



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 4, 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. September 6, 2022

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).

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).

a. Approval of Annexation Ordinance:

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).

4. **AMENDMENT TO PUD ORDINANCE:** Request to amend Article XIV: Section 1401: PLANNED UNIT DEVELOPMENT DISTRICT.

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

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

September 6, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: James Bryd Sr., Sean Fox, Benjamin McKay, Russell Rosengart, 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

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 2, 2022 Meeting Minutes.

IV. New Business

- 1.) **APPLICATION RZ 22-08-01:** Simcoe Investment Group, LLC requests a Zoning Map Amendment from the R-20 (Single-Family Residential) zoning district to the R-2 (Townhouse Dwelling) zoning district in order to construct a 151 unit townhome development on 26.3 acres of property on Jones Mill Road (Tax Parcel # MS84000002 001).

Kathleen Field introduced case RZ 22-08-01, Commissioner Fox made a motion to open the public hearing. Commissioner Rosengart seconded, the motion carried 5-0. Alec with EMC Engineering was introduced as the representative. Robbie Bell spoke as a resident with concerns over quality of the project. Commissioner Cartee questioned the amenity space requirement. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Rosengart

made a motion to approve with staff recommendations. Commissioner Fox seconded and the motion passed 5-0.

2.) **APPLICATION SE 22-08-02:** Cody Ward requests a special exception from Article VIII, Section 801 of the Statesboro Zoning Ordinance in order to locate a Men's Health Clinic on a 0.06 acre parcel in the multi-tenant building located at 22 South Main Street (Tax Parcel# S28 000068 000).

Kathleen Field introduced cases SE 22-08-02, Commissioner Cartee made a motion to open the public hearing. Commissioner Fox seconded, the motion carried 5-0. Cody Ward was introduced as the representative for the application. Commissioner Fox made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner McKay made a motion to approve with staff recommendations. Commissioner Cartee seconded and the motion passed 5-0.

3.) **APPLICATION RZ 22-08-03:** Horizon Home Builders requests a Zoning Map Amendment from the R-4/HOC (High-Density Residential/Highway Oriented Commercial) to the R-2 (Townhouse Residential) zoning district for the development of a 245 unit townhome development on a portion of a 42.87 acre property at 538 East Main Street (Tax Parcel # MS82000035 000).

Kathleen Field introduced cases RZ 22-08-03, Commissioner McKay made a motion to open the public hearing. Commissioner Fox seconded, the motion carried 5-0. Haydon Rollins was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Fox. The motion passed 5-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Rosengart seconded and the motion passed 5-0.

4.) **APPLICATION RZ 22-08-04:** L&S Acquisitions requests a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 140 unit single-family detached subdivision on 34.88 acres of property located at 1263 S&S Railroad Bed Road (Tax Parcel # 107 000009 000).

Kathleen Field introduced cases RZ 22-08-04, Commissioner Fox made a motion to open the public hearing. Commissioner Cartee seconded, the motion carried 5-0. Haydon Rollins was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Rosengart. The motion passed 5-0. Commissioner Rosengart made a motion to approve with staff recommendations. Commissioner Fox seconded and the motion passed 5-0.

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

Kathleen Field introduced the amendments to the townhouse dwelling standards as proposed by City Council for feedback. Commissioner Rosengart questioned if the 5% requirement was low compared to other communities. Commissioner Cartee stated that the difference between green space and amenities needs to be addressed. Commissioner McKay requested more context behind the proposed 10% and what is considered open space. Commissioner Cartee requested to reference specific developments we would like to see in Statesboro and see what their space requirements are. Commissioner McKay expressed that he would like a number large enough to incentivize home ownership over rentals. Commissioner Fox stated that he did not think observation decks should be included in the amenity space. Commissioner Fox suggested a visual representation of amenities could help to define green space. The Commissioners agreed they would like an informed decision on the final percentage in the standards.

2.) **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 PUD examples from surrounding communities including, Darien, Richmond Hill, and Winder. Kathleen Field stated that there were potential options given to the Council. The first option is the status quo, the current ordinance would remain in place. The second option would be to place a zoning moratorium on all PUD applications. The third option would be to wait for revised zoning ordinance. Commissioner Byrd would like to see the commonalities between the three presented cities. Commissioner Cartee asked if there was an existing PUD in Statesboro that could be used as an example with a mix of uses and not just for density. Commissioner Cartee added that a PUD should have to incorporate a mix of commercial and residential uses. Commissioner McKay stated that the City has not been putting as many requirements on the developments under the current PUD. Commissioner Rosengart stated that he did not want to stop progress on all developments. Commissioner Fox questioned if the City could place a restraint such as a certain percentage of residential and commercial on a PUD development. Commissioner McKay suggested another options of pausing development to allow for a rewrite of just the PUD requirements. Kathleen Field stated that the City could amend the PUD language to require it be mixed use. Commissioner Fox spoke in favor of amending the language to not allow for just an increase in density. Commissioner Fox made a motion to amend the PUD ordinance to include mixed used development. With a second from Commissioner McKay, the motion passed 5-0.

V. Announcements

Kathleen Field announced that Commissioner Babot resigned from the Planning Commission. She added that City Council appointed Jim Thibodeau as the new Commissioner and he will complete her term.

VI. Adjourn

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

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development




ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 22-09-02
ZONING MAP AMENDMENT REQUEST
703 East Grady Street

LOCATION:	703 East Grady Street	
EXISTING ZONING:	R15 (Single-Family Residential)	
ACRES:	0.24 acres	
PARCEL TAX MAP #:	S52 000030 000	
COUNCIL DISTRICT:	District 3 (Mack)	
EXISTING USE:	Single Family Residential	
PROPOSED USE:	Office Expansion	

PETITIONER Jarrett Walden

ADDRESS 225 High Point Road; Statesboro GA, 30458

REPRESENTATIVE Same as Above

ADDRESS Same as Above

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the R15 (Single-Family Residential) zoning district to the O (Office) zoning district in order to increase the available parking space and expand the existing office on the adjacent parcel.

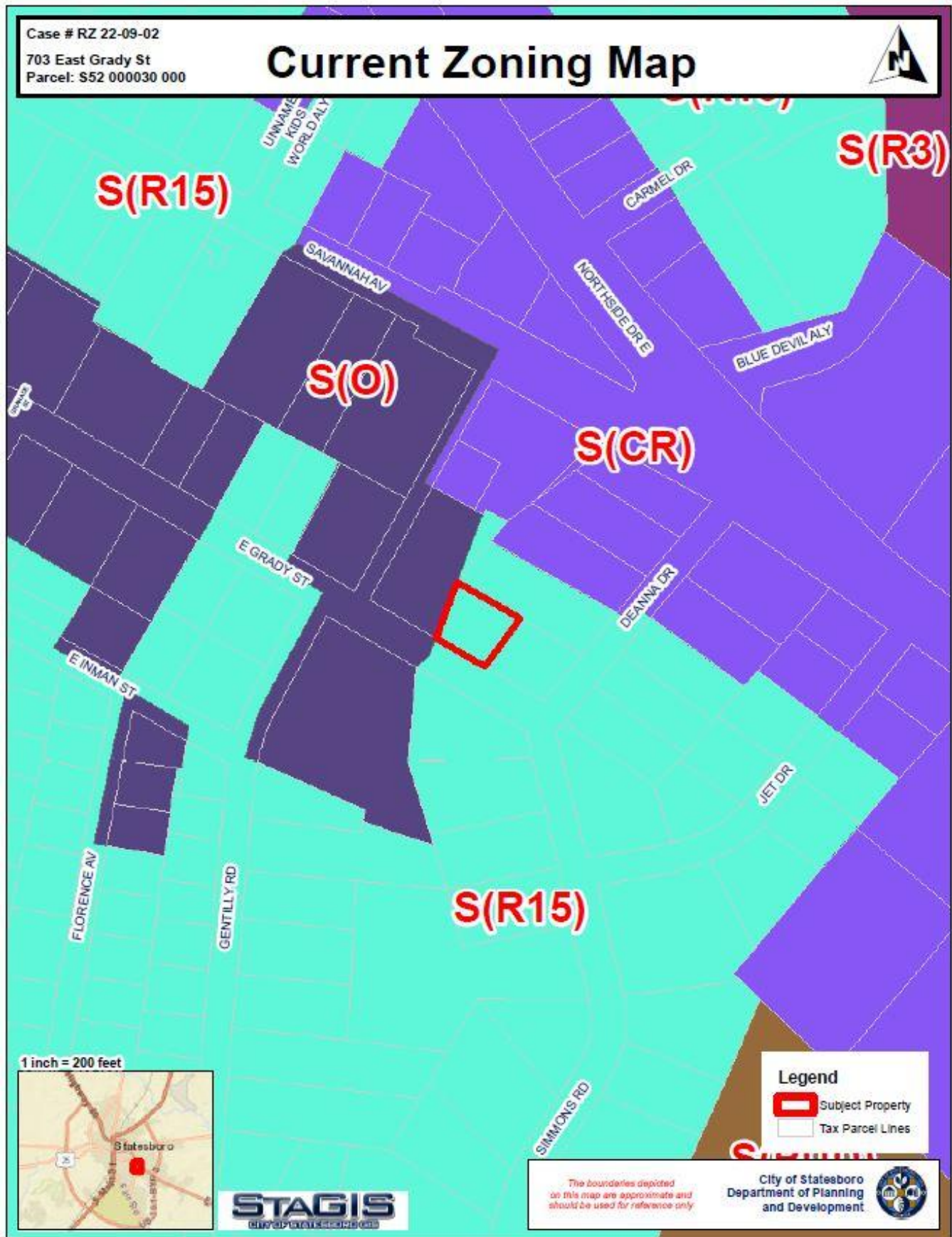
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 22-09-02 – CONDITIONAL APPROVAL

Case # RZ 22-09-02
703 East Grady St
Parcel: S52 000030 000

Location Map





Case # RZ 22-09-02
703 East Grady St
Parcel: S52 000030 000

Future Landuse Map

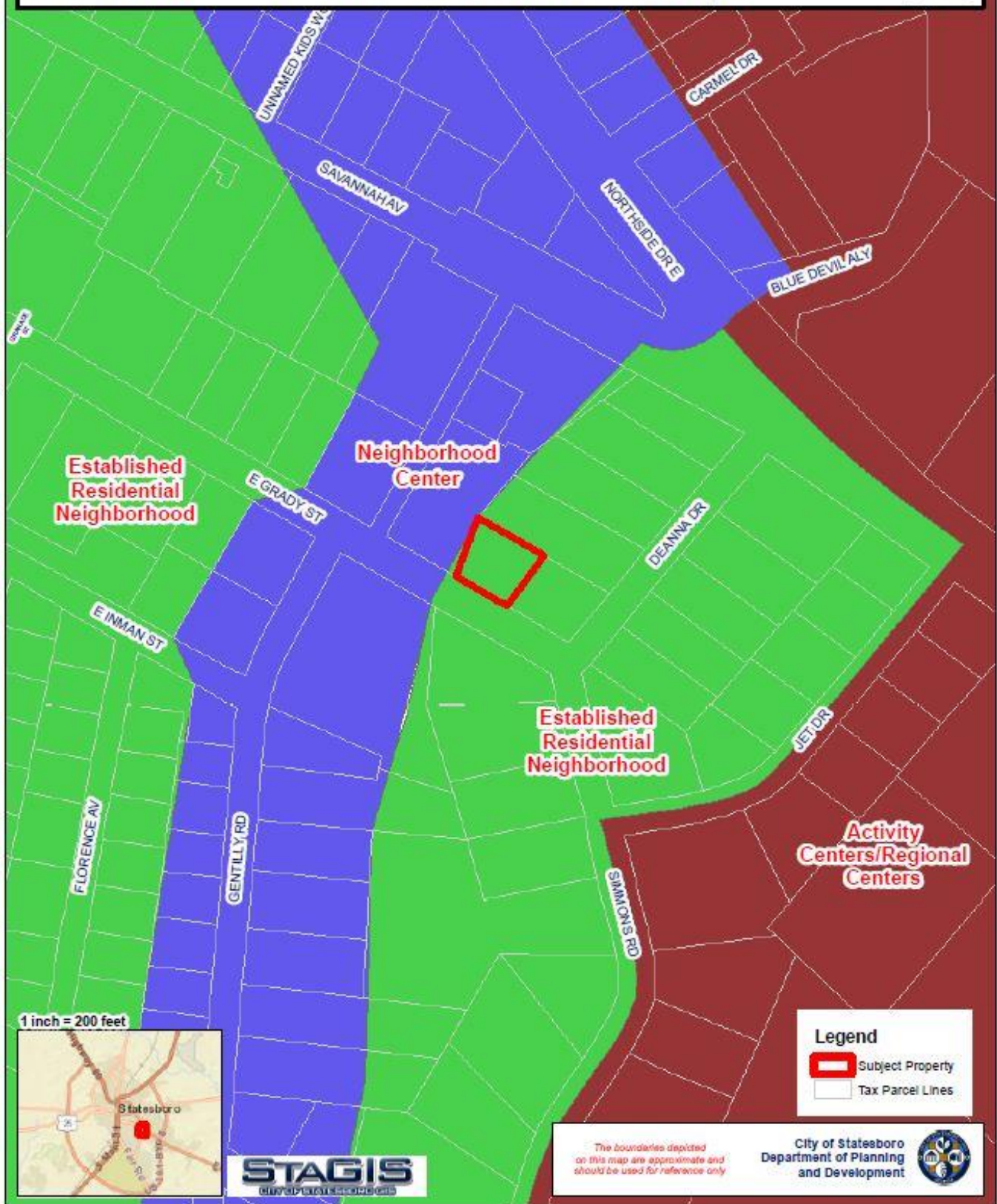
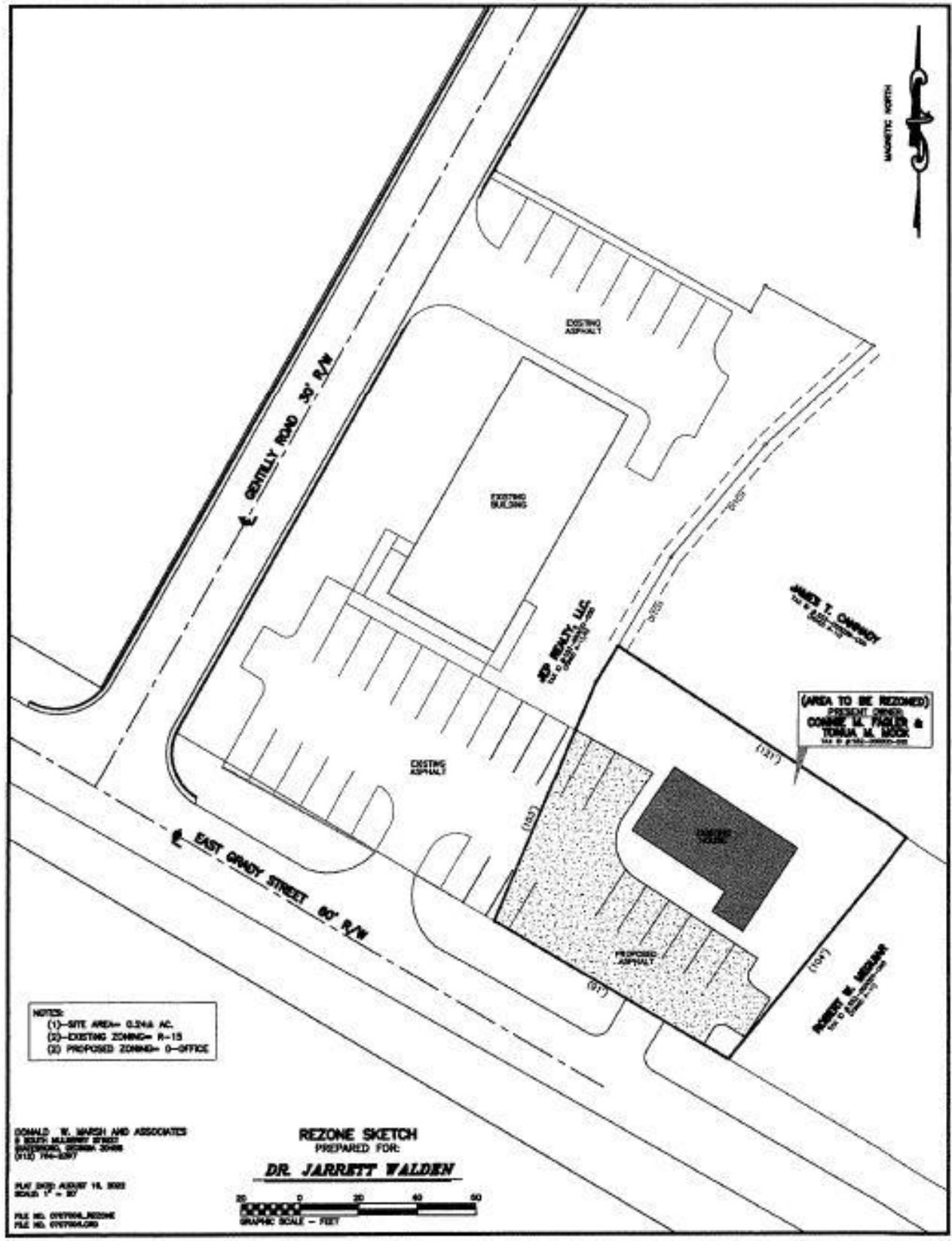


EXHIBIT ONE



SUBJECT SITE

The subject site is an existing single-family home located on 0.24 acres to the east of the existing dental office. The surrounding neighborhood has a mix of single-family housing with offices

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 not contain wetlands and is not in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer.

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 similar to the surrounding uses in the area, as the area has a pattern of transitioning from Single-Family housing to office types.

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 to remove some of the existing parking issues for the business, but it will reduce the overall available housing stock in the community.

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

- The site does have a house located on it but it does not serve any general use for the public beyond the provided natural foliage.

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 as it is in alignment with many of the surrounding properties.

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 a single family residence is located on the property.

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

- Population density in the area.
 - Population density would not change as a result of this amendment.
- Community facilities.
 - The development would likely increase the use on utilities.
- Living conditions in the area.
 - The living conditions in the area not likely to change.
- Traffic patterns and congestion.
 - There would be an increase in traffic in the area, but the traffic will be contained on the surrounding sites of the business.
- Environmental aspects.
 - There are no noted wetlands on the property, and the building does already exist.
- Existing and future land use patterns.
 - There is a general residential development pattern in the area, but this has steadily shifted to a more office use.
- 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 in alignment with the existing zoning as well as the general residential zoning of the area. In addition, the general Comprehensive Plan does promote the general development of this type in the area.

Subject Property



Western Property



Southern Property



Southwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-09-02**. 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 zoning map amendment does not grant the right to develop 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
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AN 22-09-03 & RZ 22-09-04 ANNEXATION AND ZONING MAP AMENDMENT REQUEST Burkhalter Road

LOCATION:	Burkhalter Road	
EXISTING ZONING:	HC (Highway Commercial)	
ACRES:	3.8 acres	
PARCEL TAX MAP #:	MS88000006 000, MS88000005 000, & MS88000007 000	
COUNCIL DISTRICT:	District 5 (Barr) – (Projected)	
EXISTING USE:	Residential Home & Vacant Lot	
PROPOSED USE:	Service Station	

PETITIONER The Parker Companies (Daniel Ben-Yisrael)
ADDRESS 17 W McDonough Street; Savannah, GA 31401

REPRESENTATIVE Kimley-Horne & Associates (Brian Clouser)
ADDRESS 354 E Gordon Street; Savannah, GA 31401

PROPOSAL

The applicant is requesting an Annexation by the 100% method of 3.8 acres of property on the intersection of Burkhalter Road and Highway 67 for the development of a Parker's Kitchen. The applicant also request a Zoning Map Amendment from the R-40 (Single-Family Residential) to the HOC (Highway Oriented Commercial) zoning district to allow for development.

PLANNING COMMISSION RECOMMENDATION

AN 22-09-03 & RZ 22-09-04 CONDITIONAL APPROVAL

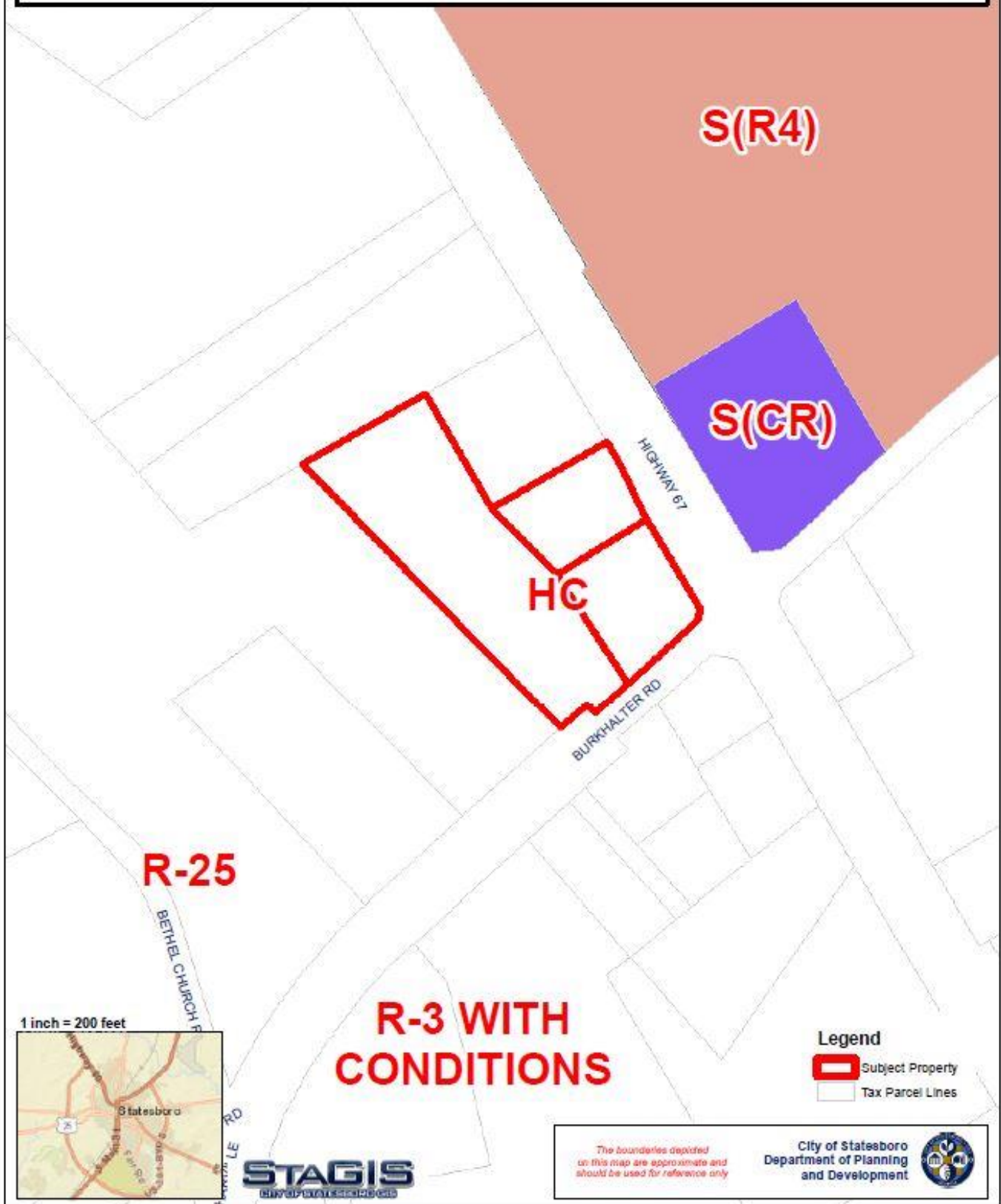


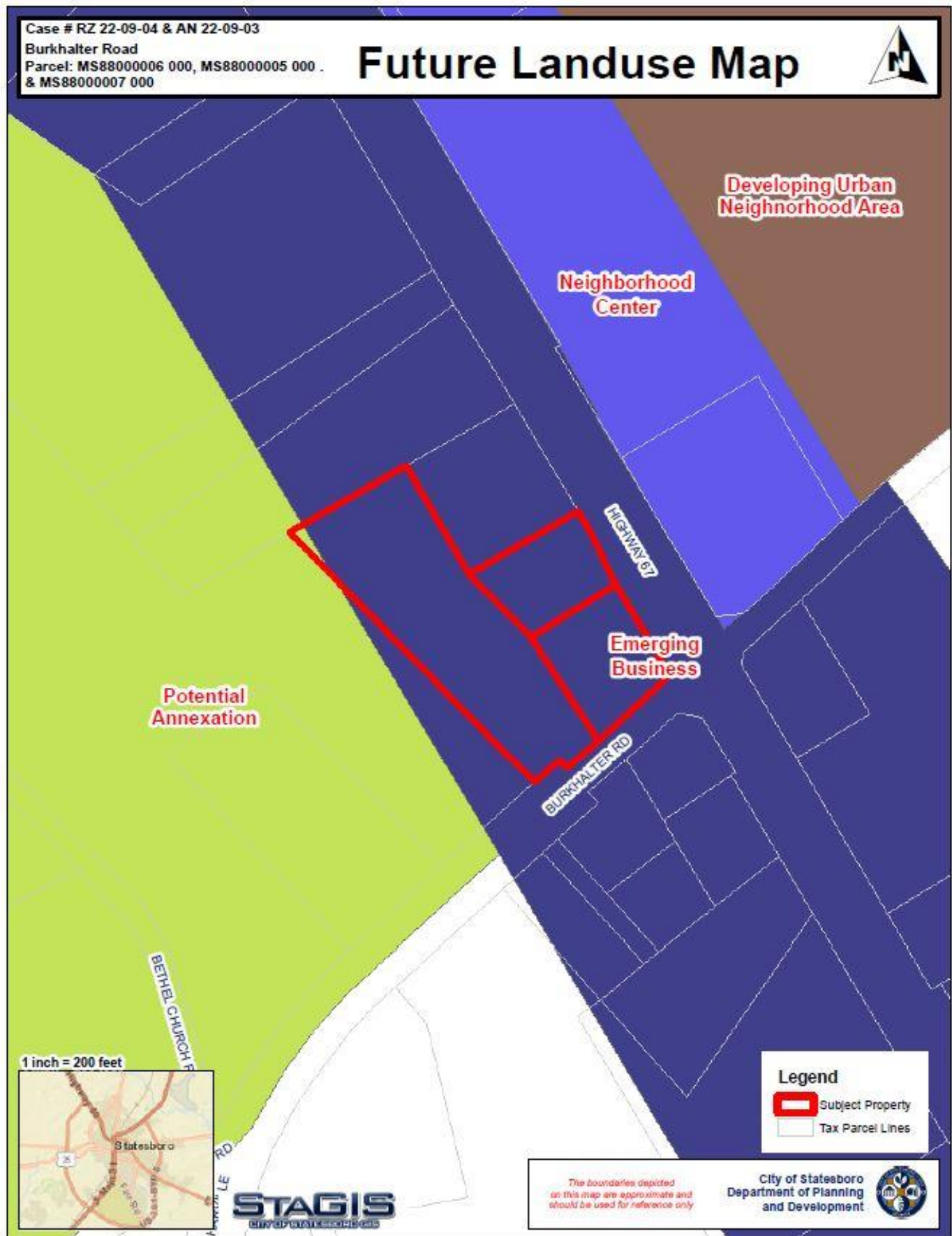
Case # RZ 22-09-04 & AN 22-09-03

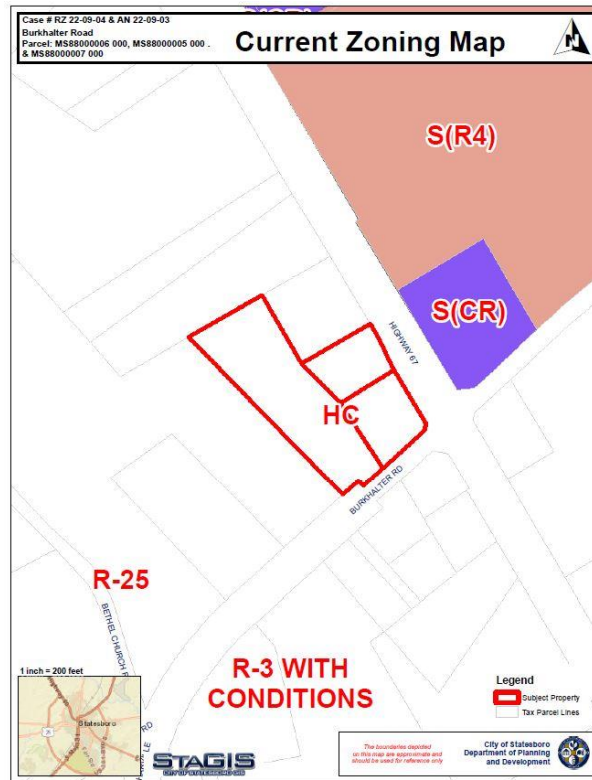
Burkhalter Road

Parcel: MS88000006 000, MS88000005 000
& MS88000007 000

Current Zoning Map







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HC (Highway Commercial County Zoning)	Auto Tinting and Sales Facility
Northeast	Location Area #2: R-4 (High-Density Residential)	Multi-Family Development
Northwest	Location Area #3: HC (Highway Commercial County Zoning)	Single-Family Residential Dwelling
East	Location Area #4: CR (Commercial Retail)	Stay Plus Extended Stay
West	Location Area #5: HC (Highway Commercial County Zoning)	Rural/Open Land
Southwest	Location Area #6: HC (Highway Commercial County Zoning)	Rural/Open Land
Southeast	Location Area #7: HC (Highway Commercial County Zoning)	Service Station
South	Location Area #8: HC (Highway Commercial County Zoning)	Service Station

NOTE: CONCEPT PLAN BASED ON PARCEL DIMENSIONS FROM GIS PARCELS. ACTUAL BOUNDARY LINES MAY VARY FROM THOSE INDICATED HEREIN.

BRINAERD RD

Highway 61

Highway 61

STORMWATER MANAGEMENT FACILITY

VICINITY MAP

CONCEPTUAL PLAN
SUBJECT TO CHANGE

SUBJECT SITE

The subject site is two vacant and one deteriorated single-family lot totaling 3.8 acres, on the intersection of Burkhalter and Highway 67. The property has been used as a single-family home, with the remaining acreage wooded, 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 “Emerging Business” area, which currently is set aside for the development of offices, entertainment, services, mixed use development and a range of high density residential development.

ENVIRONMENTAL SITE ANALYSIS

The subject property listed for annexation does not contain wetlands and is not located in a flood zone. The adjacent properties are also not affected by wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but initial discussion with the developer has determined that water, sewer, and gas can be extended to serve the site.

ANNEXATION COST ANALYSIS

At this time, it has not been determined what change in the general tax base this annexation would cause, but this property opens additional land to the South and Southeast for additional annexation. In addition, the extended utilities to the site would assist in providing utilities to developing sites further Southeast.

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 an equivalent zoning use as currently available in the County. In addition, this property is in a highly trafficked intersection with adjacent uses of a similar manner.

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.

Under current annexation requirements, R40 zoning is the default zoning for any land annexed into the city limits.

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, as the property is a dilapidated single-family home.

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

- A portion of the site has not been developed at this time, and the removal of the dilapidated structure improves the general corridor to the entrance of the City. This also provides additional service areas for existing utilities in the Southern area of the City.

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

- This property would be developed in addition to the adjacent property, which provides significant space for the completion of the project.

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 majority of the property has not been developed, and the existing home has not currently been vacant for at least 2 years.

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

- Population density in the area.
 - The population density would not increase as a result of this new development in the area.
- Community facilities.
 - There will need to be some expansion of the existing facilities in the area to ensure that the property can be appropriately served.
- Living conditions in the area.
 - The addition of this property if developed would increase the ability of residents at the periphery of the City to receive service heading South.
- Traffic patterns and congestion.
 - Congestion of this road may be a significant issue. At this time, the existing intersection tends to significantly back up during various times of the day. Significant investment will be needed in the area to ensure that the traffic concerns can be mitigated.
- Environmental aspects.
 - No wetlands will be affected by this development, as there are none on the site. Tree buffering and canopy requirements will be enforced on this site.
- Existing and future land use patterns.
 - There is a mixture of development types in the area, likely due to the lack of historical development planning. This would also serve developments being considered to the South of the project, which in the future is likely to be annexed due to utility needs.
- 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 use of the property is in alignment with the Comprehensive Plan as an area meant for mixed-use development. In addition, this area is a major thoroughfare into the City proper, which is also looked at for potential future annexation.

Subject Property



Southern Property



Northern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of AN 22-09-03 and RZ 22-09-04**. 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 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, the applicant must ensure that the completion of a traffic study is submitted to the City Engineering Department for the purpose of confirming any possible traffic calming opportunities.
- (3) A recombination PLAT must be submitted and recorded before the issuance of any Land Disturbance permits for the project.

ORDINANCE # 2022- 05:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Lorna T Sanders & The Parker Companies, who are the owners of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. The area contiguous to the City of Statesboro as described in Appendix A, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcels MS88000006 000, MS88000005 000, & MS88000007 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on November 1, 2022.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Emerging Business character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on October 18, 2022, subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this 18th day of October, 2022 by the Mayor and Council of the City of Statesboro.

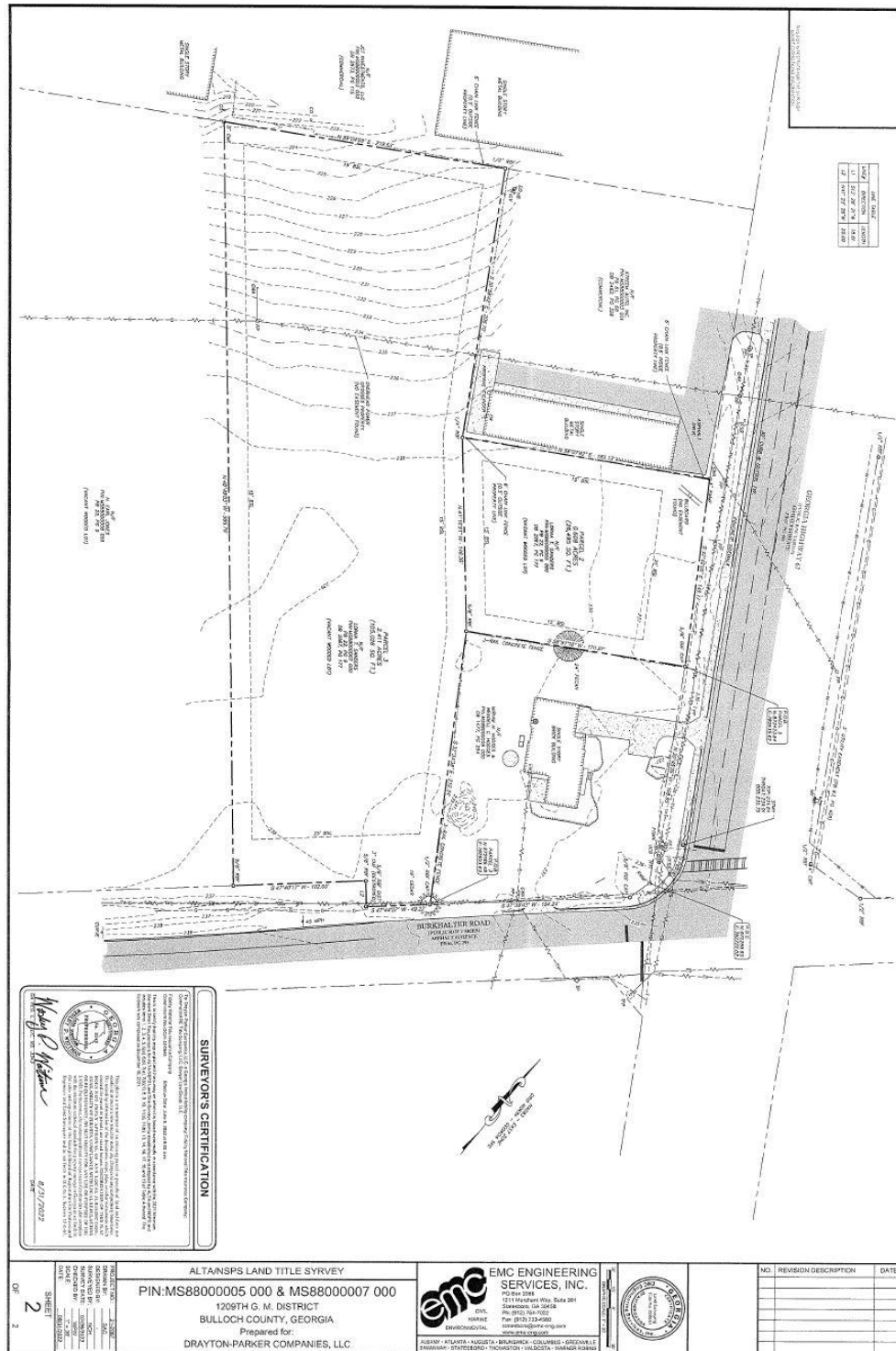
ATTEST:

Jonathan M. McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and more further describes as approximately 3.8 +/- acres of undeveloped and developed land located on Veterans Memorial Parkway (Tax Parcels # MS88000006 000, MS88000005 000, & MS88000007 000).



Appendix A

[illegible]

Section 1404 –Mixed Use Concurrency Requirements

- A. At least 20% of the total gross floor area of the completed PUD development shall be devoted to residential uses and at least 20% of the total gross floor area of the completed PUD development shall be devoted to non-residential uses.
- B. No more than 75 residential units shall be issued a certificate of occupancy in a PUD development until such time as at least 20,000 gross square feet of non-residential floor area has been issued a certificate of occupancy. Any mixed-use concurrency requirements beyond the first 75 residential units may be required by conditional zoning.
- C. No certificate(s) of occupancy shall be issued for more than 100,000 gross square feet of non-residential floor area in a PUD development until such time as a certificate of occupancy has been issued for at least 20 residential units. Any mixed-use concurrency requirements beyond the first 100,000 gross square feet may be required by conditional zoning.

Sec. 2506-A. AMENITY SPACE

For developments equal to or exceeding 5.0 acres at least 10% of the site acreage, calculated based on the total lot area before development, must be dedicated as amenity space. For developments smaller than 5.0 acres at least 5% of site acreage must be dedicated as amenity space. Amenity space is defined as any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, community lawns, community gardens, hardscape areas improved for pedestrian enjoyment, splash pads, walking trails, dog parks, and wooded areas.