



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 4, 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. October 7, 2025

IV. New Business

1. **APPLICATION SU 25-10-06**: Brenda Neal requests a Special Use Permit for the property at 9041 Whispering Pines Boulevard. Applicant requests the property to be used as a foster care residency for children between five and ten years old. (Tax Parcel # MS42 000008 216).
2. **APPLICATION RZ 25-10-07**: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 23.15-acres from R-3 (Medium Density Multi-Household Residential) to MX (Mixed Used) for the property located at 6850 Cypress Lake Road (Tax Parcel # MS33 000023 002).
3. **APPLICATION RZ 25-10-08**: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 5.22-acres from R-3 (Medium-Density Multi-Household Residential) zoning district to the MX (Mixed-Use) zoning district for the property located 7406 Veterans Memorial Parkway (Tax Parcel # MS42000004A000).
4. **APPLICATION RZ 25-10-09**: Boro Land Consultants, LLC & CE, Investments, LLC is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial) zoning district to R-4 (High Density Multi-Household Residential) zoning district of approximately 0.49-acres for the property located at 201 North College Street (Tax Parcel # S17 000047 000).

V. Announcements

VI. Adjourn



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

October 7, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Len Fatica and Logan Josey **Absent:** Ronald Simmons: **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Monica Gann (Senior Planner).

Call to Order

Commissioner Dixon called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

II. Approval of Minutes

1. October 7, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of October 7, 2025 with a second from Commissioner Beck. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION RZ 25-08-06**: Pape-Dawson requests a Zoning Map Amendment of 17.24-acres from R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District) along Zetterower Road (Tax parcel# MS48 00002 000).

Applicant withdrew the application.

2. **APPLICATION RZ 25- 09-01**: 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).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Fatica motioned to open discussion with a second from Commissioner Thibodeau. The petitioner spoke

more in detail about the project and the organization's mission. Motion to close, Commissioner Beck motioned to close with a second from Commissioner Fatica.

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Folsom. The motion passes 6-0.

IV. Announcements

V. Adjourn

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

Chair – Cathy Dixon

Secretary – Justin Williams
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)

SU 25 10-06 SPECIAL USE PERMIT REQUEST	
LOCATION:	9041 Whispering Pines Blvd
PETITIONER/REPRESENTATIVE	RDJ LLC/Brenda Neal
EXISTING ZONING:	R-6 (One Household Residential)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.46-acres (20,037.6sq ft)
PARCEL TAX MAP #:	MS42000008 216
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Rental Property
SPECIAL USE REQUEST(S):	To establish a group home, UDC section 2.4.9 Residential Uses by a Special Use Permit.

Planning Commission: November 4, 2025

City Council: November 18, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION

SU 25-10-06 CONDITIONAL APPROVAL

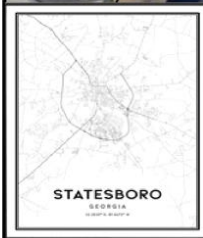
DETAILED DISCUSSION
HISTORY
The 1697 sq ft - single family house with attached garage was constructed in 2016 in the Whispering Pines subdivision and has been owned by RDJ LLC since 2018 as a rental property.
REQUEST
The special permit request is to allow a group home to be establish in a R-6 (One Household Residential) zone, which according to the UDC Section, is allowable by special use permit. The group home would be foster children between the ages of 5 and 10 years old.

Case# SU-25-10-06
9041 Whispering Pines
BLVD
Parcel: MS42000008216

Location Map

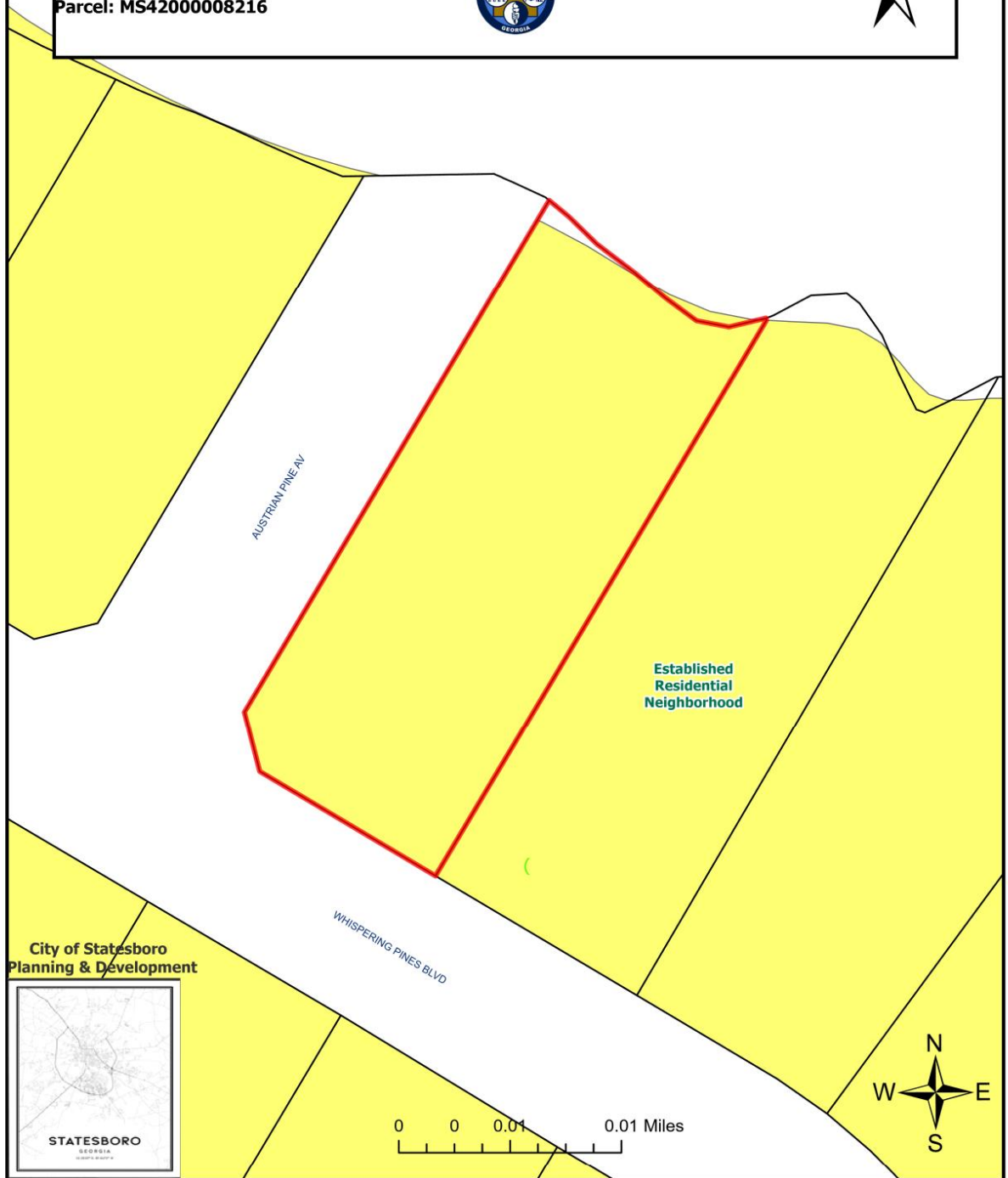


City of Statesboro
Planning & Development



Case# SU-25-10-06
9041 Whispering Pines
BLVD
Parcel: MS42000008216

Future Land Use Map

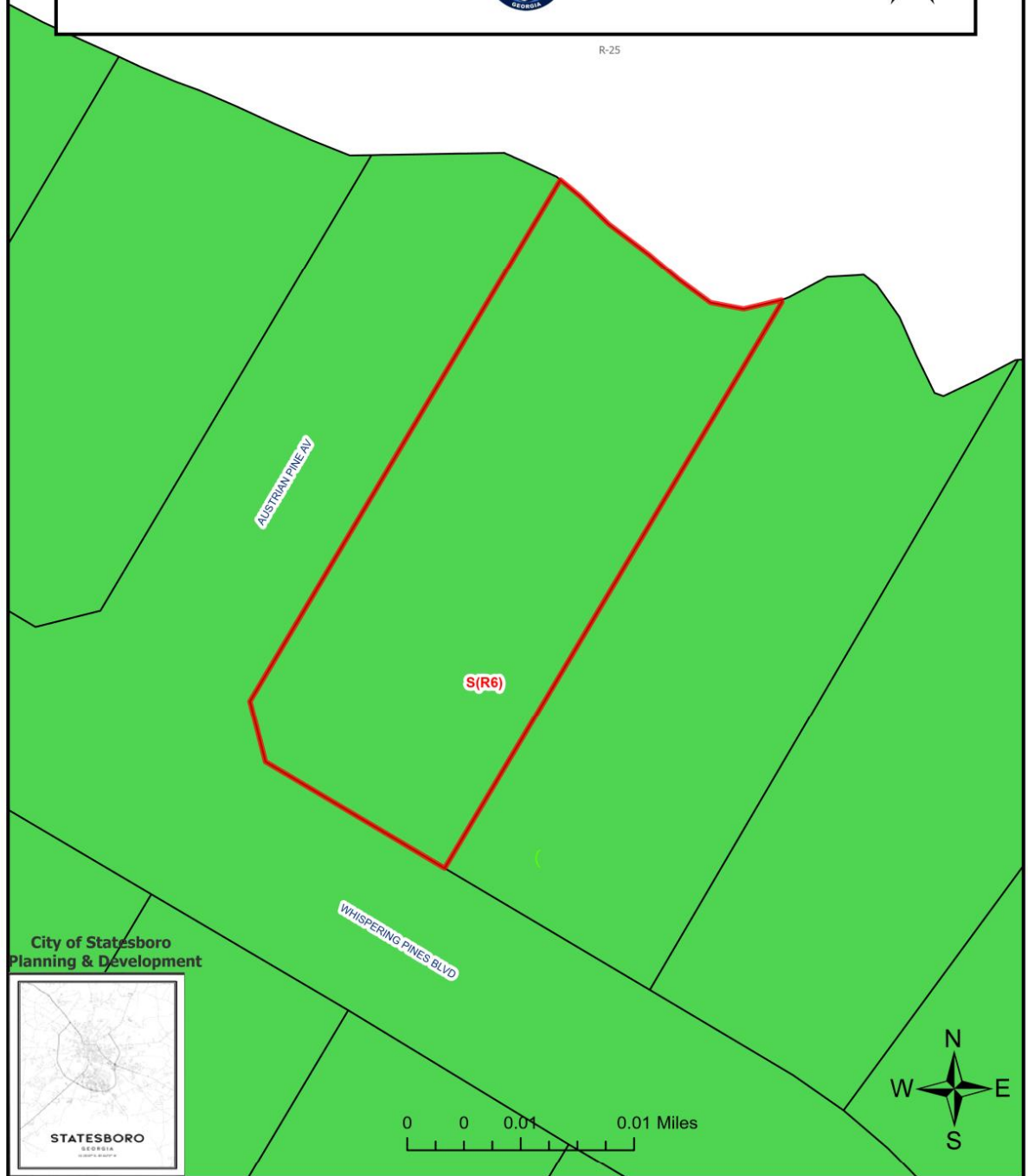


Case# SU-25-10-06
9041 Whispering Pines
BLVD
Parcel: MS42000008216

Zoning Map



R-25



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	Bulloch County R-25 (Single-Family Residential)	Bulloch County Vacant
Northeast	Bulloch County R-25 (Single-Family Residential)	Bulloch County Vacant
East	R-6 (One Household Residential)	Residential
Northwest	Bulloch County R-25 (Single-Family Residential)	Bulloch County Vacant
Southeast	R-6 (One Household Residential)	Residential
South	R-6 (One Household Residential)	Residential
Southwest	R-6 (One Household Residential)	Residential
West	R-6 (One Household Residential)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.46-acres (20,037.6sq ft)
Lot	73 x 227 sq ft lot with a single-family home
Flooding	None on the parcel, however, there is a floodway that reached to the northeast corner of the property.
Wetlands	There are wetlands on the property and the surrounding area.
Easements	None on the parcel or nearby.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a special use permit to allow residency and foster care for children between the ages 5 and 10 years old.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Established Residential Neighborhood,” which are neighborhoods that have been developed and may contain some non-residential uses. These areas are typically low to medium density; however, some higher density residential neighborhoods are located within this area. Significant growth and change are generally not anticipated in this area,

The request is consistent with the comprehensive plan and remains consistent with character of the surrounding area.

ENVIRONMENTAL SITE ANALYSIS

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

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.

Analysis: The property is surrounded by residential development

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

Analysis: The property values do not diminish. The special use permit is required by the UDC.

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.

Analysis: The proposed use 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.

Analysis: There would no hardship to the property owner. It could still be used as single-family residence.

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

Analysis: The Unified Development Code does allow for provisions of this type of development through a special use permit application.

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.

Analysis: The property has not been vacant. The house and most of the subdivision were built in last 10 years.

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.

Analysis: It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.

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

Analysis: The requested special use permit in the R-6 district aligns with the Comprehensive Plan goals for this specific area of the city by a allowing different types of residential uses to be utilize in the area, Thus, reminding consistent with the City of Statesboro Zoning Ordinance.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential home is suitable for residency of children that are in the foster care system. According to the UDC, a group home is allowable through a special use permit. Thus, the application and staff report serve to fulfill the request.



Subject property: view of the property from the ROW on Whispering Pines, facing northeast.



View of the property to the north of the subject property, facing north.



View of the property to the west of the subject property, facing west.



View of the property to the south of the subject property, facing southeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of SU 25-10-06**. If this petition is approved to following enumerated condition(s) shall apply:

- (1) Approval of this special use permit does not grant the right to conduct alterations on the property. 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
(912) 764-0664 (Fax)

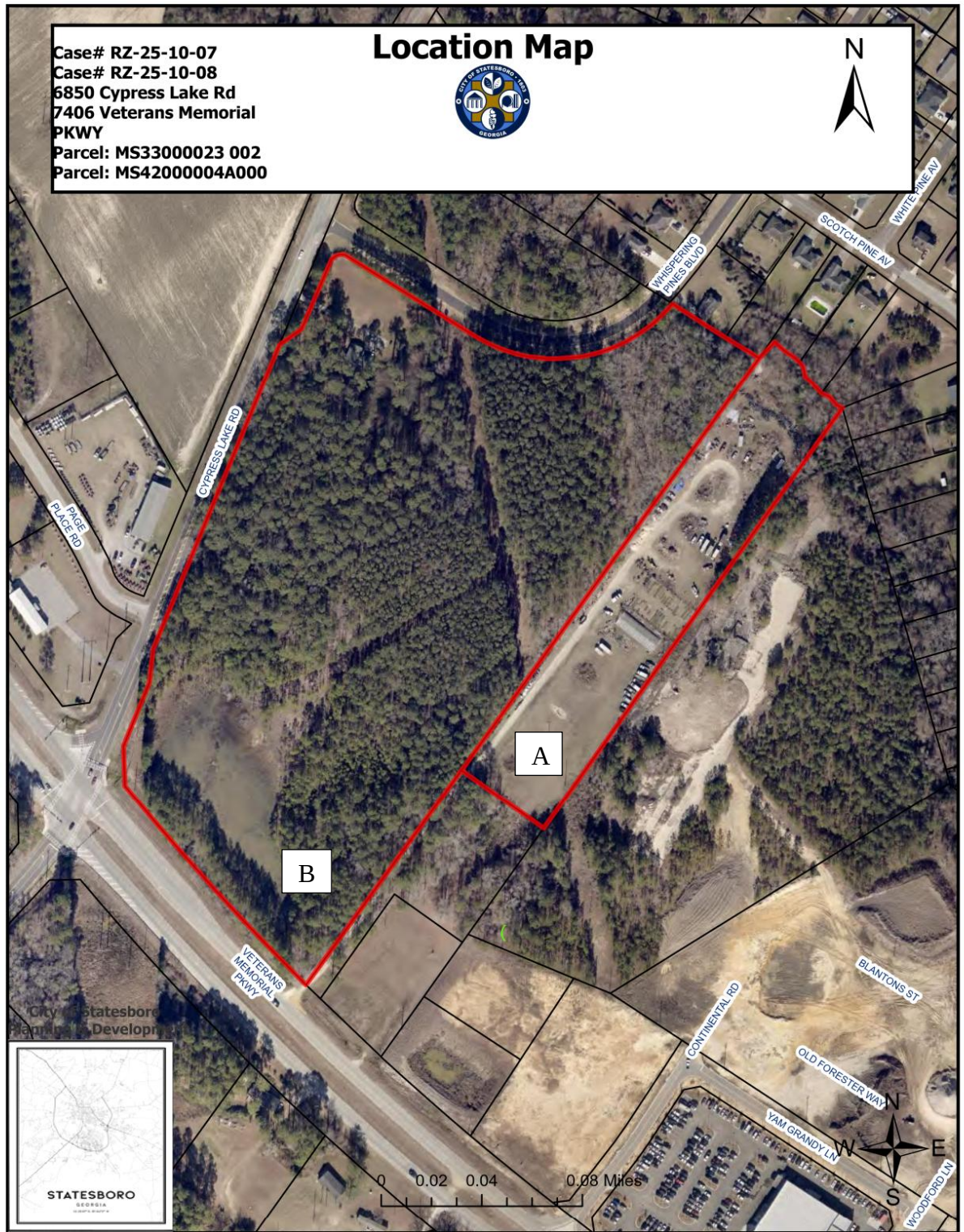
RZ 25-10-07 and RZ 25-10-08 ZONING MAP AMENDMENT REQUEST	
LOCATION:	6850 Cypress Lake Road and 7406 Veterans Memorial Parkway
PETITIONER/REPRESENTATIVE	Southern Property Acquisitions, LLC/ Stephen Rushing
EXISTING ZONING:	R-3 (Medium Density Multi-Household Residential)
PROPOSED ZONING:	MX (Mixed-Use)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhood
TOTAL ACRES:	28.37-acres (1,235,797.2sq ft)
PARCEL TAX MAP #:	MS330000023 002 (23.15-acres) MS420000004A000 (5.22-acres)
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single-Family Resident and Commercial Business
PROPOSED USE:	Grocery store and outparcels

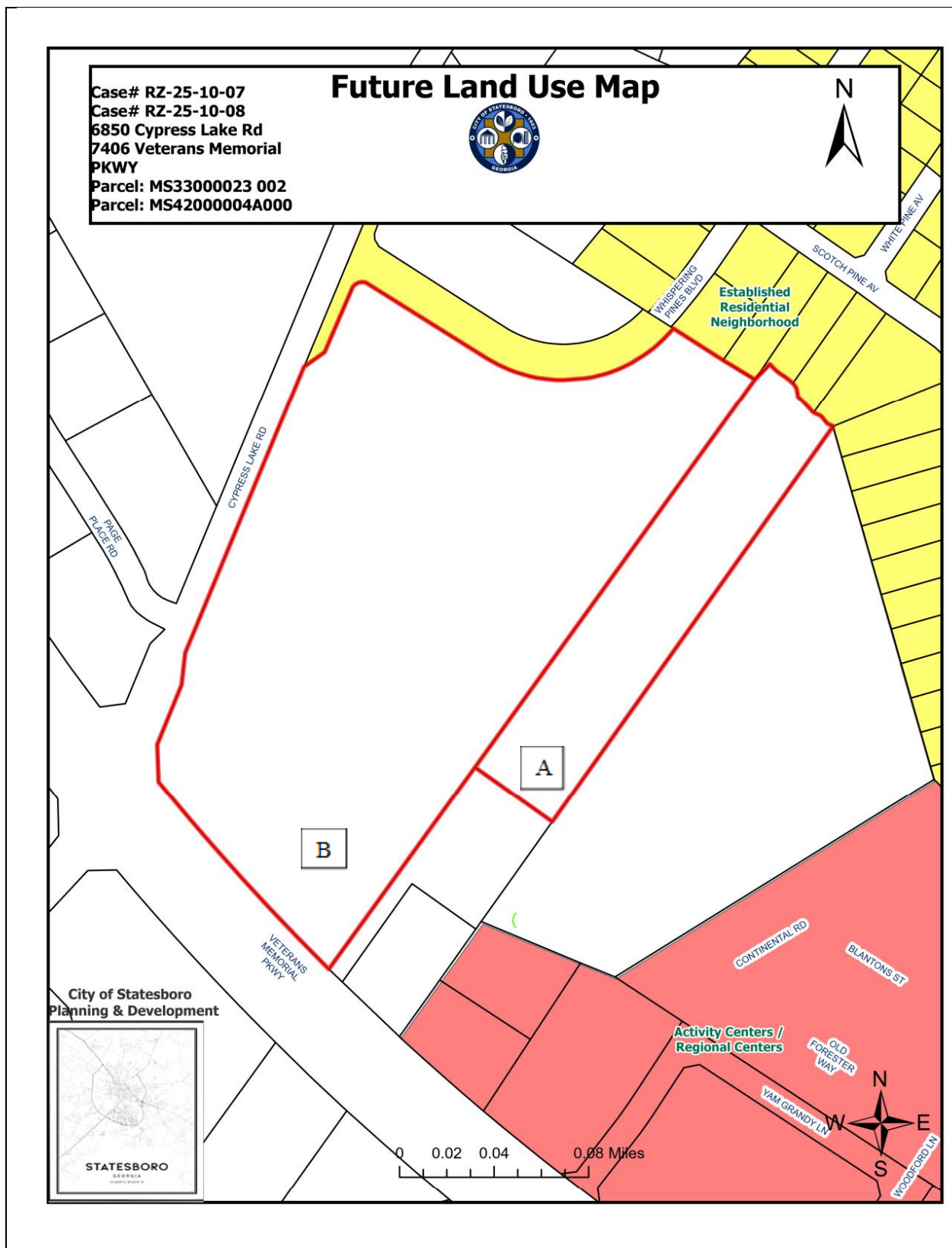
Planning Commission: November 4, 2025
City Council: November 18, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 25-10-07 and RZ 25-10-08 CONDITIONAL APPROVAL

DETAILED DISCUSSION	
HISTORY	
According to the tax assessor website, 6850 Cypress Lake Road consists of a single-family house that was constructed in 1960 and wooded acreage. However, the house was part a large farm that can be seen on 1972 historic aerial maps. In September 2024, the property was annexed and rezone (AN 24 08-07-05 and RZ 24 08-06). According to the tax assessor website, 7406 Veterans Memorial Parkway, consists of a structure that is secondary to the landscaping business on the premises. Historic aerial map dated 1972 shows, this parcel was wooded, however it was cleared sometime between 1993 and 2007. Between 2013 and 2015 it was a small farm. By 2019 it was used for the landscaping business. More recently, the property was annexed and rezoned (AN 24 09-03 and RZ 24 09-04) in September 2024.	
REQUEST	
The petitioner is requesting a Zoning Map Amendment from a R-3 (Medium Density Multi-Household Residential) to a MX (Mixed Use). The properties are located on corner of Cypress Lake Road and Veterans Memorial Parkway. The request consists of two (2) parcels to be rezoned with a total 28.37-acres to construct a new grocery, accompanying parking lots and future residential development.	





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-6 (One-Household Residential) and Bulloch County R-25 (Single-Family Residential)	Single-family houses and vacant
Northeast	R-6 (One-Household Residential)	Single-family houses
East	Bulloch County R-25 (Single-Family Residential and HI (Heavy Industrial)	Vacant
Northwest	Bulloch County R-25 (Single-Family Residential)	Vacant
Southeast	Bulloch County R-25 (Single-Family Residential)	Single-family residence
South	Bulloch County R-25 (Single-Family Residential)	Vacant
Southwest	Bulloch County R-80 (Single-Family Residential)	Single-family residence
West	Bulloch County-HC (Highway Commercial)	Commercial

SITE CHARACTERISTICS	
Overlay/District	None.
Acreage	5.22-acres (Parcel A) and 23.15-acres (Parcel B). Total 28.37-acres.
Lot	Parcel A - 211.7 x 1,073 mostly cleared and industrial use. Parcel B - 560.6 x 1624 mostly wooded and a single-family house.
Flooding	No flooding on the parcels.
Wetlands	There are significant wetlands on both parcels.

Development Services Report
Case RZ 25-10-07 and RZ 25-10-08

SITE DETAILS

Site Design and Layout

The proposed project consists of 28.37- acres which comprises of the following:

Commercial and Retail Areas: The proposed project includes a Kroger grocery store with accompanying parking spaces. The store is proposed to 99,992 sq ft. Also, there are two retail additional stores proposed to be constructed next or near the Kroger store.

Gas Station: The proposed project site is to have a Kroger Fuel Center facing Cypress Lake Road.

Out lots: The subject site is proposed to have two out lots facing Veterans Memorial Parkway that are designated commercial/retail spaces. At the time of writing this staff report, the out lots do not have specified retailers.

Access and Roadways: There are five (5) total access points proposed. One (1) would be a right-in/right-out off Veterans Memorial Parkway. On Cypress Lake Road there would one (1) right-in/right out and two (2) entrance/exit access points. The proposed access point to the north on Cypress Lake Road has yet to be determined with the future residential development phase. Internal roadways of the future residential development phase will be reviewed at a later time.

The project site will be required to have five (5) foot wide sidewalks to be provided within the shopping center and within future residential development area. In addition, five (5) foot wide sidewalks along Cypress Lake Road connecting to the residential subdivision to the north of the proposed project site.

Infrastructure/Public Utilities: The project is planning to connect to City of Statesboro utilities. There is a Georgia Power Easement the runs northwest--southeast direction across the north end of the proposed project site.

Future Development: The future development is proposed to be residential. Details of the future residential development were not available at time of writing this staff report. However, will follow UDC Section 2.4.9-Residential Uses (see below).

SITE DESIGN DETAILS

MX (Mixed Use)

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet	To be reviewed at the time of the permit application.

Maximum Building Coverage:	N/A	N/A
Setbacks: Maximum front yard: Minimum side yard: Minimum rear yard:	25 feet 5 feet 5 feet	To be reviewed at the time of the permit application.
Buffer:	At least 10 feet	To be reviewed at the time of the permit application.
Minimum Amenity Space: Outdoor dining counts towards amenity space requirement.	5%	To be reviewed at the time of the permit application.
Parking (Grocery store and shops): Parking (out-lots): Parking (fuel center):	1 per 1000 square feet of total floor area. To be reviewed at the time of permit application. 1 per 1000 square feet of customer service area.	To be reviewed at the time of the permit application.

Future Residential Development

Section 2.4.9 - Residential Uses

B. Minimum dwelling sizes:

(1) One-household detached dwelling: at least 750 square feet.

C. Location restrictions. In the CBD, **MX**, and HOC districts, ground story dwelling units may not be visible from abutting public streets

F. Porch or Stoop required: For all ground story dwellings in the R-3, R-4, R-6, and **MX** districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.

STAFF SUMMARY AND ANALYSIS

The subject site is mostly wooded area with a single-family home on parcel B and remnants of an industrial business on parcel A. The petitioner is requesting a Zoning Map Amendment for two (2) parcels from a R-6 (One-Household Residential) to a MX (Mix Use District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Developing Neighborhood*,” which is characterized by a mix of single-family homes, townhomes, or other low to

medium density residential developments. Neighborhood-serving commercial development may also be located within this area. These areas may be currently undeveloped or in the process of developing. Some of these possible new neighborhoods may develop in a more urban manner, with small-lot housing likely with clustered densities, green space, and a higher level of resident amenities. New development should strive to increase connectivity and walkability within developments to existing streets, and to adjacent undeveloped properties. Large new developments should be planned to include mixed uses. These developments should blend residential uses with retail businesses, and services linked together in a compact pattern that encourages walking and minimizes the need for auto trips.

The request is consistent with the development patterns of the southwest area of the City. The proposed project site offers commercial, retail and future residential development units that help establish trending patterns of growth in the area. In review of the proposed development, its Staff's opinion the proposed project aligns with Comprehensive Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands, and the proposed project would have significant impacts on existing wetlands. The project site does propose a detention pond on the southwest corner of the parcel.

COMMUNITY FACILITIES AND TRANSPORTATION

There is 8" water main and sewer manhole at the start of Whispering Pines Subdivision. There is a 12" water main and sewer manhole on Cypress Lake Road that would be looped into Whispering Pines Subdivision. Moreover, any existing manhole should be extended for gravity before tying into any new force main. A lift station is required per City standards. In addition, Natural Gas is available for this development.

Veterans Memorial Parkway is considered a Principal Urban Arterial and Cypress Lake Road is considered Urban Collector Road. The proposed access point from Veterans Memorial Parkway would require GDOT approval. Inter-parcel vehicular access will be reviewed at future residential development phase.

Cypress Lake Road currently has a 60' ROW, however an Urban Collector Road is required 70' ROW. However, Cypress Lake Road is a county road and will not be maintained by the City of Statesboro. Moreover, it will require county permitting for access. Sidewalks are required on all Principal Urban Arterial and Urban Collector Road.



Subject property: view of the single-family currently situated on the most northern area of the subject property from the ROW on Cypress Lake Road, facing east.



View of the property northwest of the subject property from the ROW on Cypress Lake Road, facing north.



Subject property: view from the ROW on Cypress Lake Road, facing southwest.



Subject property: view from the ROW on Cypress Lake Road, facing east.



Subject property: view from the corner of Cypress Lake Rd and Veterans Memorial Parkway, facing east.



View of the property to the west of the subject property, facing northwest.



View of the property to the west of the subject on corner of Cypress Lake Road and Veterans Memorial Parkway, facing southwest.



Subject property: view from the ROW on Veteran Memorial Parkway, facing north

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 25-10-07 and RZ 25-10-08**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) The applicant must provide a wetland plan to ensure the mitigations of substantial issues before the issuance of a LDAP.
- (2) The applicant must submit a traffic study in accordance with requested site development before issuance of a LDAP.
- (3) To reduce the potential of negative environmental impacts on the site, the property owner must utilize standards from the GSMM to provide stormwater detention TSS removal, overbank protection and extreme flood protection in submitting engineering plans for this project.



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

P.O. Box 348
Statesboro, Georgia 30458

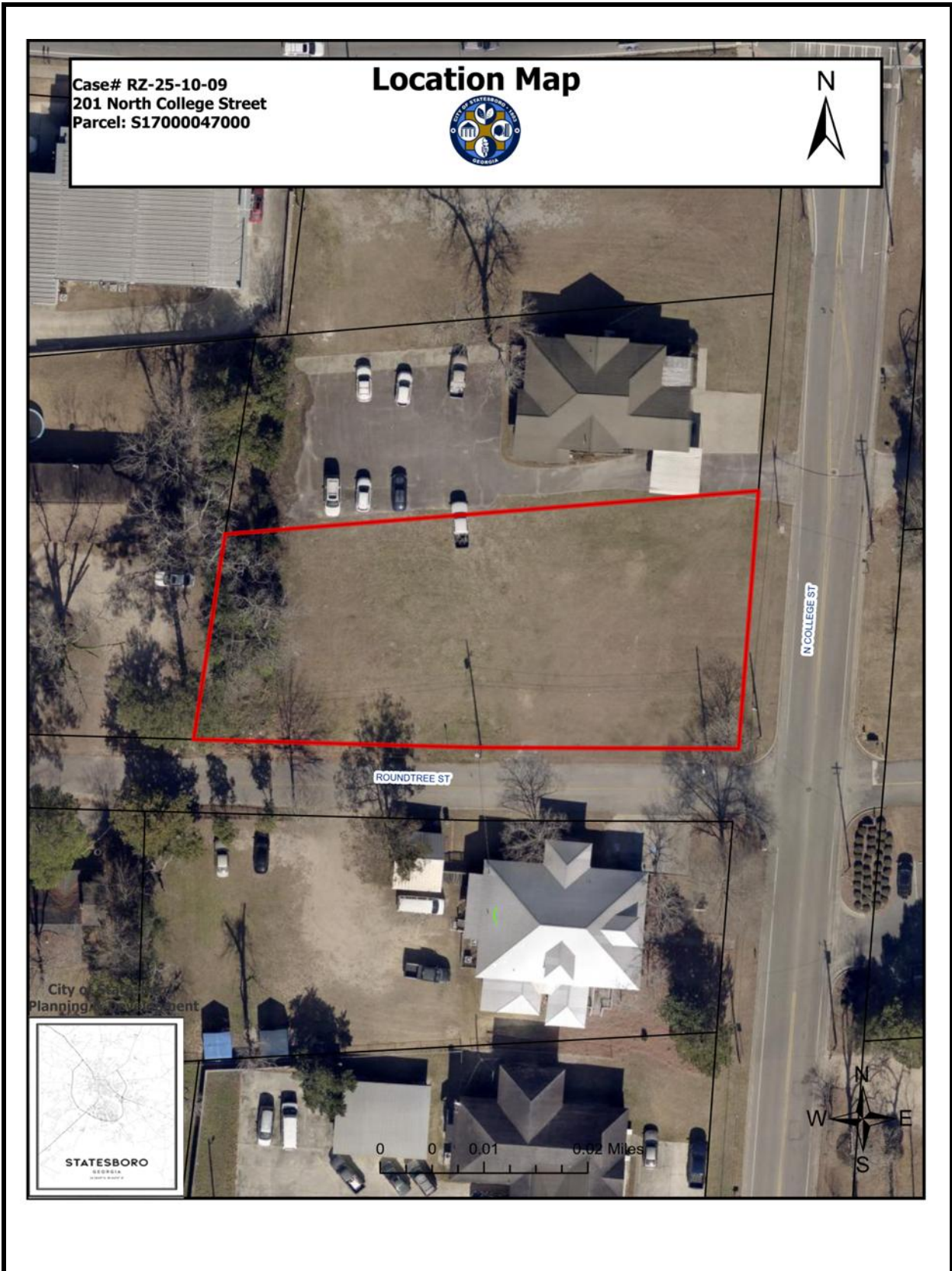
(912) 764-0630
(912) 764-0664 (Fax)

RZ 25-10-09	
ZONING MAP AMENDMENT REQUEST	
LOCATION:	201 North College Street
PETITIONER/REPRESENTATIVE	Nathan Brown/Boro Land Consultants, LLC &CE, Investments, LLC
EXISTING ZONING:	HOC (Highway Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment
TOTAL ACRES:	0.49 – acres (21,344.4)
PARCEL TAX MAP #:	S17 000047 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant
PROPOSED USE:	Three (3) Single-Family Houses

Planning Commission: November 4, 2025
City Council: November 18, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 25-10-09 CONDITIONAL APPROVAL</u>

DETAILED DISCUSSION
HISTORY
According to the tax assessor website, there was a large house on the parcel, on the corner of North College and Rountree Streets. Unfortunately, the house was demolished for unknown reasons and has stood vacant since about 2007.
REQUEST
The petitioner is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to a R-4 (High Density Residential District) for the property located at 201 North College Street. The parcel is about 0.49-acres and it is proposed to be subdivided into three (3) lots with single family house to be constructed on each lot.



Case# RZ-25-10-09
201 North College Street
Parcel: S17000047000

Future Land Use Map

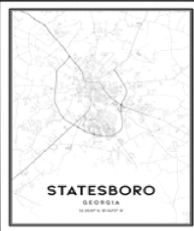


Redevelopment
Area

N COLLEGE ST

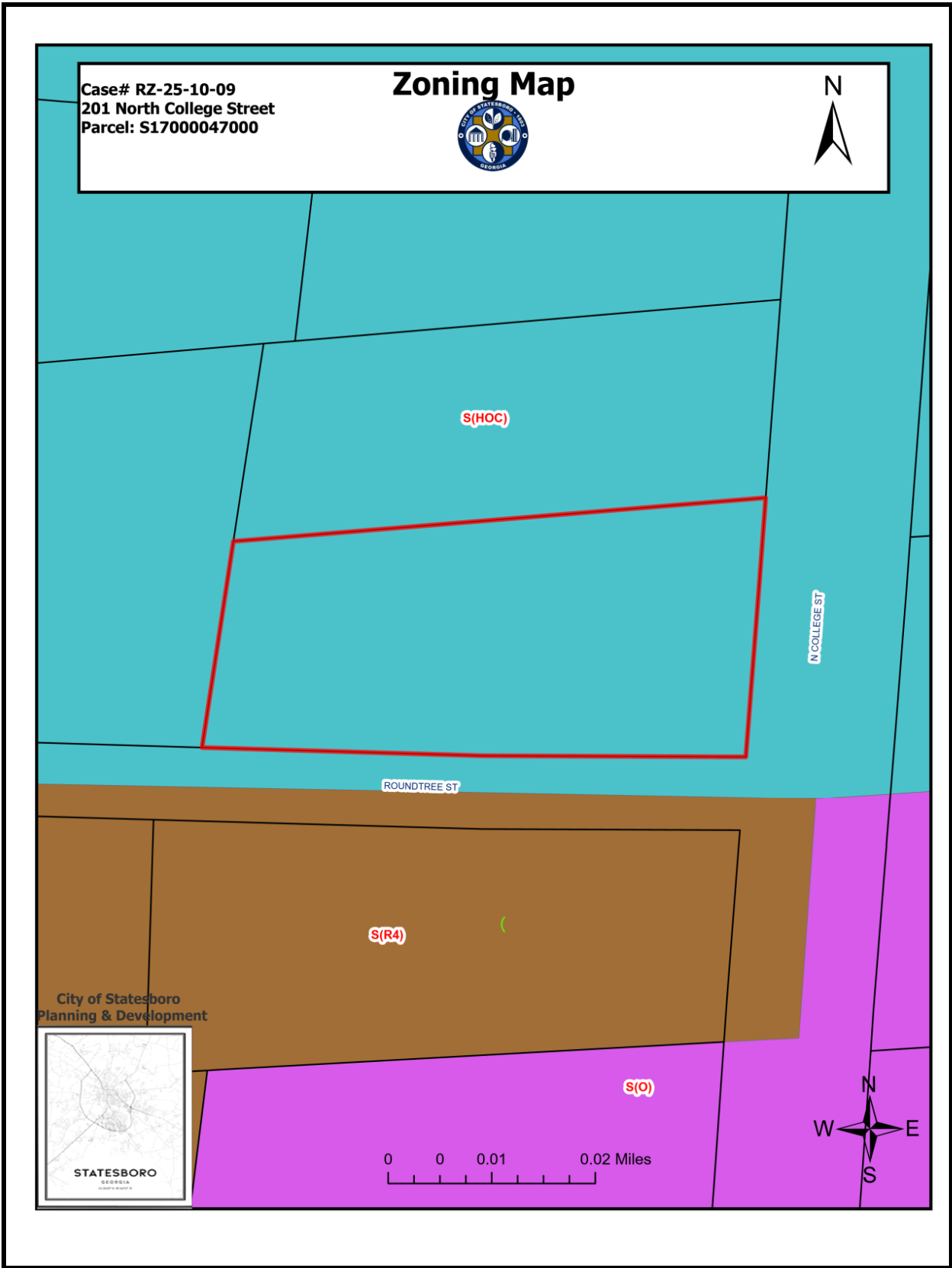
ROUNDTREE ST

City of Statesboro
Planning & Development



0 0 0.01 0.02 Miles





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	HOC (Highway Oriented Commercial District)	Commercial
Northeast	HOC (Highway Oriented Commercial District)	Commercial
East	HOC (Highway Oriented Commercial District)	Commercial
Northwest	HOC (Highway Oriented Commercial District)	Retail
Southeast	HOC (Highway Oriented Commercial District)	Commercial
South	R-4 (High Density Residential District)	Residences
Southwest	O (Office and Business Office District)	Retail
West	HOC (Highway Oriented Commercial District)	Residences

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	0.49-acres
Lot	The lot is cleared and vacant.
Flooding	No floodplains on the parcel.
Wetlands	No wetlands on the parcel.

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project consists of 0.49-acres which is to be subdivided into three (3) separate parcels. Each parcel is proposed consist of one single family dwelling with accompanying drive ways.

SITE DESIGN DETAILS

R-4 High Density Residential District

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	N/A	Lot 1 7901 sq ft Lot 2 6879 sq ft Lot 3 7057 Sq ft
Maximum Building Height:	75 feet	30 feet
Maximum Building Coverage:	50%	50%
Setbacks: front yard:	20 feet: <i>unless Section 2.3.3 - Comprehensive Dimensional Standards (D) (1)</i> 20 feet from residential districts; 10 feet from all other districts. 20 feet from residential districts; 10 feet from all other districts.	20 feet
side yard:		
rear yard:		10 feet
Buffer:		
Parking per dwelling:	Two (2) per dwelling	

Section 2.4.9 - Residential Uses

B. Minimum dwelling sizes:
(1) One-household detached dwelling: at least 750 square feet.

F. Porch or Stoop required: For all ground story dwellings in the R-3, **R-4**, R-6, and MX districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from a HOC (Highway Oriented Commercial District) to a R-4 (High Density Residential District).

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 will be characterized by pedestrian-oriented neighborhood scale development.

The request is consistent with the city’s development patterns and the revitalization efforts. The subject property offers residential dwellings that help establish trending patterns of growth in the area, and additionally provide neighborhood connections and create a sense of community.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City Water with a one (1) inch water line along Roundtree Street. However, this water line would need to be upgraded. There is a sewer line available along North College Street, however it would need to be extended to the farthest point of the subject property. Natural gas is available along both North College and Roundtree Streets.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning 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?
Analysis: Yes, a R-4 district is adjacent to the subject site.
2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the R-4 district is adjacent to the subject property. The zoning would be continuous.

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

Analysis: Yes, however the proposed residential dwelling units would add necessary infill housing options to the city.

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

Analysis: The site is within the Redevelopment Area as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner develop the parcel in accordance with Unified Development Code and the Comprehensive Plan.

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

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

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

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan to meeting the housing shortage and the assist the revitalization of the neighborhood.



Subject property: view from the ROW on Rountree Street, facing north.



Subject property: view or the property from ROW on Rountree Street, facing northwest.



Subject property: view of the property from ROW on North College Street, facing west.



View of the property east of the subject property, facing east.



View of the property directly north of the subject property, facing northwest.



View of the property south of the subject property, facing southwest.



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



View of the property to southwest of the subject property from the ROW on Rountree Street, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 25-10-09**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) The applicant must provide a subdivision plat for approval prior to issuance of a building permit.