5-0. John Dotson (Maxwell-Reddick & Associates) spoke in favor of the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Simmons. The motion passed 5-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Thibodeau. The motion passed with a 5-0 vote.

V. Announcements

There were no announcements.

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Simmons 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
Statesboro, Georgia 30458

(912) 764-0630
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V 24-10-01 ZONING VARIANCE REQUEST

LOCATION:	701 Gentilly Road
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	9.2 acres
PARCEL TAX MAP #:	MS73000003 000
COUNCIL DISTRICT:	District 4 (Riggs)
EXISTING USE:	Church
PROPOSED USE:	Church Expansion



PETITIONER New Covenant Church
ADDRESS 701 Gentilly Road; Statesboro GA, 30458

REPRESENTATIVE David McLendon
ADDRESS Same As Above

PROPOSAL

The applicant requests a variance Article 2.5.2(5i) of the Unified Development Code in order to remove the requirement for pervious paving on the site during the expansion of the existing church.

STAFF/PLANNING COMMISSION RECOMMENDATION

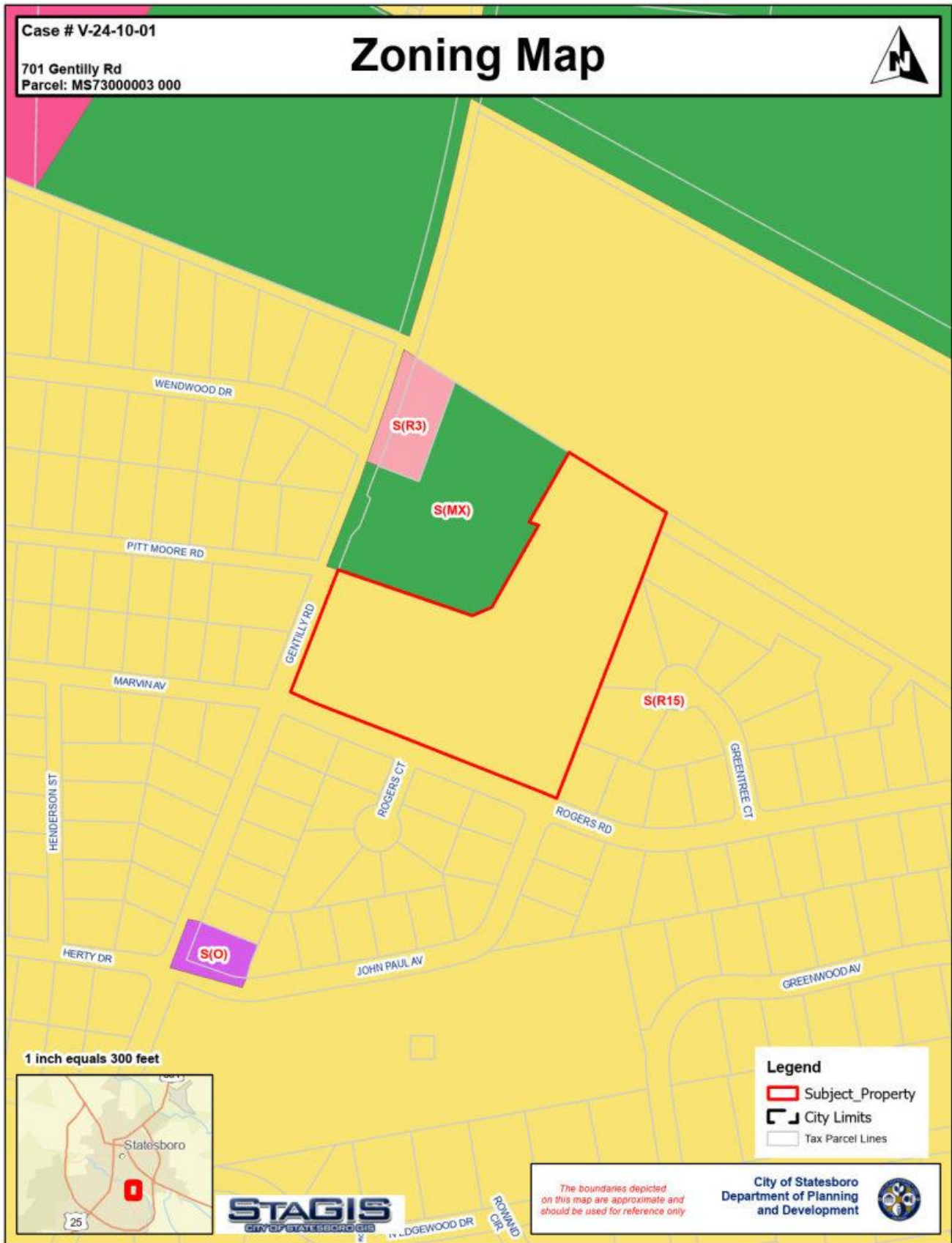
V 24-10-01 – CONDITIONAL APPROVAL

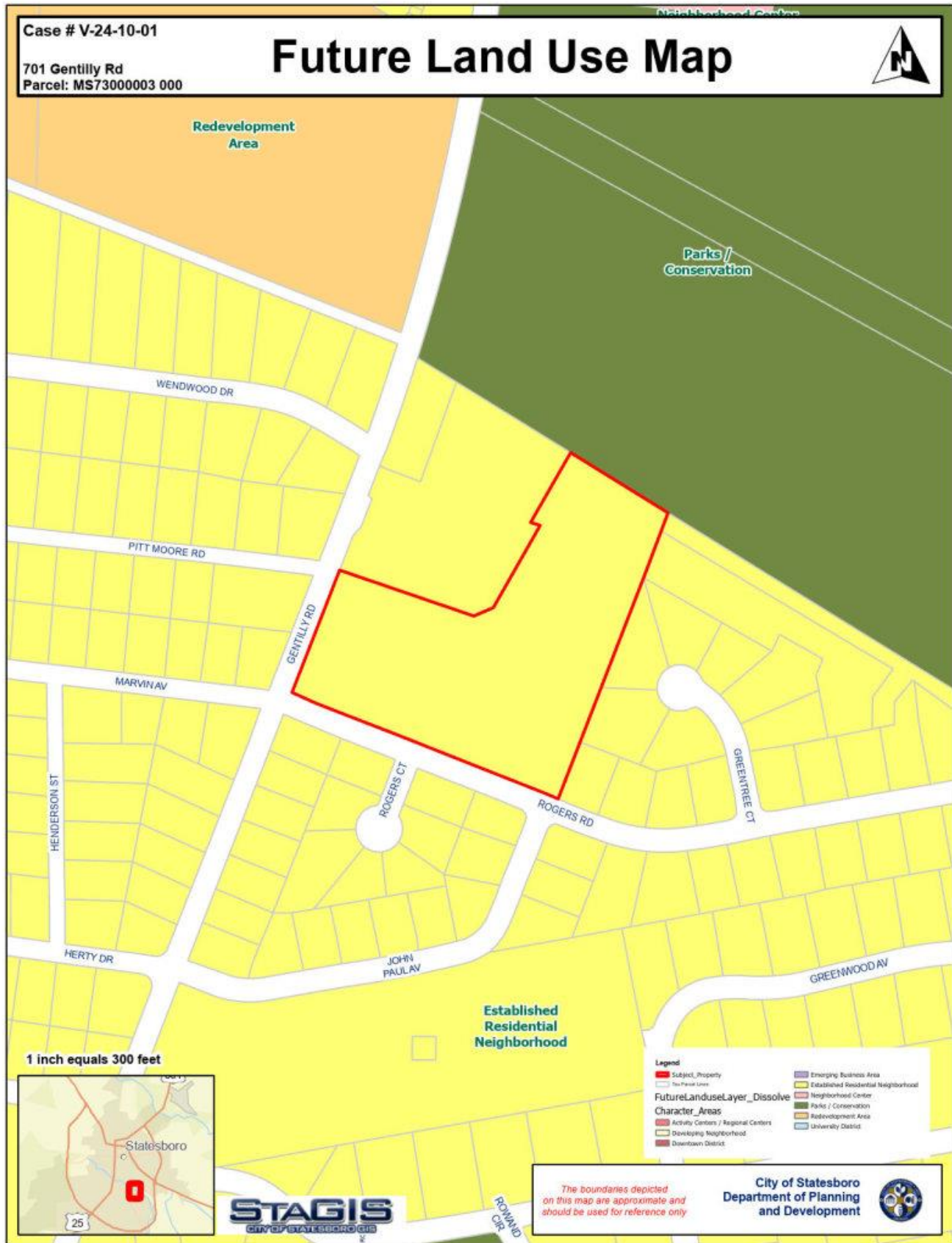
Case # V-24-10-01

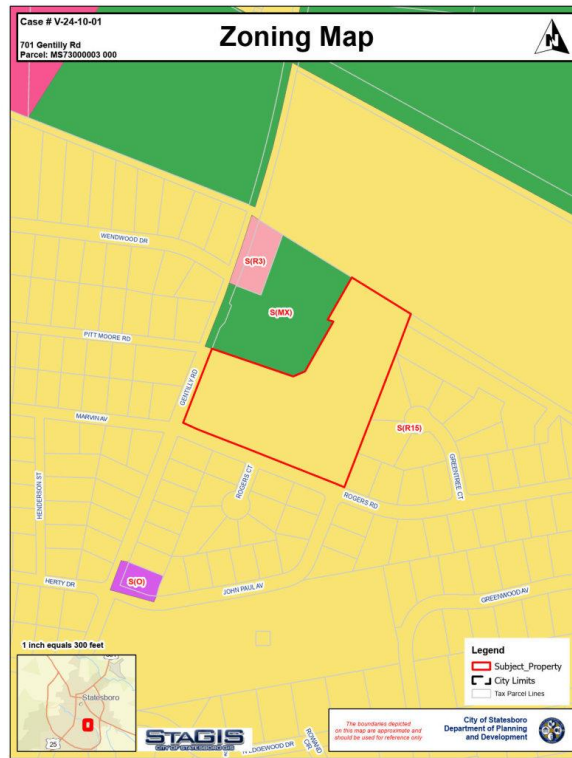
701 Gentilly Rd
Parcel: MS73000003 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Greenway Trail
Northeast	Location Area #2: R-15 (Single-Family Residential)	Greenway Trail
East	Location Area #3: R-15 (Single-Family Residential)	Single-Family Dwelling
Northwest	Location Area #4: MX (Mixed-Use)	Nursing Facility
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #6: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #7: R-15 (Single-Family Residential)	Single-Family Dwelling
West	Location Area #8: R-15 (Single-Family Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site is a 9.2 +/- acre lot with an existing church on the site. The applicant seeks to remove the requirement for pervious paving on the site due to the potential expense cause by application of the ordinance. As per the UDC, the applicant expressed a hardship due to the cost of maintenance and installation of pervious pavers, which requires a variance from the City Council.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Established Residential Neighborhood” character area, which generally calls for low density housing, and some neighborhood scale services.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, but does have a substantial wetland to the north of the site. These wetlands would not be impeded upon with the development of the proposed structures.

COMMUNITY FACILITIES AND TRANSPORTATION

There should be no substantial change in the existing traffic patterns related to the development of this site, and would potentially reduce the traffic blockage on Marvin Avenue due to the addition of an additional driveway.

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 site does have substantial space that will not be built on, although there are no particular land elevations that would make the development of the site problematic.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* made amendments to all parking lots, which now requires new parking installations to include additional parking improvements to assist in water quality. These may be waived administratively under specific circumstances outlined in the Ordinance that have not been met at this time
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - The cost of the improvements and maintenance could be substantial for the Church, and as a non-profit funds have been generally collected by donation.

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

- The property does not currently have any pervious pavement on the site. It would be unlike the surrounding property and would not likely be improved in such a way in the future.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area "Established Residential Neighborhood" as stated in the *2024 Comprehensive Master Plan Comprehensive Master Plan*, as religious facilities are an allowable use in most zoning districts.

Subject Property



Southern Property



Southeastern Property



Southwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-10-01**. 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 variance does not grant the right to begin construction. All construction must be reviewed and approved by the City.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
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SUB 24-10-03 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	Lakeview Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	67.05 Acres
PARCEL TAX MAP #:	MS58000037 000
COUNCIL DISTRICT:	District 1 (Vacant)
EXISTING USE:	Vacant Land
PROPOSED USE:	Single-Family Subdivision



PETITIONER Haydon Rollins – Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro GA, 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

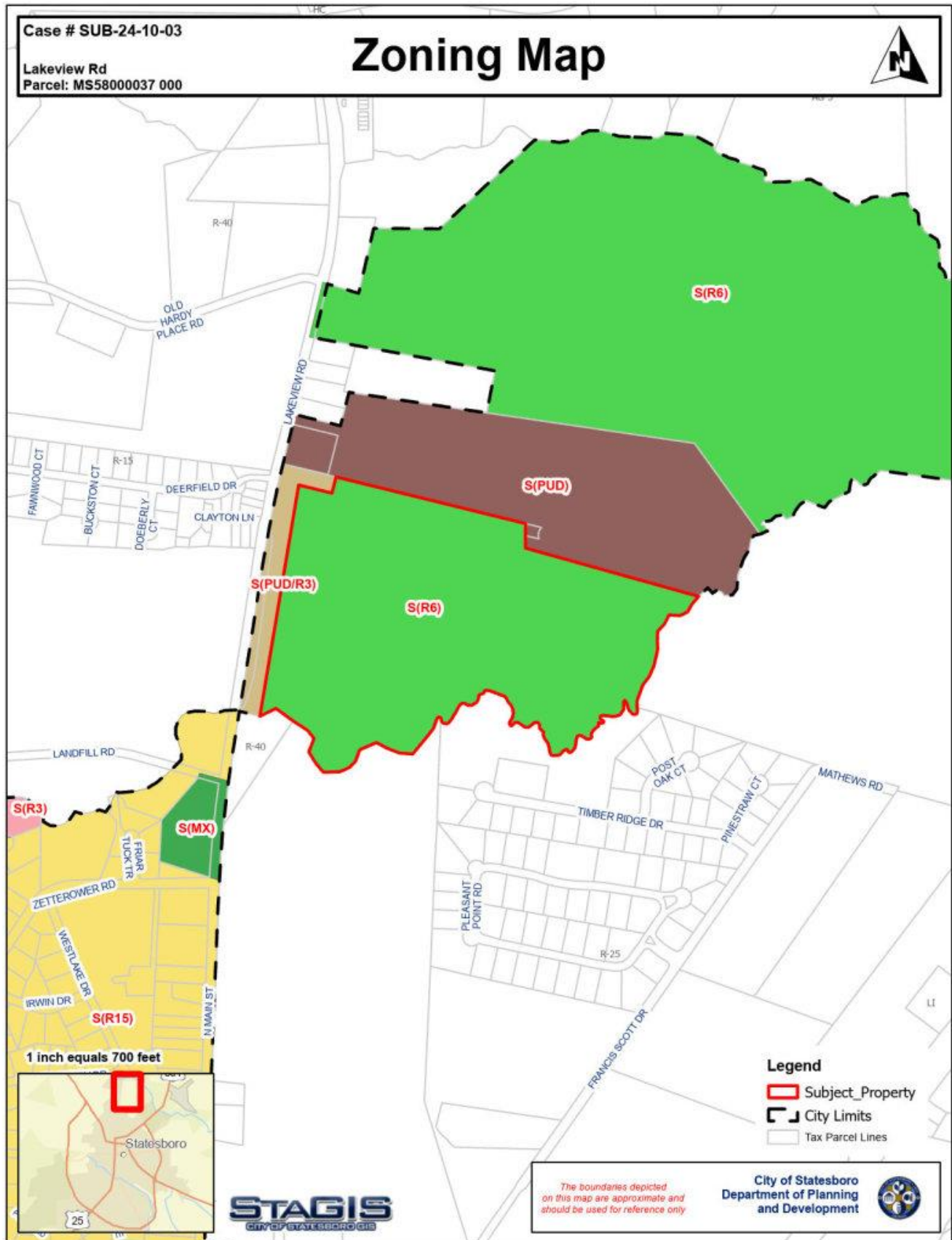
PROPOSAL

The applicant requests a preliminary subdivision of approximately 67.05 acres of property to develop a single-family subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-10-03 – CONDITIONAL APPROVAL



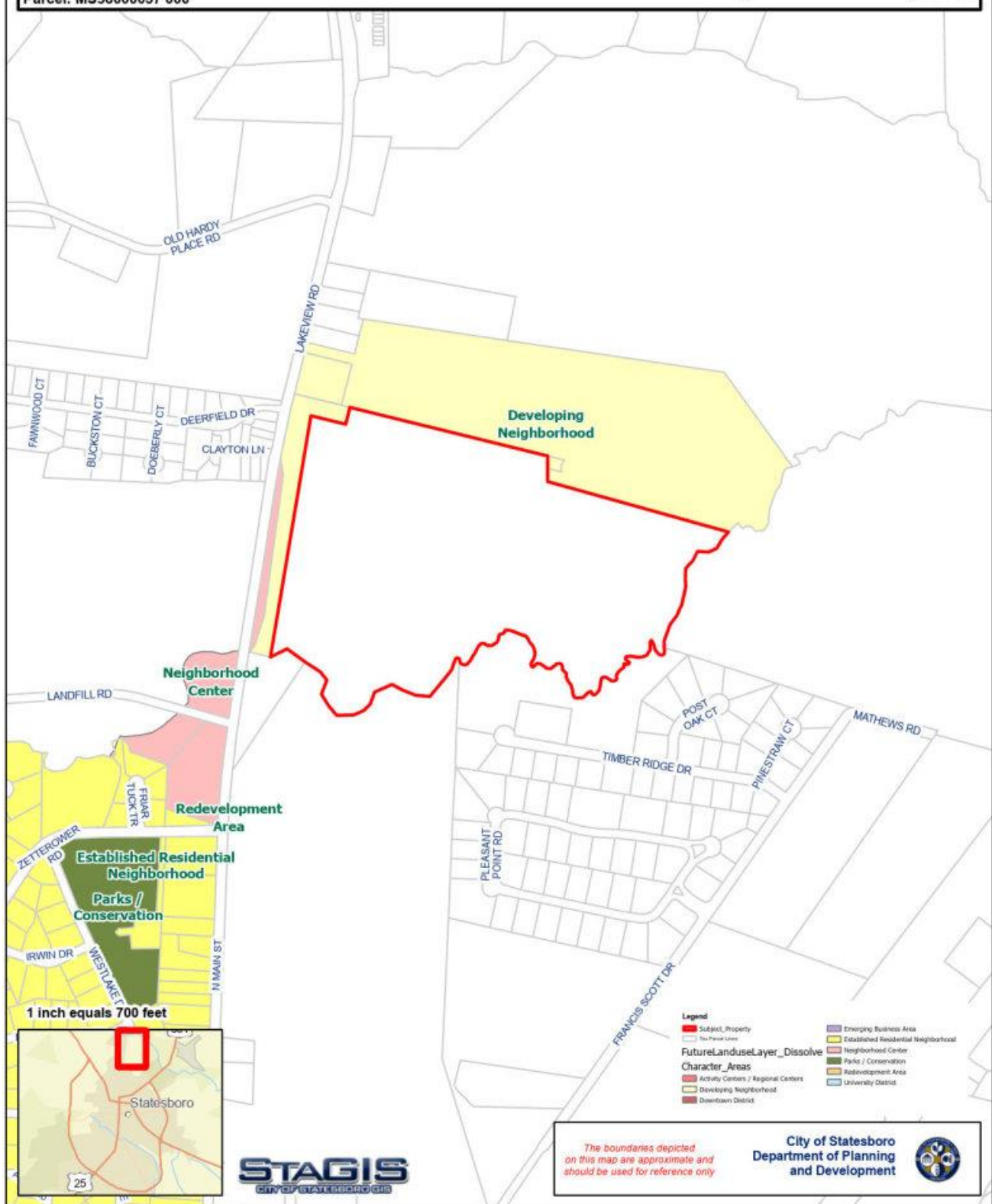


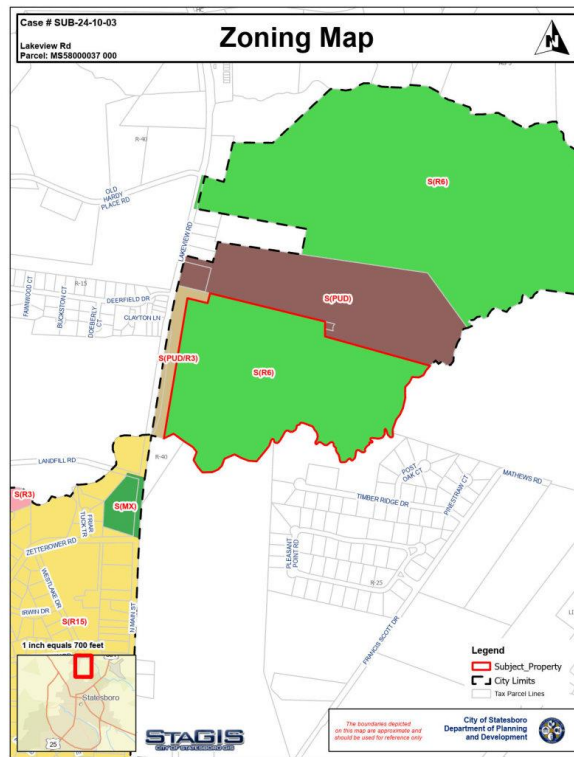
Case # SUB-24-10-03

Lakeview Rd

Parcel: MS58000037 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Fernhill Farms Subdivision
Northeast	Location Area #2: R-6 (Single-Family Residential)	Fernhill Farms Subdivision
Northwest	Location Area #3: R-40 (Single-Family Residential – County)	Vacant Land
East	Location Area #4: R-40 (Single-Family Residential – County)	Vacant Land
West	Location Area #5: R-3 (Multiple-Family Residential – County)	Deerfield Subdivision
Southwest	Location Area #6: R-15 (Medium-Density Residential)	Transfer Station
Southeast	Location Area #7: R-25 (Single-Family Residential - County)	Pleasant Pointe Subdivision
South	Location Area #8: R-25 (Single-Family Residential)	Beacon Place

SUBJECT SITE

The subject site consists of 67.05 acres of property with substantial wetlands and wooded areas. The site is currently under a staff review and meets the majority of the required elements for subdivision. This property will be developed by the same developer as the Fernhill Subdivision, but does not have direct access to that subdivision.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Developing Neighborhood” character area, which allows for a mix of residential types.

ENVIRONMENTAL SITE ANALYSIS

The property does contain wetlands, but the proposed development has considered these wetland areas and designed around the areas to allow for minimal disturbance. Georgia Soil and Water, as well as City Staff are currently reviewing this development for compliance with all state and local regulations for approval.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and will require some extension in order to meet necessary standards for the development. The general development plan does contemplate the addition of a deceleration lane, which meets the requirements as outlined in the property Traffic Study.

Subject Property



Southern Property



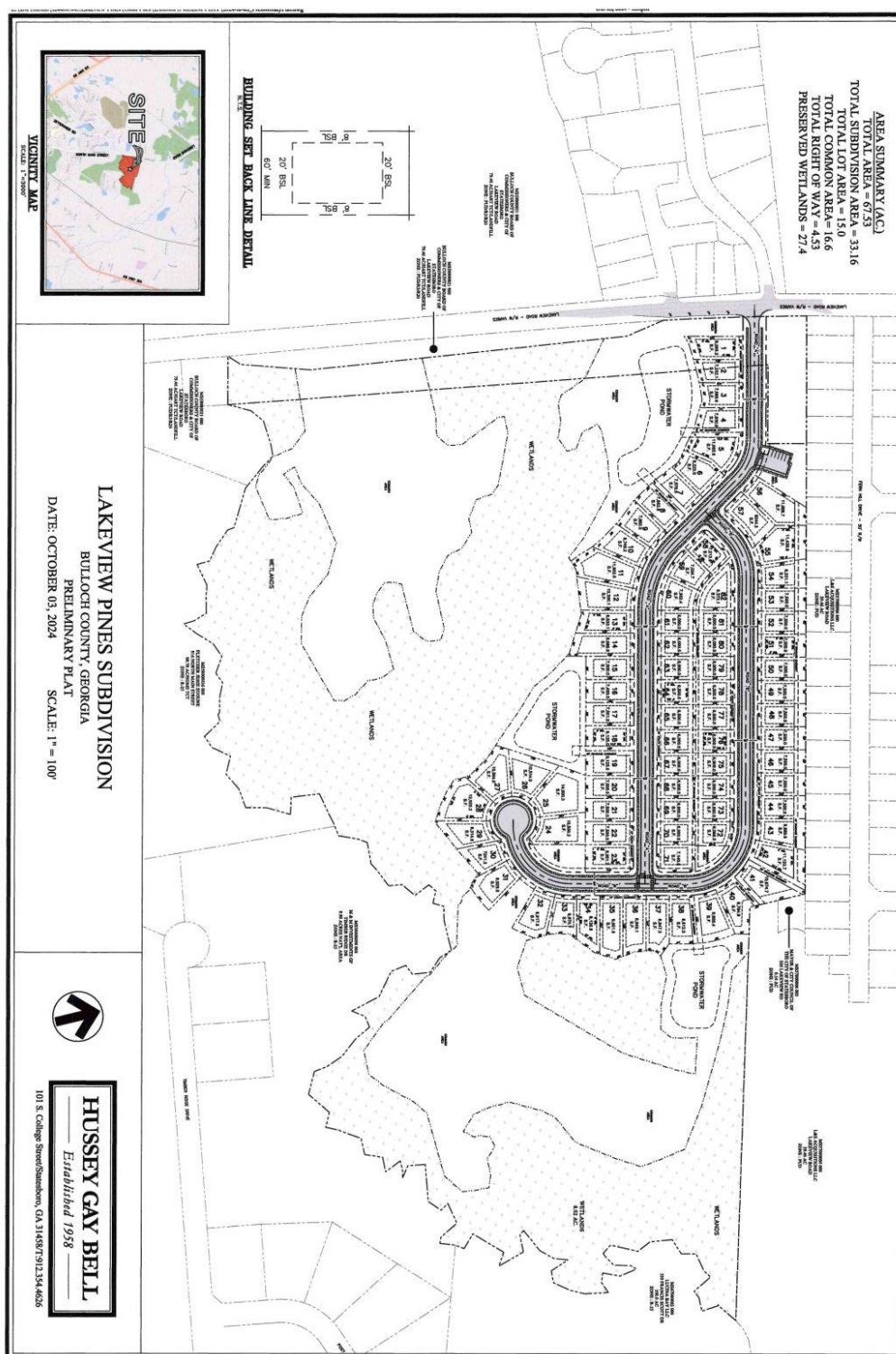
Western Property



Northern Property



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-10-03**. 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 Preliminary Subdivision PLAT does not grant the right to develop on the issuance of individual building permits. All buildings must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.



City of Statesboro-Department of Planning and Development

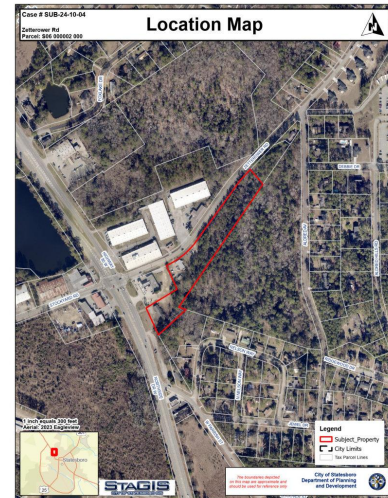
ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 24-10-04 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	S&S Railroad Bed Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	1.97 Acres
PARCEL TAX MAP #:	S06 000002 000
COUNCIL DISTRICT:	District 1 (Vacant)
EXISTING USE:	Vacant Land
PROPOSED USE:	Single-Family Subdivision



PETITIONER Burbank Pointe LLC
ADDRESS P1007 Monarch Circle; Statesboro GA, 30461

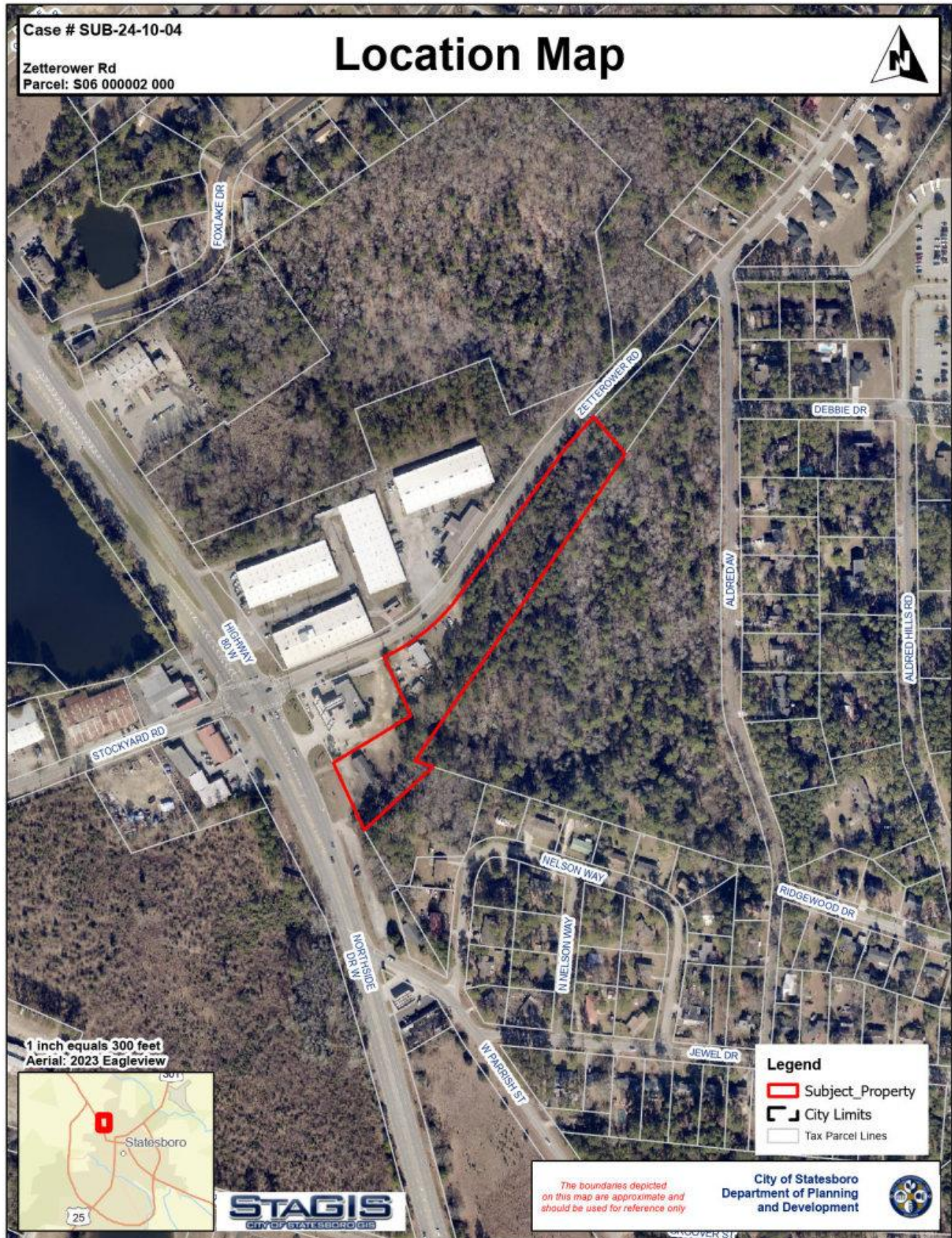
REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

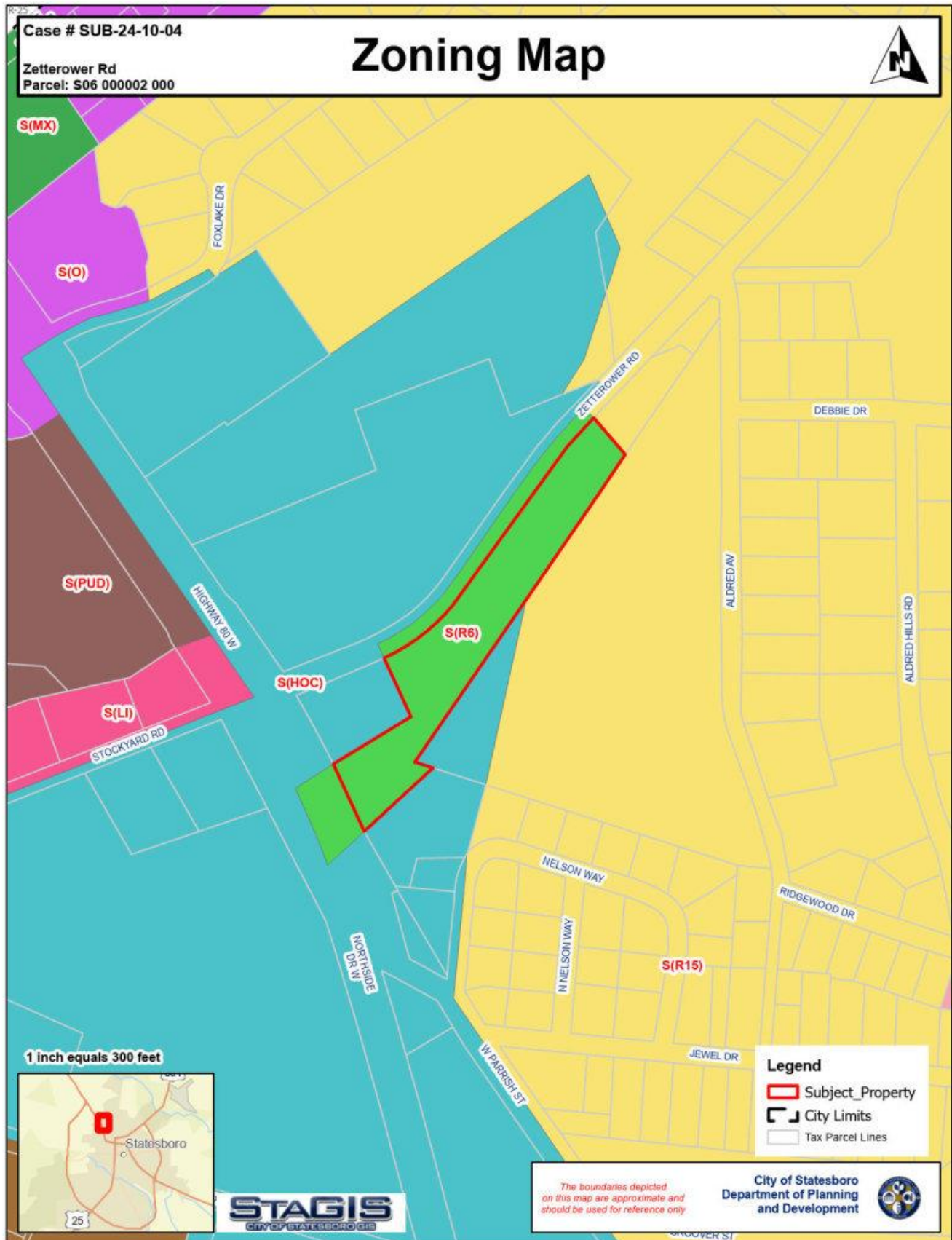
PROPOSAL

The applicant requests a preliminary subdivision of approximately 1.97 acres of property to develop a small single-family subdivision.

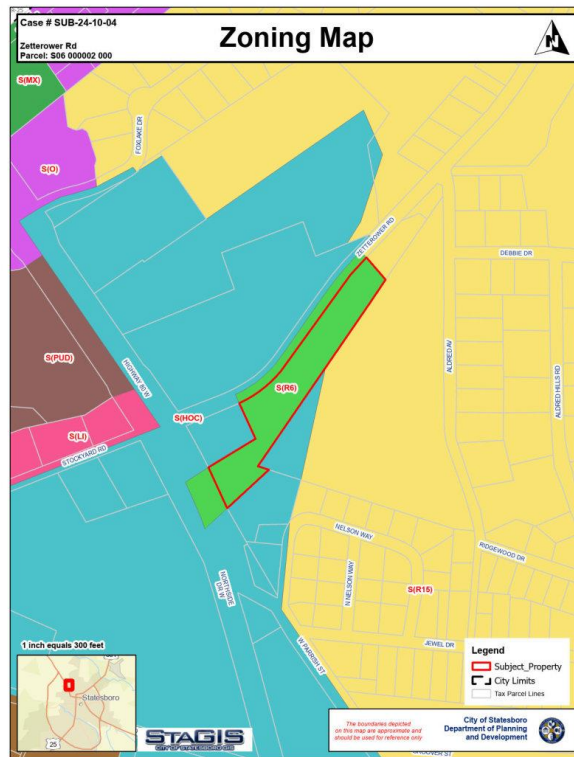
STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-10-04- CONDITIONAL APPROVAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Commercial Warehouse
Northeast	Location Area #2: R-15 (Single-Family Residential)	Commercial Warehouse
Northwest	Location Area #3: HOC (Highway Oriented Commercial)	Commercial Warehouse
East	Location Area #4: R-15 (Single-Family Residential)	Undeveloped Lot
West	Location Area #5: HOC (Highway Oriented Commercial)	Service Station
Southwest	Location Area #6: HOC (Highway Oriented Commercial)	Undeveloped Lot
Southeast	Location Area #7: R-15 (Single-Family Residential)	Undeveloped Lot
South	Location Area #8: R-15 (Single-Family Residential)	Undeveloped Lot

SUBJECT SITE

The subject site consists of 1.97 acres of property with some wetlands in the rear. The property owner has designated specific improvement to the lot to allow for a parking arrangement that does not negatively impact the existing thoroughfare on Zetterower Road.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Developing Neighborhood” character area, which allows for a mix of residential types.

ENVIRONMENTAL SITE ANALYSIS

The property does contain some wetlands on the southern side away from the home lots, and the proposed development has considered these wetland areas and designed around the areas and will not disturb them.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and the proposed traffic improvements shown on the PLAT will allow for a minimal traffic increase on the existing street.

Subject Property



Northwestern Property



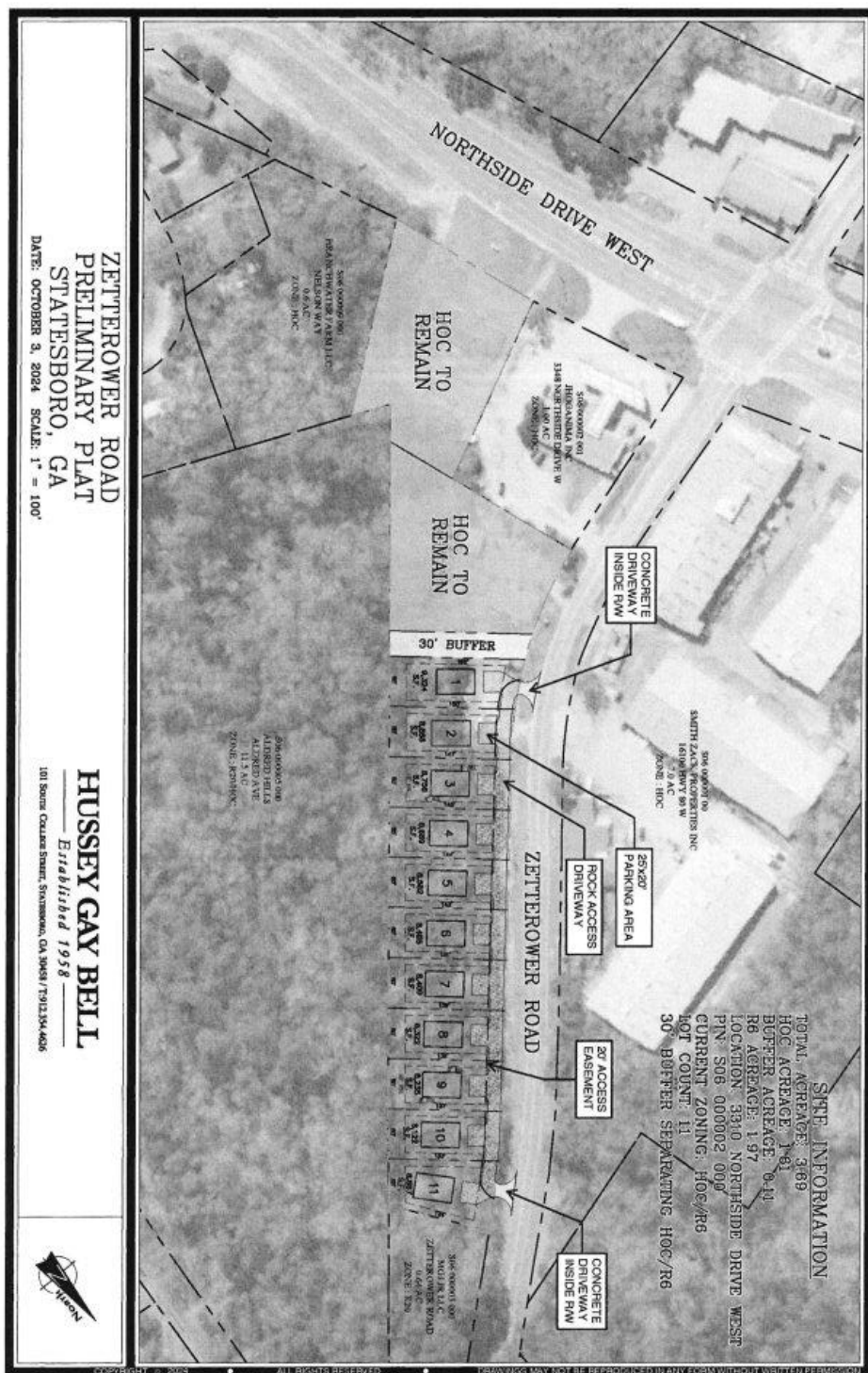
Northeastern Property



Western Property



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-10-04**. 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 Preliminary Subdivision PLAT does not grant the right to develop on the issuance of individual building permits. All buildings must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.