



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

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**Statesboro Planning Commission**

**October 3, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Agenda**

**I. Call to Order**

**II. Invocation & Pledge of Allegiance**

**III. Approval of Minutes**

1. August 1, 2023

**IV. New Business**

1. **Seating of New Planning Commissioners and Election of Chair**
2. **APPLICATION RZ 23-08-08:** S&K Investments LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the MX (Mixed Use) zoning district on 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development (Tax Parcel # 076 000001 001).
3. **APPLICATION RZ 23-09-01:** Nellie Meeks request a Zoning Map Amendment from the R-15 (Single-Family Residential) to the MX (Mixed Use) zoning district in order to reuse a property as office space at 26 Lindberg Street (Tax Parcel # S51 000045 000).
4. **APPLICATION RZ 23-09-02:** Hillpointe, LLC requests a Zoning Map Amendment from the CR/PUD (Commercial Retail/Planned Unit Development) zoning districts to the MX (Mixed Use) zoning district in order to develop a commercial multi-family residential development on 18.56 acres located on Lovett Road (Tax Parcel MS72 000004 000).
5. **APPLICATION SUB 23-09-03:** Tim Stone requests Preliminary Subdivision PLAT approval on approximately 11.54 acres of property in order to develop a townhouse subdivision of approximately 93 units on Westside Road (Tax Parcel MS30 000025 002).
6. **APPLICATION SUB 23-09-04:** Mitchell Ball requests Preliminary Subdivision PLAT approval on approximately 32.6 acres of property in order to develop a single-

family detached subdivision of approximately 90 units on Timber Road & Stockyard Road (Tax Parcel # MS38 000068 001).

**V. Announcements**

**VI. Adjourn**



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**III. Approval of Minutes**

1. August 1, 2023

**IV. New Business**

1. **Seating of New Planning Commissioners and Election of Chair**
2. **APPLICATION AN 23-08-07:** S&K Investments LLC requests Annexation of 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development (Tax Parcel # 076 000001 001).
3. **APPLICATION RZ 23-08-08:** S&K Investments LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the MX (Mixed Use) zoning district on 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development (Tax Parcel # 076 000001 001).
4. **APPLICATION RZ 23-09-01:** Nellie Meeks request a Zoning Map Amendment from the R-15 (Single-Family Residential) to the MX (Mixed Use) zoning district in order to reuse a property as office space at 26 Lindberg Street (Tax Parcel # S51 000045 000).
5. **APPLICATION RZ 23-09-02:** Hillpointe, LLC requests a Zoning Map Amendment from the CR/PUD (Commercial Retail/Planned Unit Development) zoning districts to the MX (Mixed Use) zoning district in order to develop a commercial multi-family residential development on 18.56 acres located on Lovett Road (Tax Parcel MS72 000004 000).
6. **APPLICATION SUB 23-09-03:** Tim Stone requests Preliminary Subdivision PLAT approval on approximately 11.54 acres of property in order to develop a



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**Statesboro Planning Commission**

**September 5, 2023**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Benjamin McKay, Cathy Dixon, Ronald Simmons Jamey Cartee, and James Thibodeau; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) **Absent:** Michele Hickson, James Byrd Sr.

**I. Call to Order**

Commissioner McKay called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner McKay led in the invocation & pledge.

**III. Approval of Minutes**

**1. August 1, 2023 Meeting Minutes.**

Commissioner Cartee made a motion to approve the minutes of August 1, 2023 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of August 1, 2023 on a 5-0 vote.

**IV. New Business**

- 1. APPLICATION CUV 23-08-01:** Brenda O'Quinn requests a Conditional Use Variance to allow for the operation of a treatment residence in the R-20 (Single-Family Residential) zoning district at 401 West Parrish Street (Tax Parcel # S16 000076 000).

Kathy Field introduced the case. Commissioner Cartee motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 5-0. There was no representative for this case. Marcia Parker expressed concerns regarding the location and requested use. Commissioner Cartee motioned to close the hearing with a second from Commissioner Simmons. The motion passed 5-0.

After discussion, Commissioner Dixon motioned to approve the request and staff conditions with a second from Commissioner Thibodeau. The motion passed 4-0, as Commissioner McKay stepped out of the room.



2. **APPLICATION SUB 23-08-02**: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 3.7 acres of property to establish a single-family attached subdivision at 224 East Main Street (Tax Parcel # S39 000077 000).
3. **APPLICATION SUB 23-08-03**: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 3.7 acres of property to establish a single-family attached subdivision at 17 Gordon Street (Tax Parcel # S39 000083 000).

Kathy Field introduced the cases SUB 23-08-02 & SUB 23-08-03 jointly.

Commissioner Cartee motioned to open the public hearing with a second from Commissioner Simmons. The Motion passed 5-0. Haydon Rollins spoke in favor of the application and provided additional feedback regarding the matter.

Commissioner Cartee motioned to close the public hearing with a second from Commissioner Thibodeau.

Commissioner Cartee motioned to approve SUB 23-08-02 and staff conditions with a second from Commissioner Simmons. The motion passed 5-0. Commissioner Cartee followed with a motion to approve SUB 23-08-03 and staff conditions with a second from Commissioner Simmons. The motion passed 5-0.

4. **APPLICATION RZ 23-08-04**: KB Rentals LLC requests a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning districts to the R4 (High Density Residential) zoning district on approximately 15.46 acres in order to develop a single-family attached subdivision on Miller Street Extension (Tax Parcel # MS38000003 001).
5. **APPLICATION RZ 23-08-05**: KB Rentals LLC requests a Zoning Map Amendment from the HOC (Highway Oriented Commercial) zoning districts to the R4 (High-Density Residential) zoning district on approximately 1 acre in order to develop a single-family attached subdivision on Miller Street Extension (Tax Parcel # MS38000003A000).

Kathy Field introduce the cases RZ 23-08-04 & RZ 23-08-05 jointly. Commissioner Cartee motioned to open the public hearing with a second from Commissioner Thibodeau. The Motion passed 5-0. Haydon Rollins spoke in favor of the application and provided additional feedback regarding the matter. John Konter also spoke in favor of the request Commissioner Cartee motioned to close the public hearing with a second from Commissioner Simmons.

Commissioner Cartee motioned to approve RZ 23-08-04 and staff conditions with a second from Commissioner Simmons. The motion passed 5-0. Commissioner Cartee followed with a motion to approve RZ 23-08-05 and staff conditions with a second from Commissioner Thibodeau. The motion passed 5-0.

6. **APPLICATION SUB 23-08-06:** Tim Stone requests preliminary subdivision approval of approximately 54.06 acres of property to establish a single-family attached subdivision at Cawana Road (Tax Parcel # 107 000003 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 5-0. Haydon Rollins spoke in favor of the project. Commissioner Cartee motioned to close the public hearing with a second from Commissioner Simmons. The motion passed 5-0.

Commissioner Dixon motioned to approve the request and staff conditions with a second from Commissioner Simmons. The motion passed 5-0.

7. **AMENDMENT TO PROPOSED UNIFIED DEVELOPMENT CODE:** After initial approval of the first draft of the UDC, there were amendments based on additional public feedback. Amendments have been provided in the attached packet, and staff requests approval of said amendments as a part of the new Unified Development Code.

Commissioner Cartee motioned to open the public hearing for comment. Haydon Rollins spoke in objection to the Single-Family amenity space requirements, and informed the commission that this will make development of single family subdivisions more difficult for already high cost development. Commissioner Simmons motioned to close the public hearing with a second from Commissioner Cartee.

Commissioner Dixon motioned to approve the amendments to the Ordinance with a second from Commissioner Simmons. The motion passed 5-0.

## **V. Announcements**

Kathy Field announced the expiration of terms for outgoing Commissioners Cartee, Byrd and McKay, and thanked each of them for their service to the City. They were provided with their Commission nameplates.

## **VI. Adjourn**

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

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**Chair – As Determined by Vote**

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



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

<b>RZ 23-08-08 ZONING MAP AMENDMENT REQUEST 3101 OLD REGISTER ROAD PARCEL C&amp;D</b>		
<b>LOCATION:</b>	3101 Old Register Road (Parcel C&D)	
<b>EXISTING ZONING:</b>	HC/PUD(Highway Commercial/Planned Unit Development – County)	
<b>ACRES:</b>	2.27 acres	
<b>PARCEL TAX MAP #:</b>	076 000001 001	
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)	
<b>EXISTING USE:</b>	Vacant Lot	
<b>PROPOSED USE:</b>	Commercial Development	

**PETITIONER** S&K Investments LLC  
**ADDRESS** 129 Woodbridge Way; Statesboro GA, 30458

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

<b>PROPOSAL</b>
The applicant is requesting an Annexation and subsequent Zoning Map Amendment for 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development.
<b>PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 23-08-08 CONDITIONAL APPROVAL</u></b>

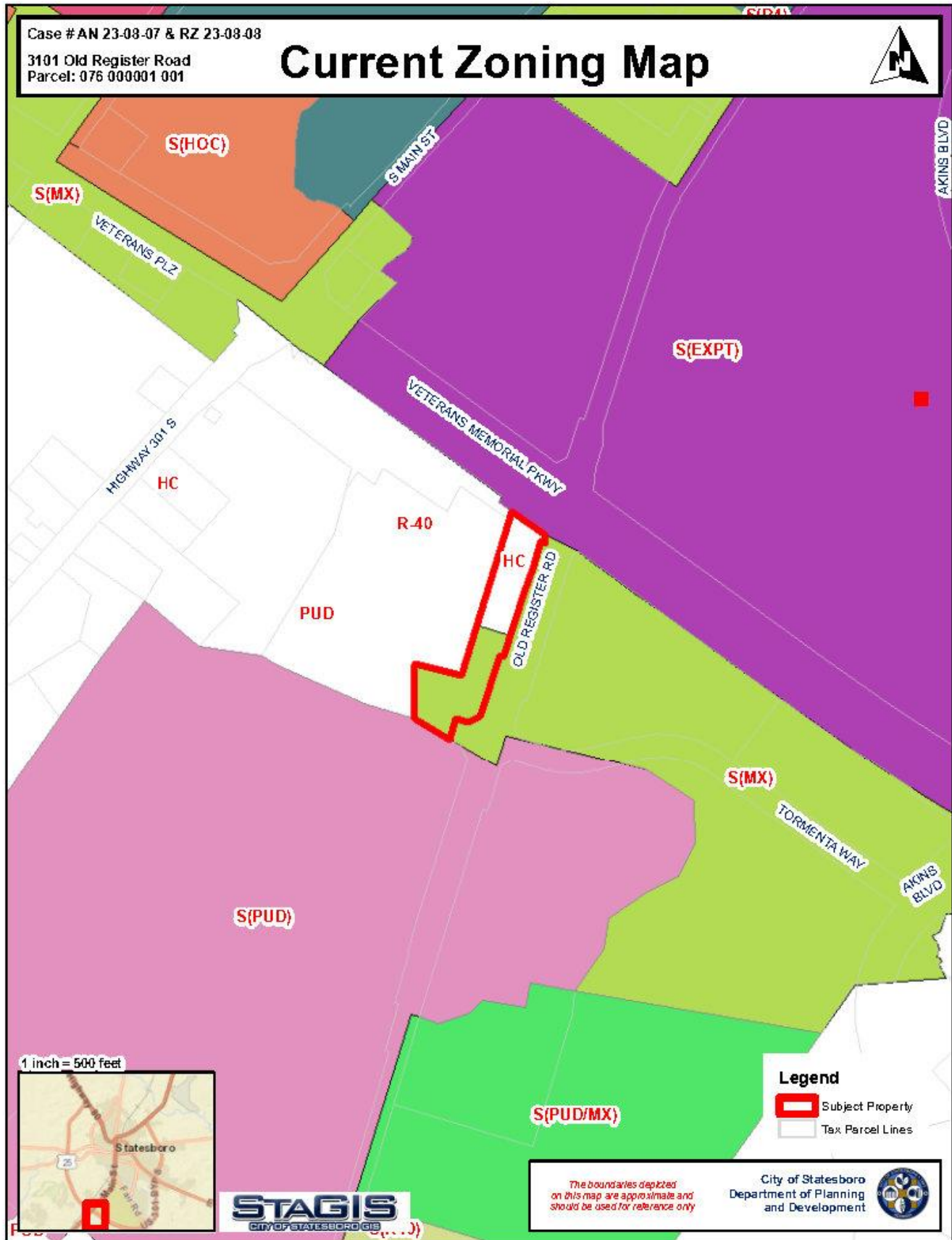


Case # AN 23-08 -07 & RZ 23-08-08  
Old Register Rd  
Parcel: 076 000001 012

# Location Map

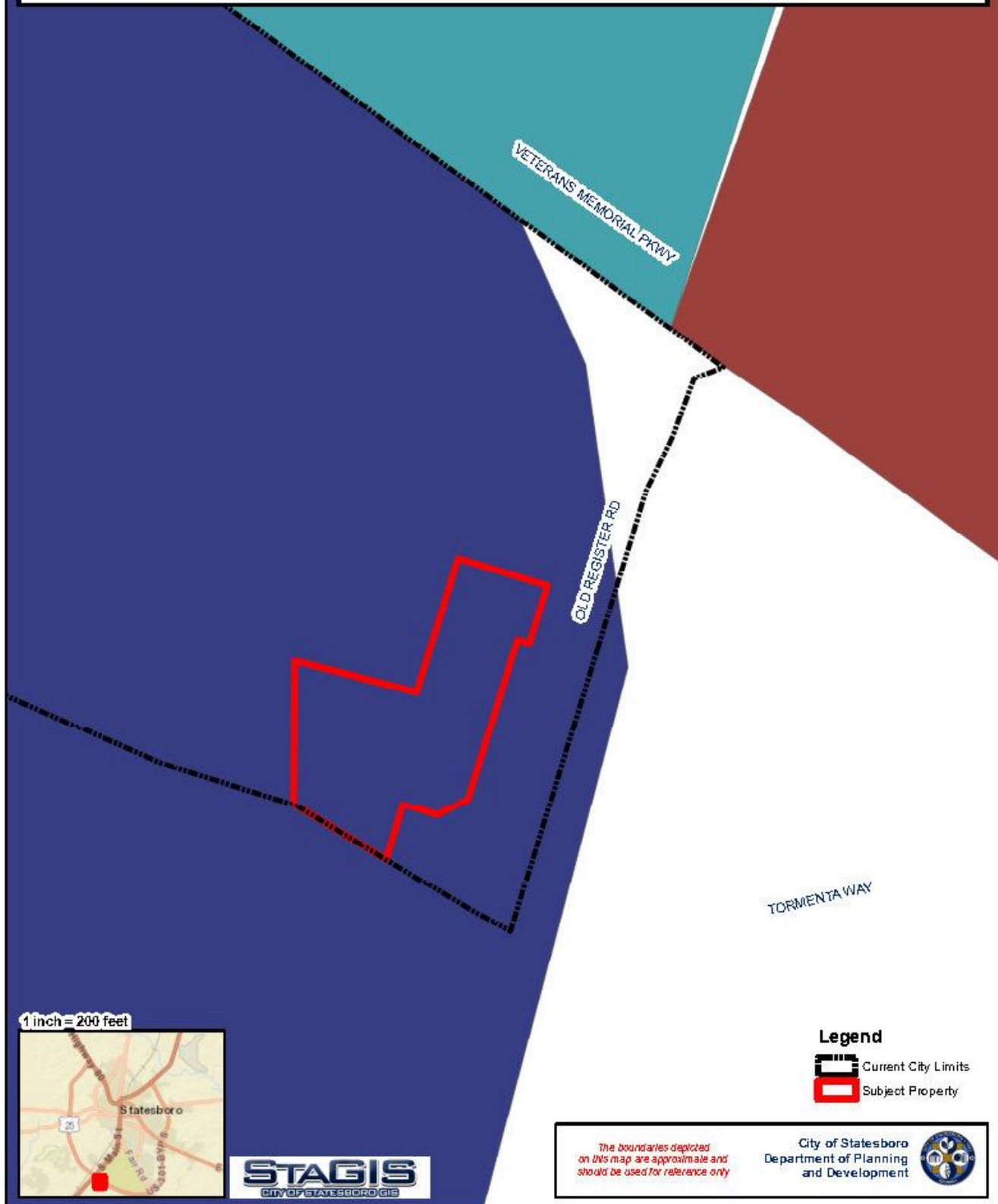


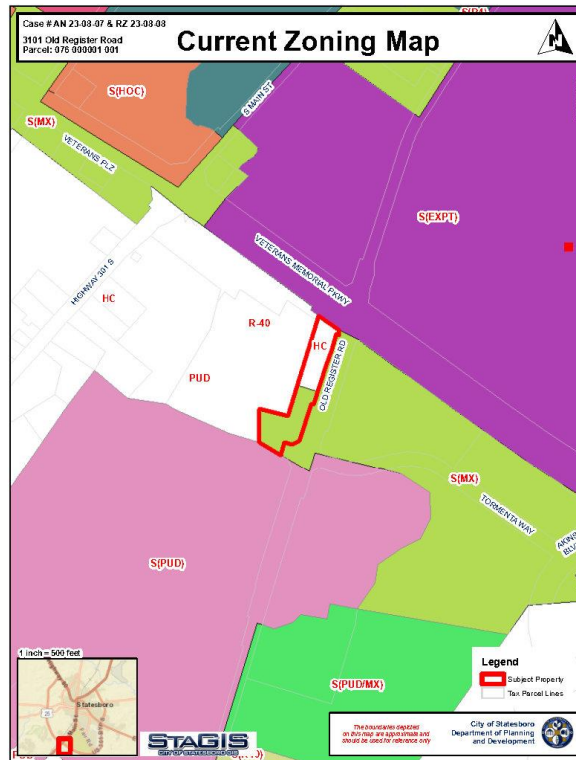




Case # AN 23-08 - 07 & RZ 23-08-08  
Old Register Rd  
Parcel: 076 000001 012

# Future Landuse Map

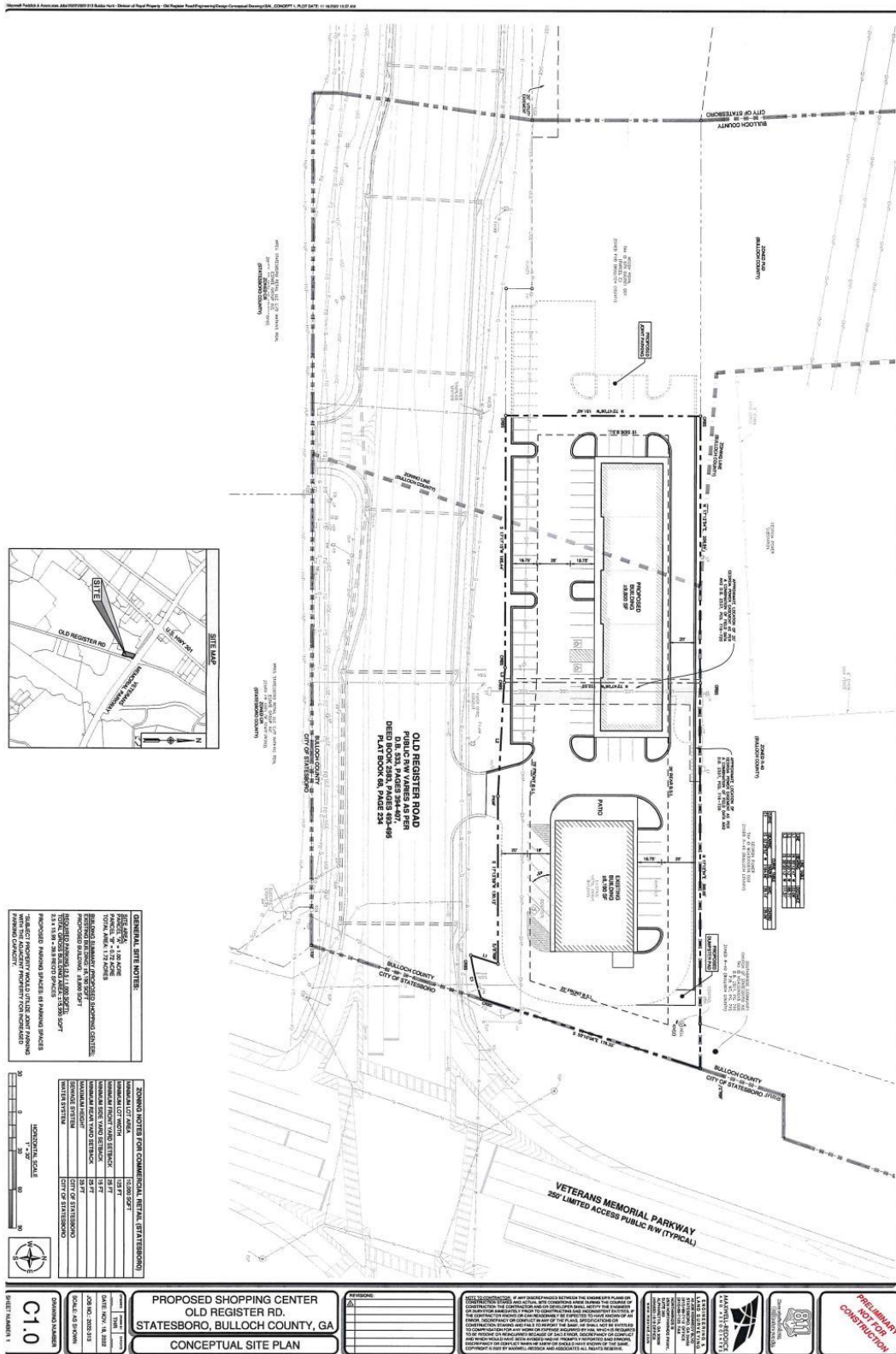




### **SURROUNDING LAND USES/ZONING**

<b>Location</b>	<b>Parcel Location &amp; Zoning Information</b>	<b>Land Use</b>
North	<b>Location Area #1:</b> HC (Highway Commercial – County)	Tire Shop
Northeast	<b>Location Area #2:</b> EXPT (Exempt)	Georgia Southern University
Northwest	<b>Location Area #3:</b> EXPT (Exempt)	Georgia Southern University
East	<b>Location Area #4:</b> CR (Commercial Retail)	Publix Shopping Center
West	<b>Location Area #5:</b> R-40 (Single-Family Residential)	GA Power Station
Southwest	<b>Location Area #6:</b> PUD (Planned Unit Development)	Vacant (Future Tormenta Development)
Southeast	<b>Location Area #7:</b> PUD (Planned Unit Development )	Tormenta Stadium
South	<b>Location Area #8:</b> PUD (Planned Unit Development)	Vacant

# PROPOSED SITE





## **SUBJECT SITE**

The subject site is a vacant 2.27 acre lot located on Old Register Road. The property is directly adjacent to both the Publix shopping center and the existing GA Power substation. There is no historical development on this lot. This property is currently under consideration for Annexation with Case AN 23-08-07.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this area in the “Emerging Business” character area, which calls for small and midsize regional retail and commercial development, as well as mixed use retail and multi-family housing.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property listed for annexation does not contain wetlands or FEMA listed flood plains.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but water and sewer both serve the adjacent “Publix” property.

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

The *Statesboro Zoning Ordinance* 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?**
  - The surrounding area is made up of a mix of Commercial properties and vacant land as a part of Tax Allocation District #2. It is likely that this property will grow in a mostly commercial and high-density residential manner.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - This would not cause significant pressure to the existing area, although at the time, tenants have not been decided for the potential building.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**
  - This is currently a part of a larger piece of property that requested annexation in 2023. The property is currently zoned in a manner that will not allow for development with connection to City Utilities.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

- This road was recently expanded to support a significant increase in traffic. The request will not detrimentally impact the level of service on this road. As a commercial property, this will not impact school facilities.
- 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?**
- This is a currently developing area, which is projected to grow in both the amount residential and commercial development. This would be a beneficial use of the property.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality.**
- The overall use is consistent with the “Emerging Business” character area in the 2019-2029 Statesboro Comprehensive Plan.

**Subject Property**



**Southeastern Property**



**Northeastern Property**



**Southern Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval AN 23-08-07 & RZ 23-08-08**. 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 site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.





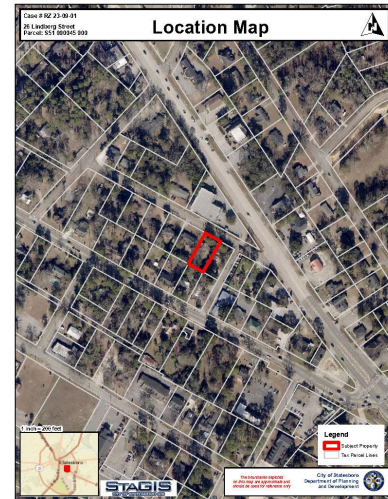
## ZONING SERVICES REPORT

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**RZ 23-09-01**  
**ZONING MAP AMENDMENT**  
**26 LINDBERG STREET**

<b>LOCATION:</b>	26 Lindberg Street
<b>EXISTING ZONING:</b>	R-15 (Single-Family Residential)
<b>ACRES:</b>	0.26 Acres
<b>PARCEL TAX MAP #:</b>	S51 000045 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Single-Family Home
<b>PROPOSED USE:</b>	Office Space



**PETITIONER** Nellie H Meeks

**ADDRESS** 1908 Chattworth Court; Statesboro, GA 30458

**REPRESENTATIVE** Sue Palmer

**ADDRESS** 8 Carmel Drive

### PROPOSAL

The applicant requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the MX (Mixed-Use) zoning district, in order to utilize the property as an office space.

### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 23-09-01 CONDITIONAL APPROVAL**



Case # RZ 23-09-01  
26 Lindberg Street  
Parcel: S51 000045 000

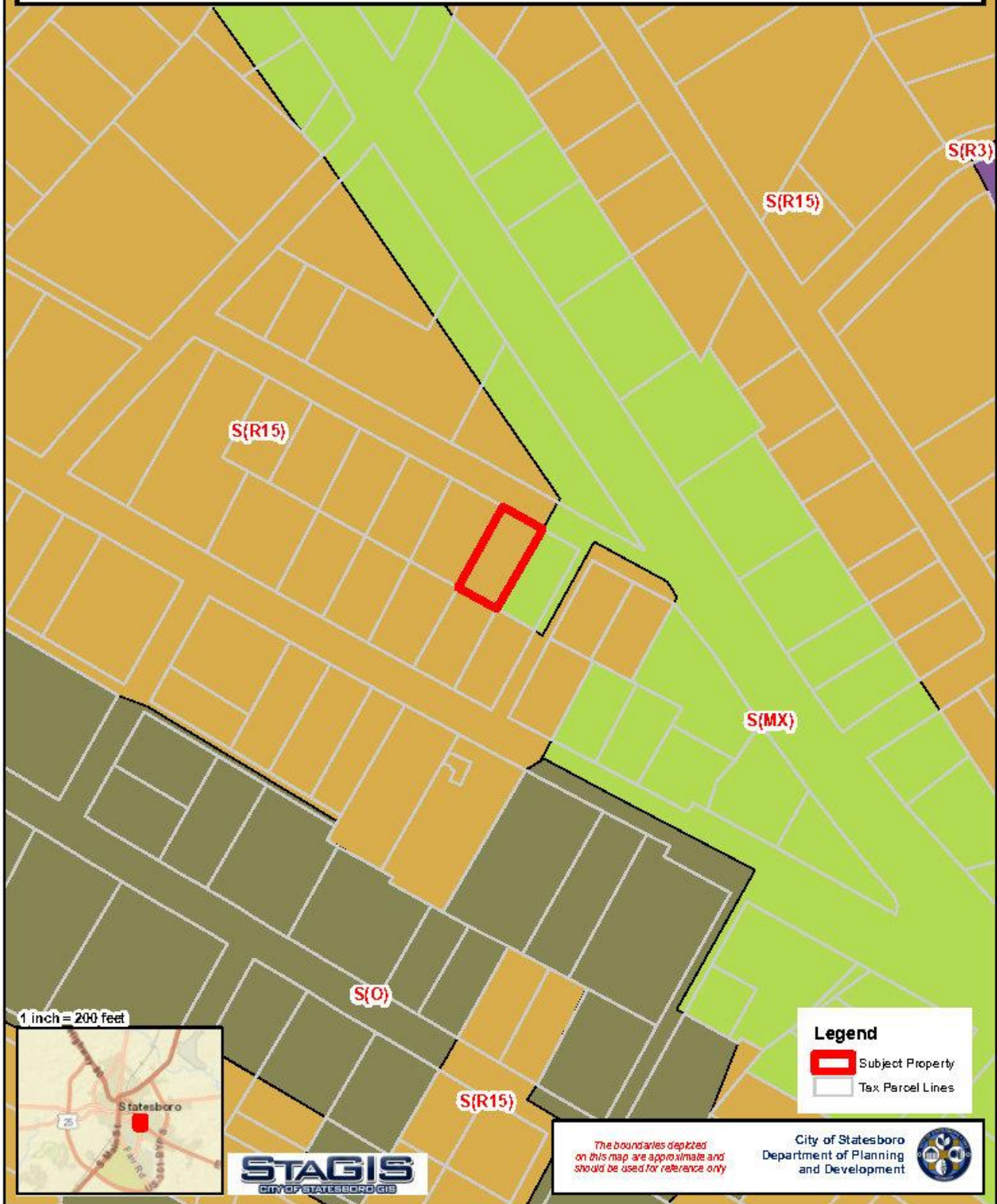
## Location Map





Case # RZ 23-09-01  
26 Lindberg Street  
Parcel: S51 000045 000

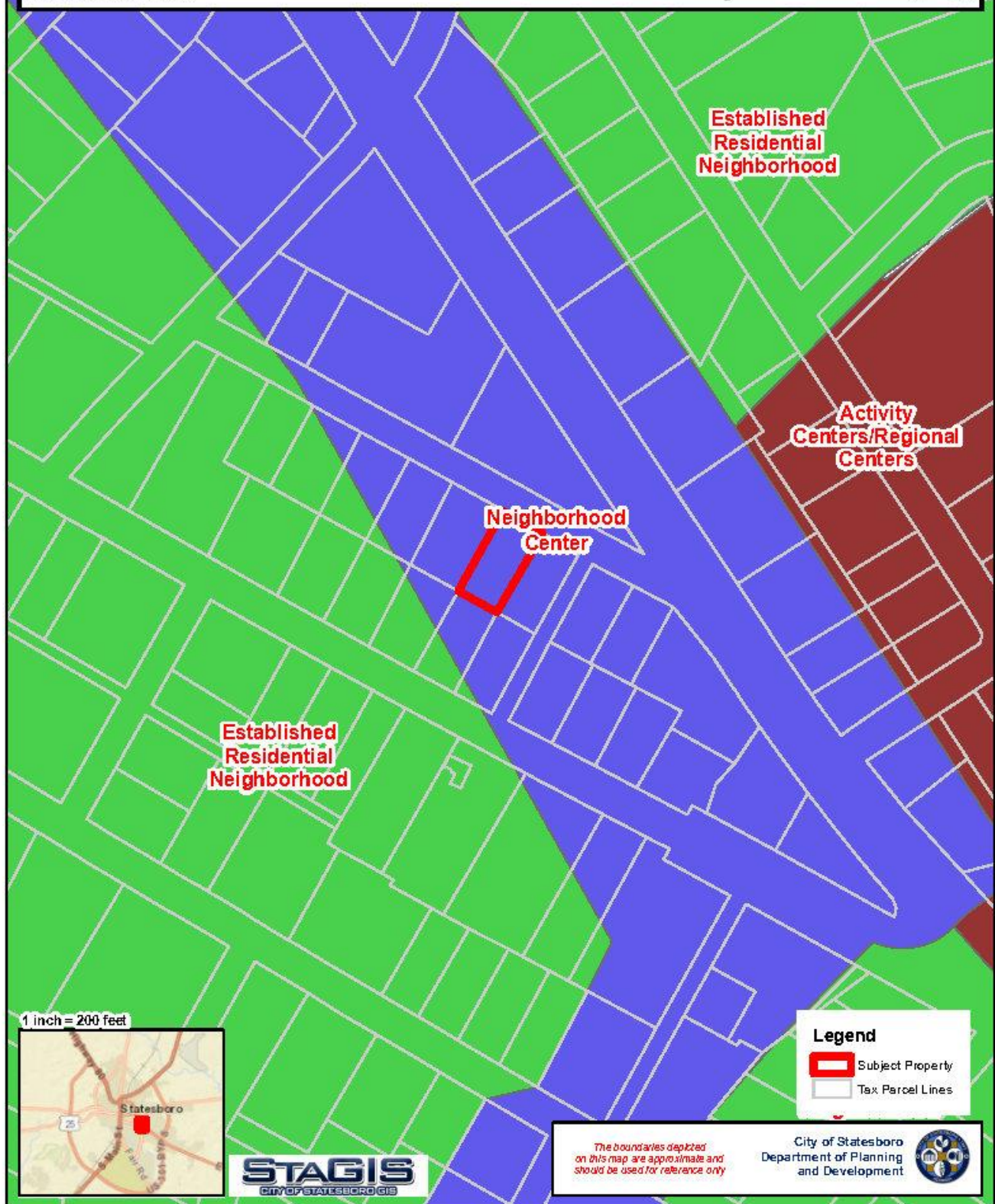
# Current Zoning Map





Case # RZ 23-09-01  
26 Lindberg Street  
Parcel: S51 000045 000

# Future Landuse Map





### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> MX/R-15 (Mixed-Use/Single-Family Residential)	Multi-Tenant Office
Northeast	<b>Location Area #2:</b> MX/R-15 (Mixed-Use/Single-Family Residential)	Multi-Tenant Office
East	<b>Location Area #3:</b> R-15 (Single-Family Residential)	Kid's World Learning Center
North West	<b>Location Area #4:</b> MX/R-15 (Mixed-Use/Single-Family Residential)	Multi-Tenant Office
Southeast	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Kid's World Learning Center
South	<b>Location Area #7:</b> R-15 (Single-Family Residential)	Single Family Dwelling
Southwest	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Single Family Dwelling
West	<b>Location Area #9:</b> R-15 (Single-Family Residential)	Single-Family Dwelling

## **SUBJECT SITE**

The subject site consists of approximately 0.26 acres, and currently has a single-family residence on the site.

The intent of the applicant is to reuse the location as a potential office space, but desires the flexibility to redevelop the location if necessary.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Neighborhood Center” character area, which is generally intended for lower to medium intensity residential as well as neighborhood scale office and personal services.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does appear to contain wetlands as this area has historically been developed and currently has housing already on it.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities, and if the intent is to retain the existing building, the already supplied utilities should be sufficient for the site.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* 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?**
  - The surrounding area is made up of a mix of residential houses and commercial businesses, due to the proximity to Northside Drive East. Some existing zoned property has been utilized in a commercial manner due to existing special exceptions, grandfathered uses and variances.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - Although an appraisal has not been conducted, it is staff’s belief that property values would not be negatively impacted by this change of use.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**
  - The property would still retain the ability to be used as a residential home if needed by the applicant, but the change in zoning would allow for new uses and the newly approved live-work unit as outlined in the Unified Development Code. Overall, the property is reasonably zoned as a home.

- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
  - As it has not been determined what the final use of the property will be, the general size of the lot and existing building would lead to a low intensity use by nature of the physical restrictions on the property.
- 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?**
  - The proposed change does not conflict with the existing development of the area to the North or East. This would be in conflict with properties to the West, although land uses do permit by right some extremely light commercial uses in the area.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
  - The proposed use is consistent with the subject site's character area ("Neighborhood Center") as stated in the *2019 – 2029 Comprehensive Master Plan*.



### Subject Property



### Northern Property





**Western Property**



**Northern Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 23-09-01**. 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 Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.



## ZONING SERVICES REPORT

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### RZ 23-09-02 ZONING MAP AMENDMENT LOVETT ROAD

<b>LOCATION:</b>	Lovett Road
<b>EXISTING ZONING:</b>	MX/PUD (Mixed-Use/Planned Unit Development)
<b>ACRES:</b>	18.56 Acres
<b>PARCEL TAX MAP #:</b>	MS72000004 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vacant Wooded Lot
<b>PROPOSED USE:</b>	Multi-Family Complex



**PETITIONER** Hillpiointe LLC  
**ADDRESS** 8830 Macon Highway, Building 300: Athens GA, 30606

**REPRESENTATIVE** Marcus Wiedower  
**ADDRESS** Same As Above

### PROPOSAL

The applicant requests a zoning map amendment from the MX/PUD (Mixed-Use/Planned Unit Development) zoning districts to the MX (Mixed-Use) zoning district in order to develop a Multi-Building Apartment Complex.

### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 23-09-02 - CONDITIONAL APPROVAL**

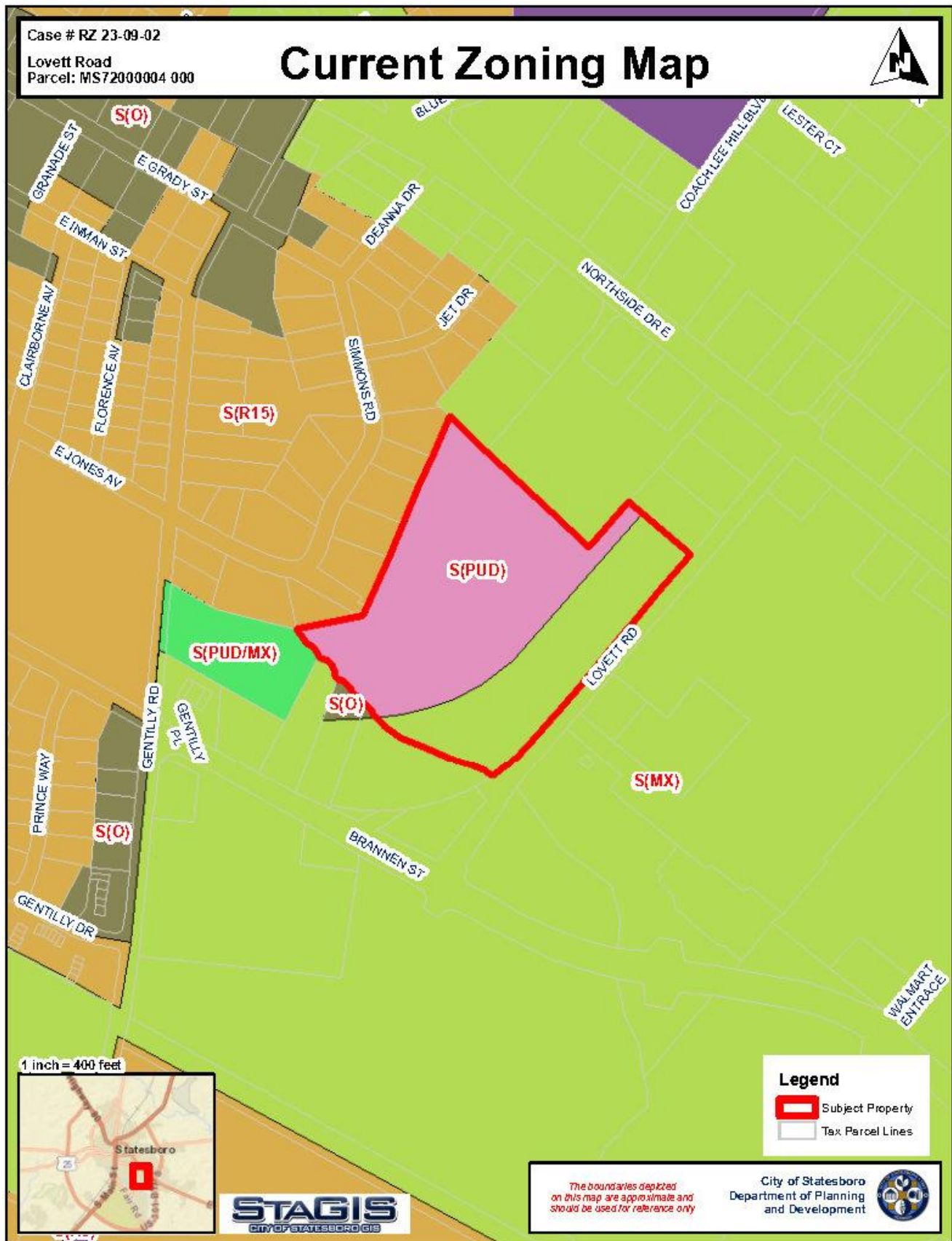


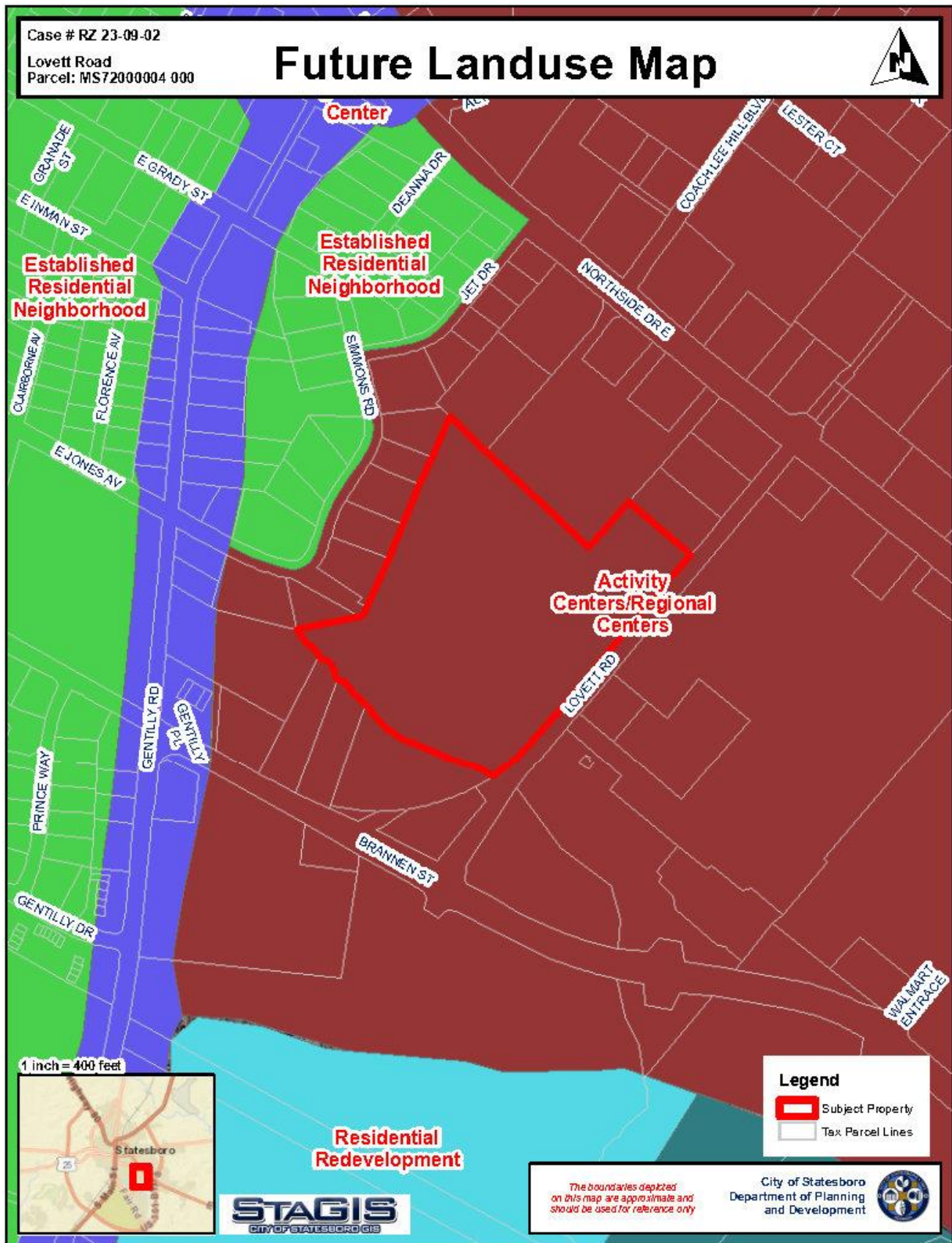
Case # RZ 23-09-02  
Lovett Road  
Parcel: MS72000004 000

# Current Zoning Map













### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> MX (Mixed-Use)	Shopping Complex
Northeast	<b>Location Area #2:</b> MX (Mixed-Use)	Statesboro Mall
East	<b>Location Area #3:</b> MX (Mixed-Use)	Statesboro Mall
North West	<b>Location Area #4:</b> R-15 (Single-Family Residential)	Single Family Dwelling
Southeast	<b>Location Area #5:</b> MX (Mixed-Use)	Statesboro Mall
South	<b>Location Area #6</b> MX (Mixed-Use)	Shopping Complex
Southwest	<b>Location Area #7:</b> PUD/MX (Planned Unit Development/Mixed-Use)	Vacant Lot
West	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Single Family Dwelling

## **SUBJECT SITE**

The subject site consists of approximately 18.56 acres, and currently is a wooded area with some noted wetlands, adjacent to the commercial uses to the South.

The intent of the applicant is to develop a 216 unit multi-family residential complex. The applicant intends to provide appropriate buffering to the property in alignment with the associated Unified Development Code.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which is generally intended for pedestrian-oriented shopping, office, and entertainment areas that accommodate High-Density Residential Development.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does appear to contain wetlands to the south, which is not being impacted for development. The property does not contain floodplains, but will need to ensure significant care is taken to develop due to the amount of trees necessary for removal.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities and is currently facing a public street for both proposed entrances.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* 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?**
  - The surrounding area is made up of a mix of residential houses and highly trafficked commercial buildings. This property has remained unsold for a number of years, and would be buffered from the single-family residential found on Gentilly. It would also feed into the existing commercial already in the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - Although an appraisal has not been conducted, it is staff’s belief that property values would not be negatively impacted by this change of use.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**

- The property was granted a PUD prior to the Great Recession, and at this time would not be able to be utilized for anything beyond the listed commercial complex that was proposed. Due to the overlay associated with the property, this rezoning would be necessary to build this product.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- The number of units would significantly increase traffic on the adjacent Lovett Road, but it will be necessary to provide a traffic study. As the makeup of the units has not yet been determined, it is unknown how this will impact the schools in the associated district, but it can be assumed that this will increase the general number of students in the County School system.
- 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?**
- The proposed change does not conflict with the existing development of the area, as the roads are highly trafficked due to the adjacent mall, Movie Theater, and numerous restaurants on Northside Drive.
- 6. Consistency Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Activity/Regional Center") as stated in the *2019 – 2029 Comprehensive Master Plan*.

### Subject Property



### Northern Property





### Southern Property

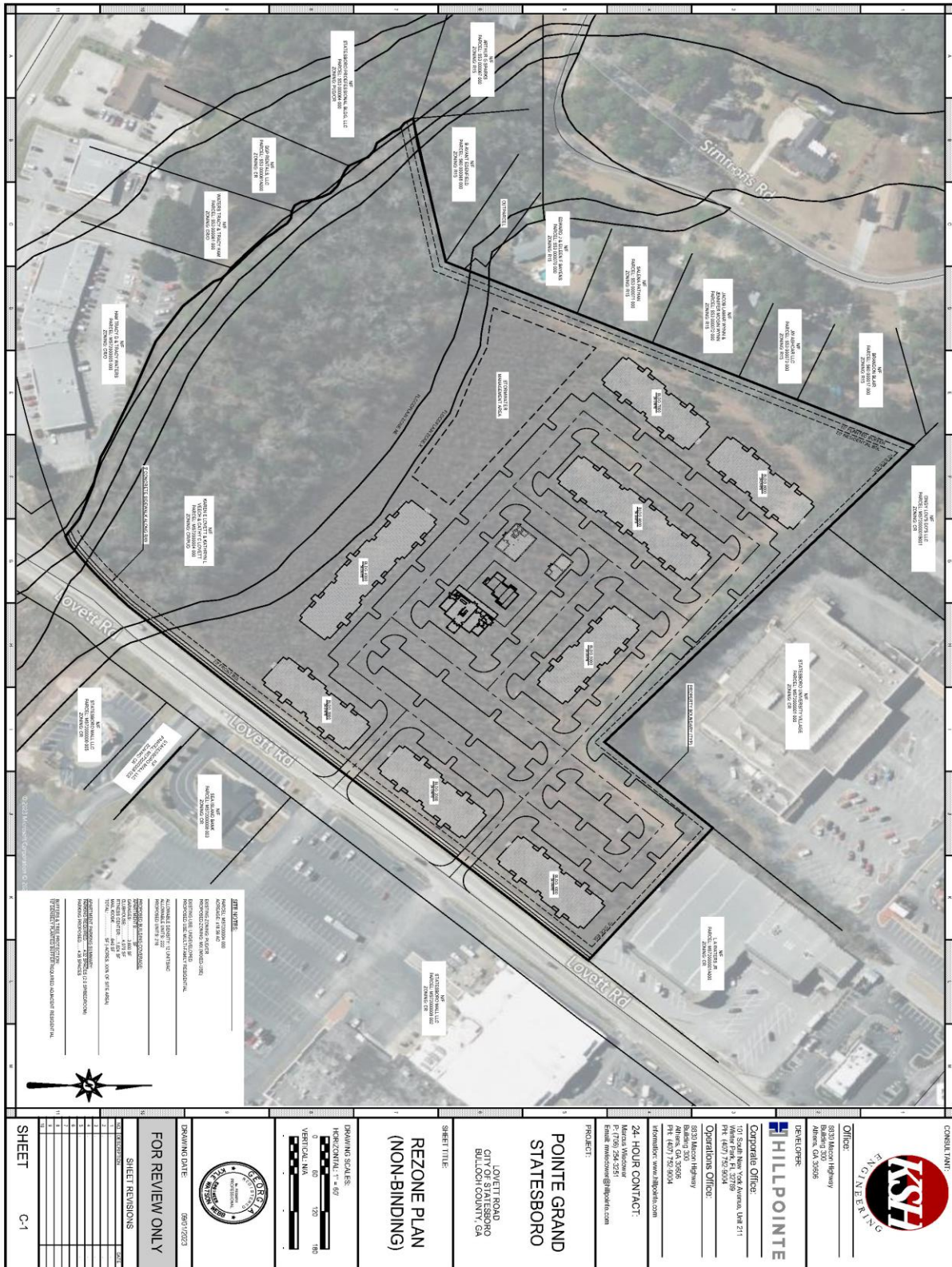


### Eastern Property





# Concept Plan



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 23-09-02**. 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 site without approval. All construction must be approved by the City.
- (2) Due to the proposed density, the applicant must provide a traffic impact analysis for the project prior to the issuance of the land disturbance permit.



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

SUB 23-09-03 PRELIMINARY SUBDIVISION REQUEST WESTSIDE ROAD	
<b>LOCATION:</b>	Westside Road
<b>EXISTING ZONING:</b>	R-2 (Townhouse Residential)
<b>ACRES:</b>	11.54 acres
<b>PARCEL TAX MAP #:</b>	MS30000025 002
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Townhouse Subdivision

**PETITIONER** Tim Stone – DR Horton  
**ADDRESS** 30 Silver Lake Road; Bluffton SC, 29909

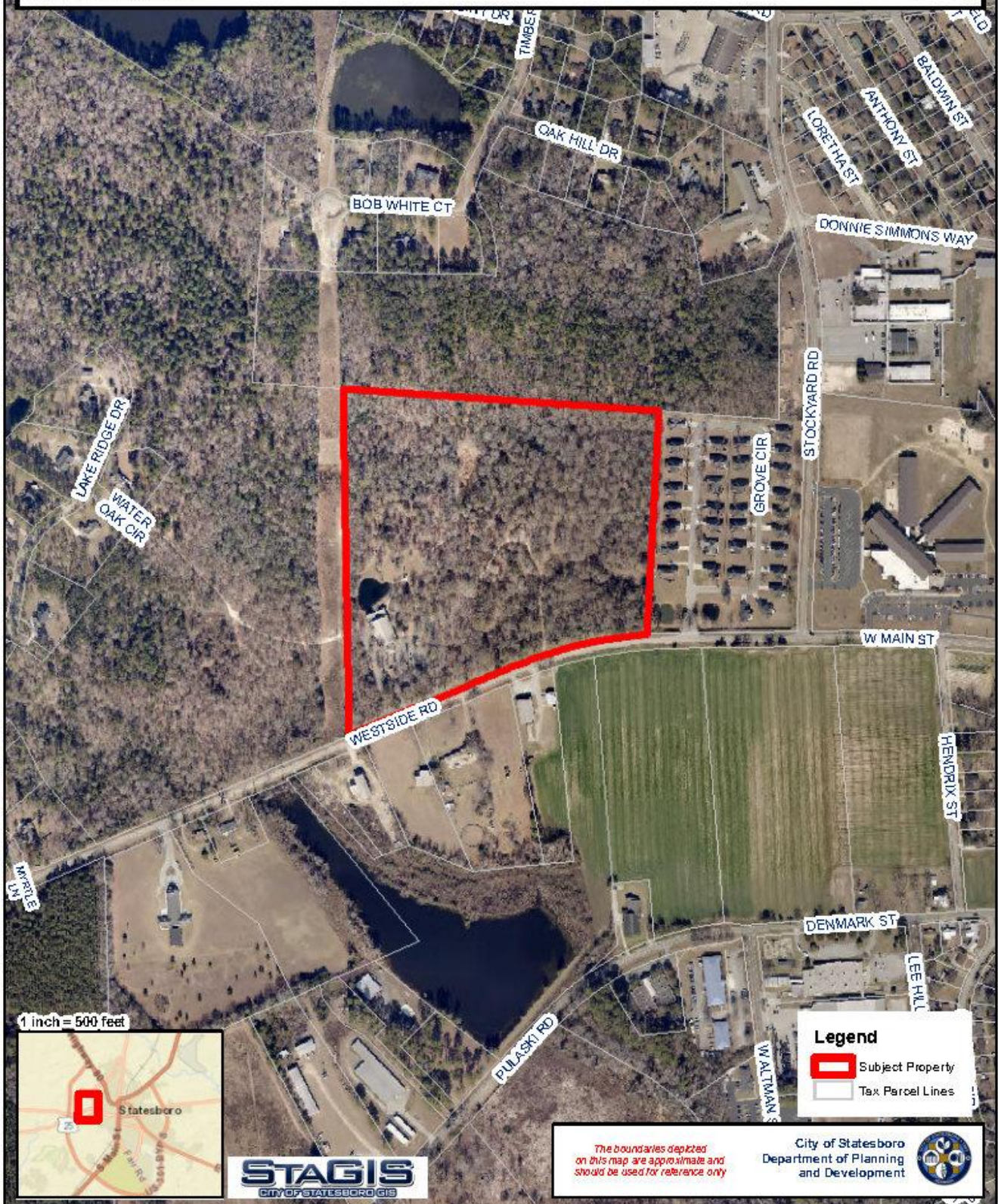
**REPRESENTATIVE** Nathan Brown – Hussey Gay Bell  
**ADDRESS** 1100 Brampton Ave, #1; Statesboro GA, 30458

PROPOSAL
The applicant is requesting Preliminary Subdivision Approval on approximately 11.54 acres of property on Westside Road in order to develop a fee simple Townhome Subdivision.
STAFF/PLANNING COMMISSION RECOMMENDATION
<b><u>SUB 23-09-03 – CONDITIONAL APPROVAL</u></b>



Case # SUB 23-09-03  
Westside Road  
Parcel: MS30000025 002

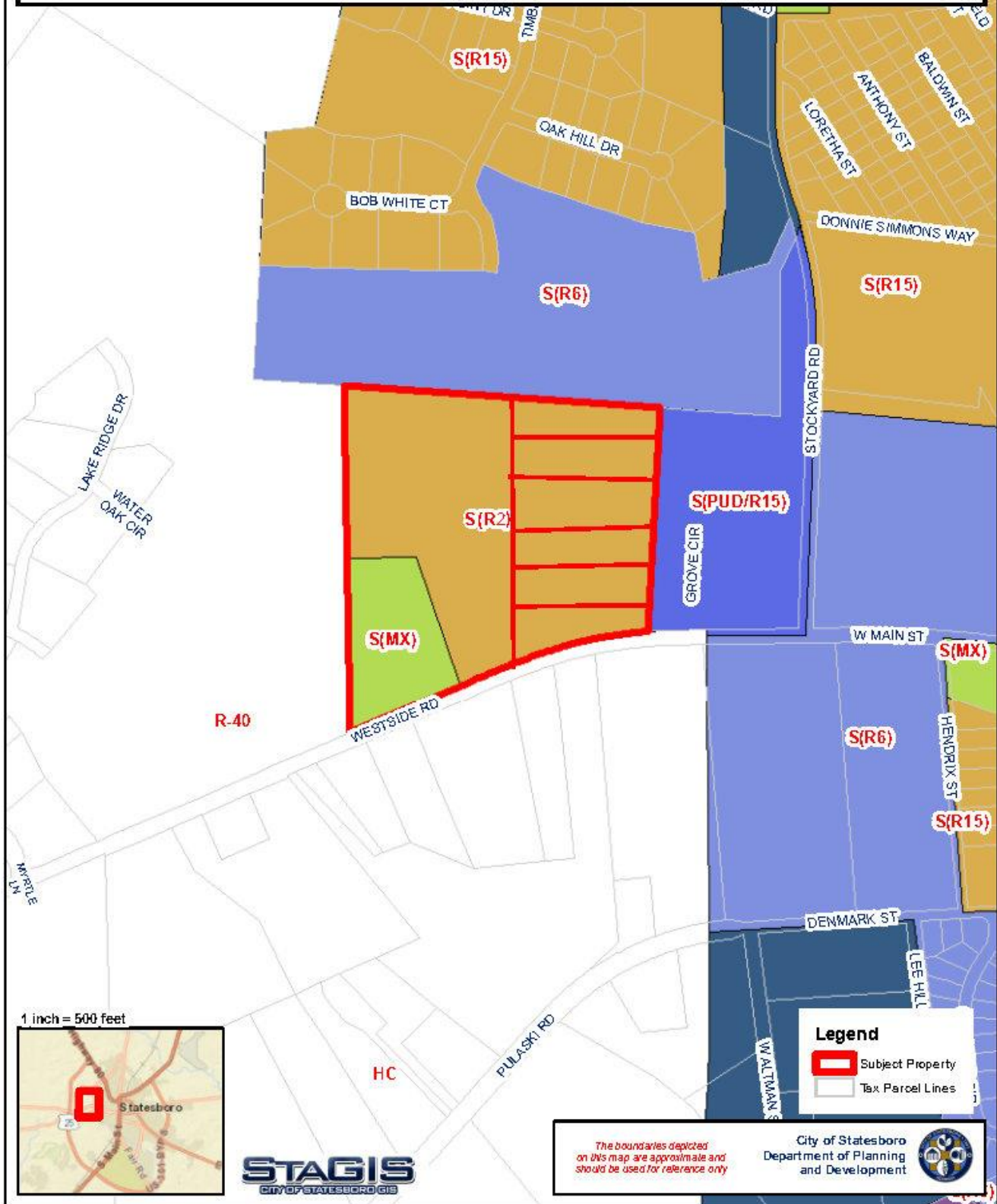
# Location Map





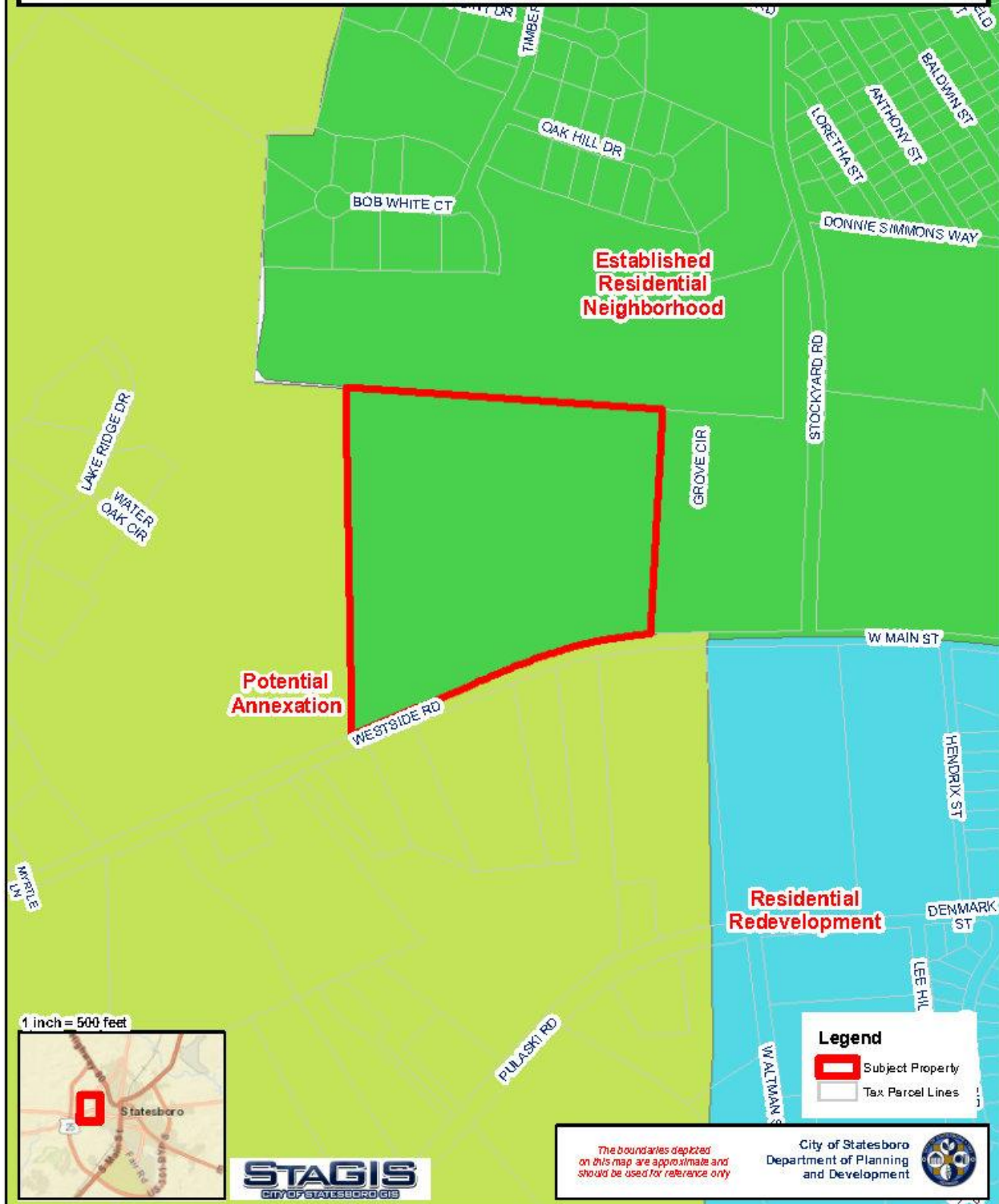
Case # SUB 23-09-03  
Westside Road  
Parcel: MS30000025 002

# Current Zoning Map

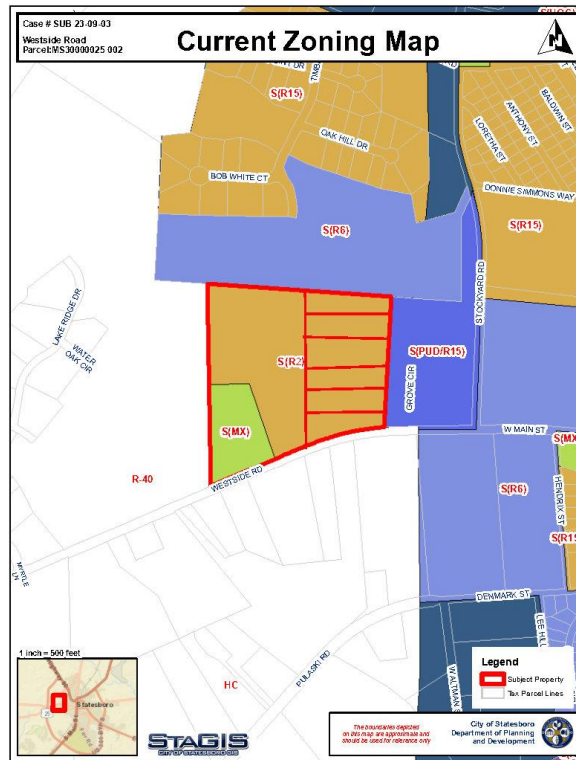


Case # SUB 23-09-03  
Westside Road  
Parcel: MS30000025 002

# Future Landuse Map

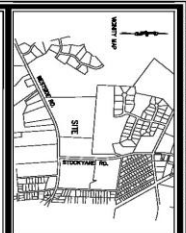






SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-6 (Single-Family Residential)	Rural/Open Land
Northeast	<b>Location Area #2:</b> R-6 (Single-Family Residential)	Rural/Open Land
Northwest	<b>Location Area #3:</b> R-6 (Single-Family Residential)	Rural/Open Land
East	<b>Location Area #4:</b> PUD (Planned Unit Development)	Single-Family Residential Dwelling
West	<b>Location Area #5:</b> R-40 (Single-Family Residential-County)	Rural/Open Land
Southwest	<b>Location Area #6:</b> HC (Highway Commercial)	Iron Works Facility
Southeast	<b>Location Area #7:</b> HC (Highway Commercial)	Rural/Open Land
South	<b>Location Area #8:</b> HC (Highway Commercial)	Single-Family Residential Dwelling

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090 NORTH - GA. EAST ZONE - NAD 83

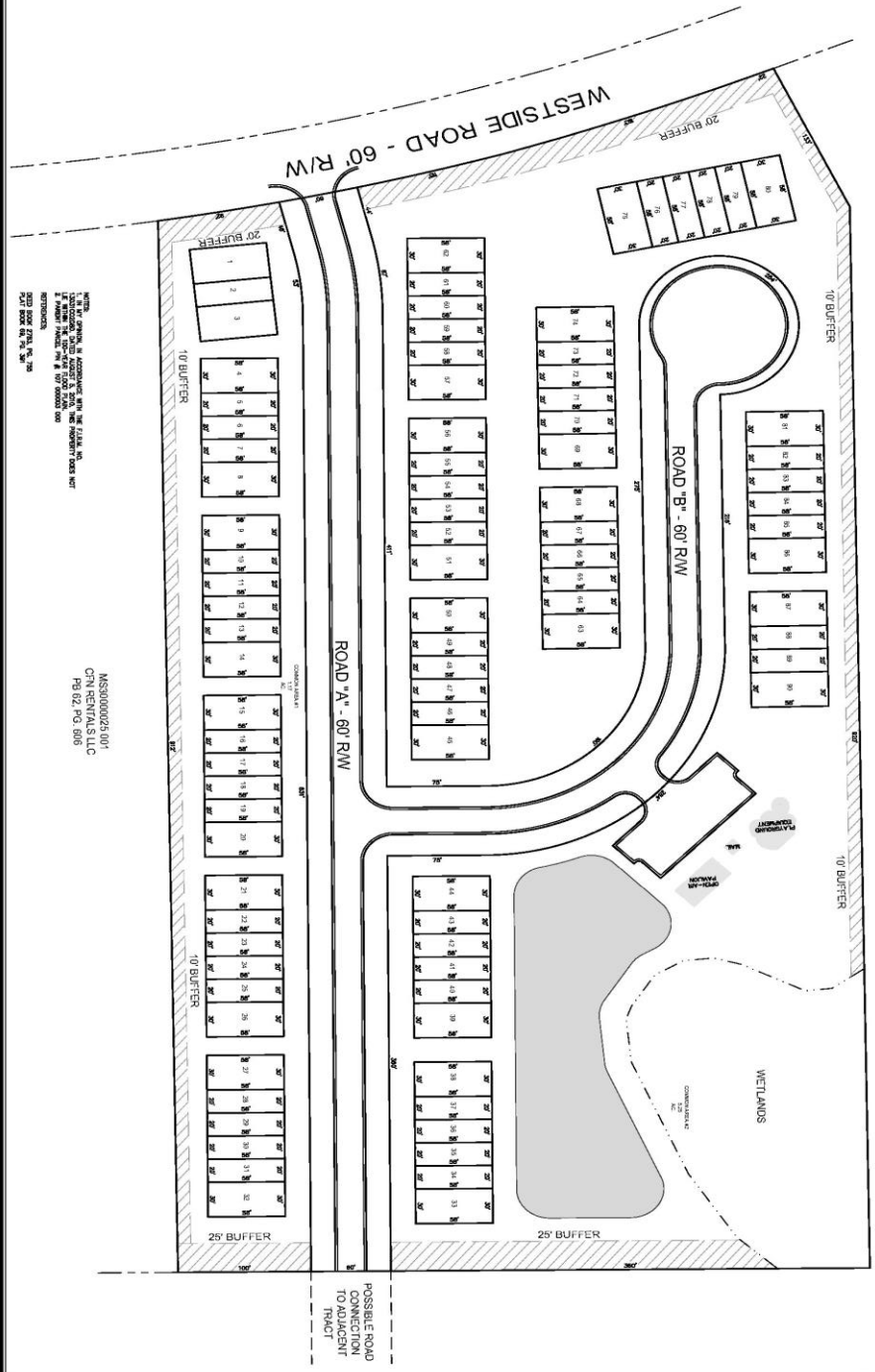
MS30000025 002  
W. WARREN BALL  
DB 2783, PG. 752  
PG 69, PG. 391

LEGEND

WETLANDS

Pivot Table			Pivot Table		
LOT	AGES	ST	LOT	AGES	ST
1	0.04	174.00	47	0.03	188.00
2	0.01	187.00	48	0.03	188.00
3	0.04	176.00	49	0.03	188.00
4	0.04	176.00	50	0.04	178.00
5	0.04	176.00	51	0.04	178.00
6	0.03	188.00	52	0.03	188.00
7	0.03	188.00	53	0.03	188.00
8	0.04	176.00	54	0.03	188.00
9	0.04	176.00	55	0.03	188.00
10	0.03	188.00	56	0.04	178.00
11	0.03	188.00	57	0.04	178.00
12	0.03	188.00	58	0.03	188.00
13	0.03	188.00	59	0.03	188.00
14	0.04	176.00	60	0.03	188.00
15	0.04	176.00	61	0.03	188.00
16	0.03	188.00	62	0.04	178.00
17	0.03	188.00	63	0.04	178.00
18	0.03	188.00	64	0.03	188.00
19	0.03	188.00	65	0.03	188.00
20	0.04	176.00	66	0.03	188.00
21	0.04	176.00	67	0.03	188.00
22	0.03	188.00	68	0.04	178.00
23	0.03	188.00	69	0.04	178.00
24	0.03	188.00	70	0.03	188.00
25	0.04	176.00	71	0.03	188.00
26	0.04	176.00	72	0.03	188.00
27	0.04	176.00	73	0.03	188.00
28	0.03	188.00	74	0.04	178.00
29	0.03	188.00	75	0.04	178.00
30	0.03	188.00	76	0.03	188.00
31	0.03	188.00	77	0.03	188.00
32	0.04	176.00	78	0.03	188.00
33	0.04	176.00	79	0.03	188.00
34	0.04	176.00	80	0.04	178.00
35	0.03	188.00	81	0.04	178.00
36	0.03	188.00	82	0.03	188.00
37	0.04	176.00	83	0.03	188.00
38	0.04	176.00	84	0.03	188.00
39	0.04	176.00	85	0.03	188.00
40	0.04	176.00	86	0.04	178.00
41	0.03	188.00	87	0.04	178.00
42	0.03	188.00	88	0.03	188.00
43	0.04	176.00	89	0.03	188.00
44	0.04	176.00	90	0.04	178.00
45	0.04	176.00			

UNITS TOTAL: 90  
AREA TOTAL = 11.54 ACRES  
RW = 2.29 ACRES  
0.3 MILES (TOTAL NEW ROAD LENGTH)



PRELIMINARY SUBDIVISION PLAT  
WESTSIDE TOWNHOME TRACT  
LANDS OF G. MITCHELL BALL, STATESBORO, BULLOCH COUNTY, GA  
FOR G. MITCHELL BALL

1st DATE SUBMITTED: 6/20/21
2nd DATE SUBMITTED: 2021
REPORT SUBMITTED: 21, 2021
AGE: 60
SCALE: 1" = 60'

CLIMATE 2025 TON 10100

**HUSSEY GAY BELL**  
— *Established 1958* —  
329 COMMERCE DRIVE, SAVANNAH, GA 31406 / (912) 334-4626

HERSHEY, GAY, BELL &  
DEVOLING, INC.  
CERTIFICATE OF  
AUTHORIZATION: LSF300

## **SUBJECT SITE**

The subject site is a vacant lot with of approximately 11.54 acres with a proposed new public road connecting to the parcel to the North. The number of proposed units do not exceed the number of units allotted based on the general zoning of the property.

The applicant intends to develop a new Townhouse Subdivision of approximately 93 units adjacent to the existing “In the Grove” subdivision. The applicant will be developing the road to connect to the Northern Parcel to provide for additional connection flowing through the entirety of the area.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Established Residential Neighborhood” character area, small-lot single-family residential developments as well as neighborhood services and neighborhood scaled retail and commercial. As noted in the rezoning of this property, the Comprehensive Plan was not drafted to originally include townhomes, but as these lots are fee simple, this would be an acceptable development type.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain some wetlands to the northern areas of the property, but a large portion of the property will remain undeveloped due to the nature of townhomes.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but the property can be served by both City Water and Sewer with minimal extension. Additionally, the topography of the property will require the use of a lift station, which will be built at cost to the developer.



**Subject Property**



**Eastern Property**





**Western Property**



**Southern Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of SUB 23-09-03**. 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 site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must adhere to all recommended zoning determinations as provided by the original Zoning Map Amendment of the property.
- (3) The proposed stub road must be constructed in accordance with the submitted subdivision plat, and meet all requirements for street dedication upon completion of the street network.





## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

### SUB 23-09-04 PRELIMINARY SUBDIVISION REQUEST STOCKYARD ROAD

<b>LOCATION:</b>	Stockyard Road
<b>EXISTING ZONING:</b>	R-6 (Single-Family Residential)
<b>ACRES:</b>	32.16 acres
<b>PARCEL TAX MAP #:</b>	MS38000068 001
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER** Mitchell Ball  
**ADDRESS** 1007 Monarch Circle; Statesboro GA 30458

**REPRESENTATIVE** SAME AS ABOVE  
**ADDRESS** SAME AS ABOVE

### PROPOSAL

The applicant is requesting Preliminary Subdivision Approval on approximately 32.16 acres of property on Stockyard & Timber Road in order to develop a single-family detached residential subdivision.

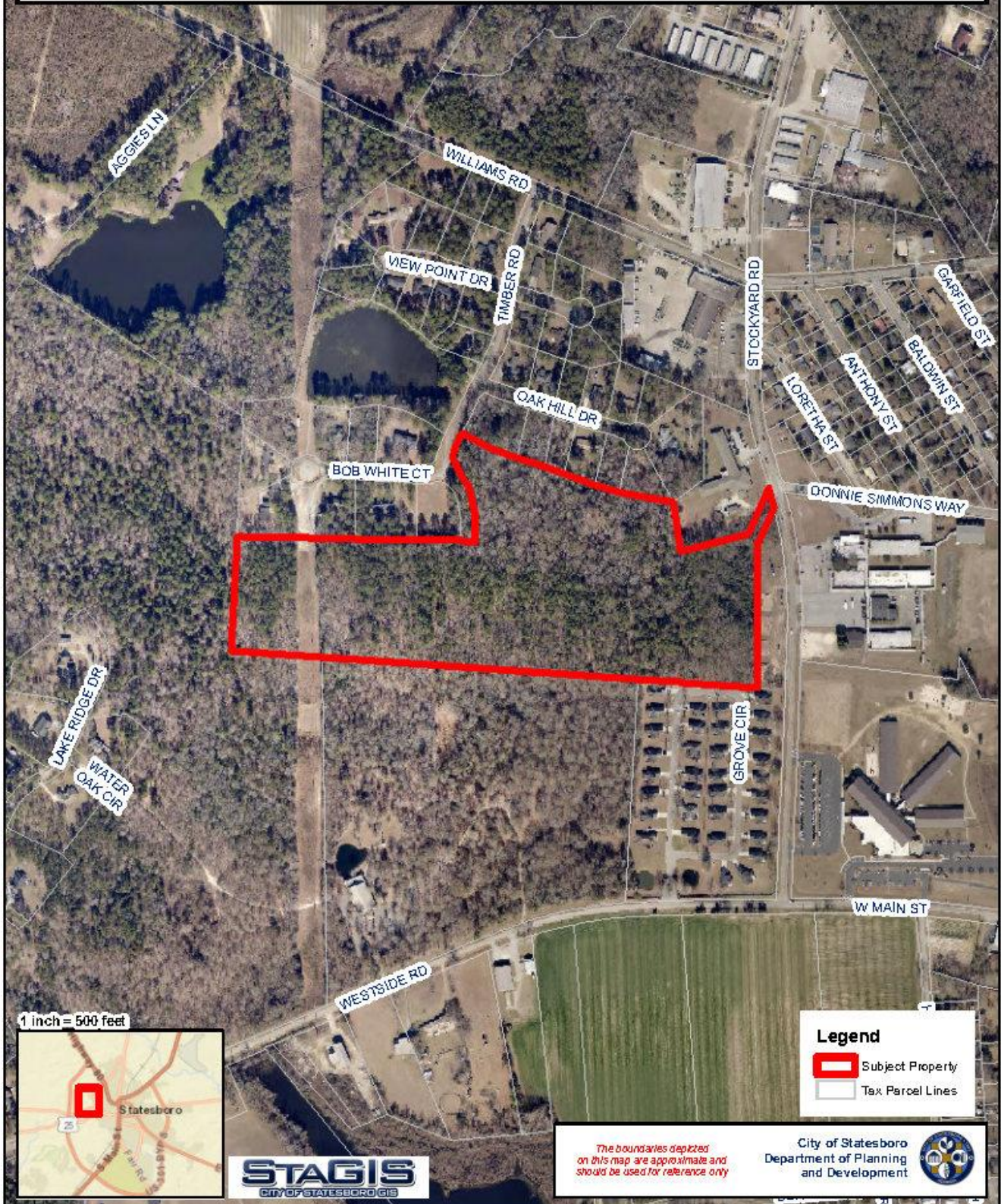
### STAFF/PLANNING COMMISSION RECOMMENDATION

**SUB 23-09-04 – CONDITIONAL APPROVAL**



Case # SUB 23-09-04  
Stockyard Road  
Parcel: MS38000068 001

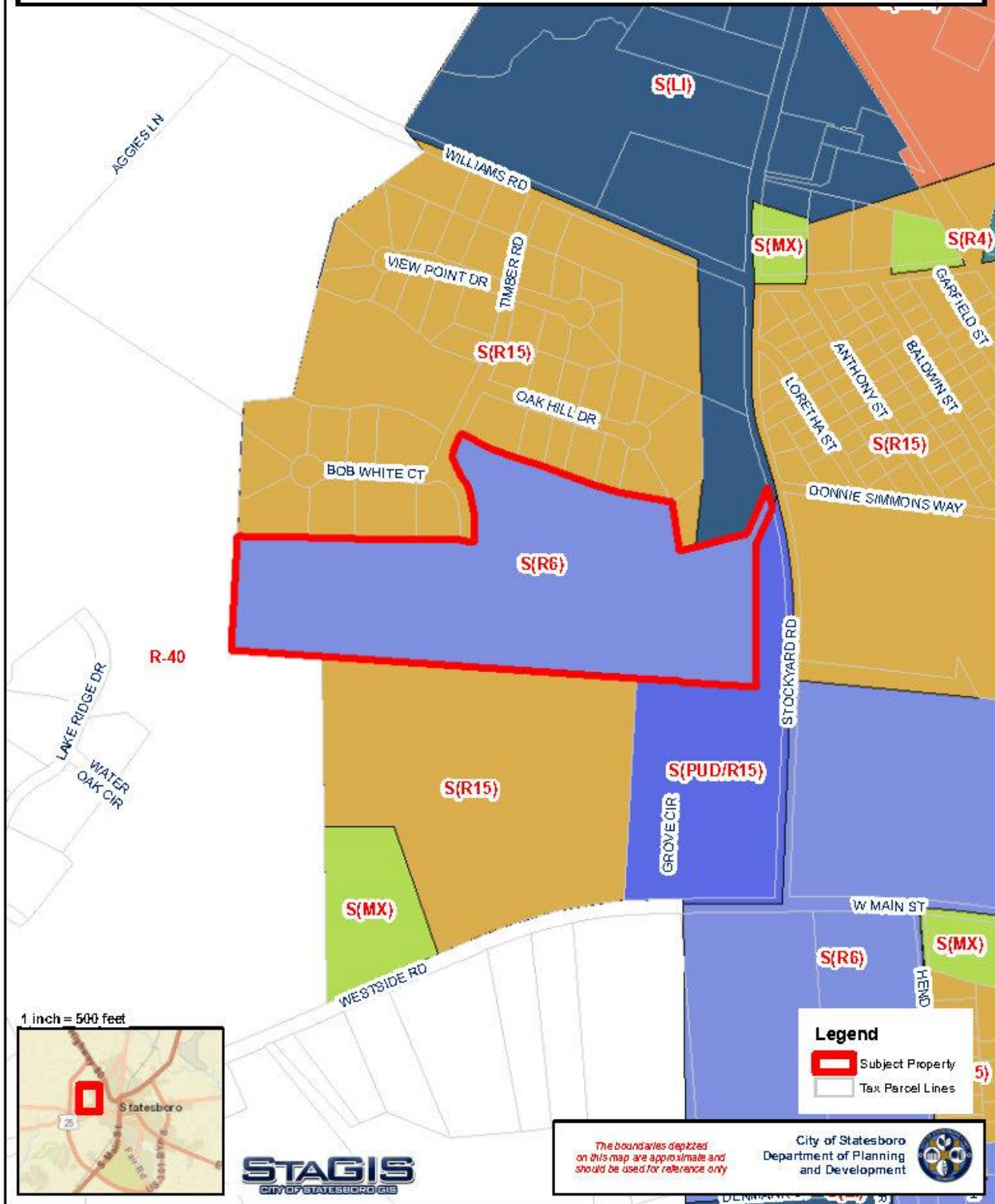
# Location Map





Case # SUB 23-09-04  
Stockyard Road  
Parcel: MS38000068 001

# Current Zoning Map

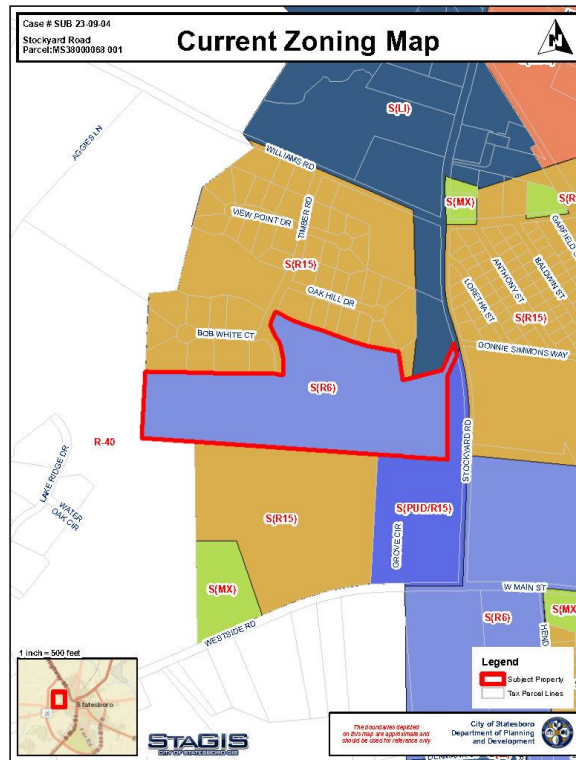




Case # SUB 23-09-04  
Stockyard Road  
Parcel: MS38000068 001

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-6 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	<b>Location Area #2:</b> R-6 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	<b>Location Area #3:</b> R-6 (Single-Family Residential)	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> PUD (Planned Unit Development)	Duplex Residential Dwelling
West	<b>Location Area #5:</b> R-20 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	<b>Location Area #6:</b> R-40 (Single-Family Residential-County)	Rural/Open Land
Southeast	<b>Location Area #7:</b> PUD (Planned Unit Development)	Single-Family Residential Dwelling
South	<b>Location Area #8:</b> R-2 (Townhouse Residential)	Rural/Open Land

## z:\Bureau\STATEBORO\BALL Stockyard\PRELIMINARY HORTON AND HORIZON.dwg





## **SUBJECT SITE**

The subject site is a vacant lot with of approximately 32.16 acres with a proposed new public road connecting to the parcel to the South. The number of proposed units do not exceed the number of units allotted based on the general zoning of the property. The parcel will also allow for access on both Timber and Stockyard Roads, which will provide needed access for the number of units

The applicant intends to develop a new Single-Family Subdivision of approximately 84 units in between the existing Quail Run and proposed Westside Road subdivisions. The applicant will be required to adhere to the existing UDC ordinance for this development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Established Residential Neighborhood” character area, small-lot single-family residential developments as well as neighborhood services and neighborhood scaled retail and commercial.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain some wetlands to the northern areas of the property, but a large portion of the property will remain undeveloped and provided for amenities and open space.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but the property can be served by both City Water and Sewer with minimal extension. Additionally, the topography of the property will require the use of a lift station, which will be built at cost to the developer. The property exit shown on Stockyard Road is of specific concern, as it currently does not provide sufficient site distance from the adjacent exits of other properties on Stockyard Road.

**Subject Property**

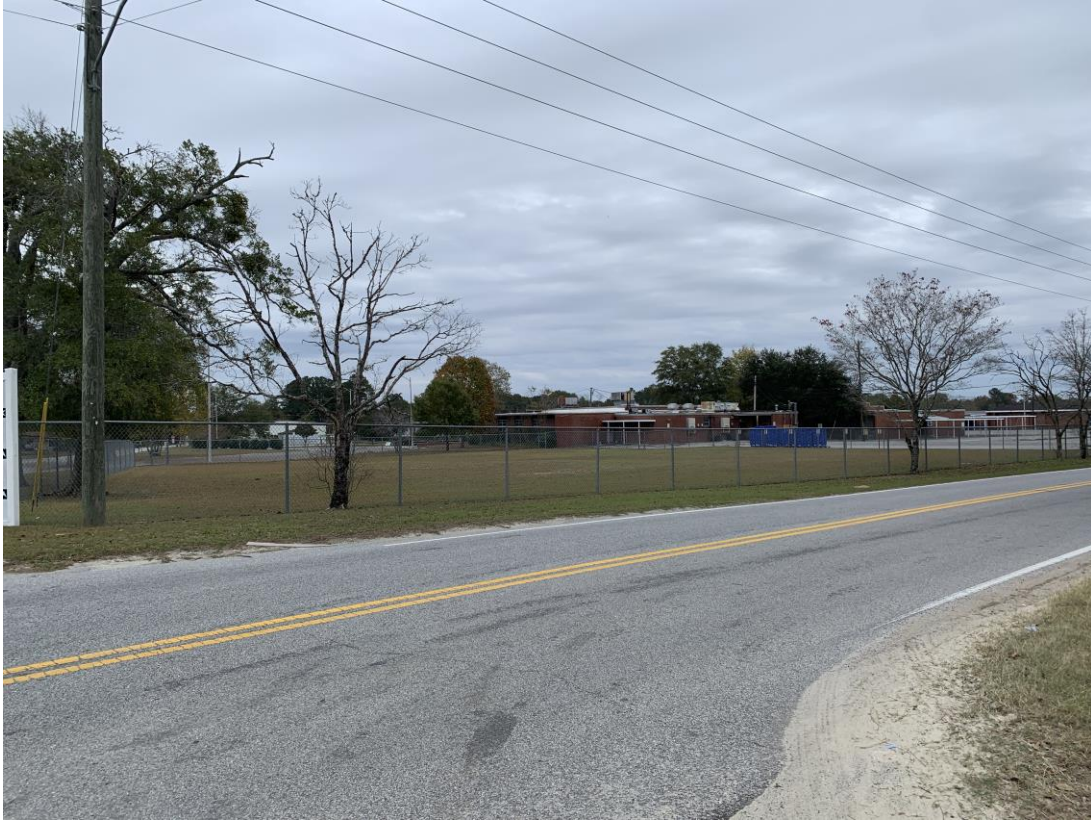


**Northern Property**





**Southeastern Property**



**Northeastern Property**





### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of SUB 23-09-04**. 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 Preliminary Subdivision Plat does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must adhere to all recommended zoning determinations as provided by the original Zoning Map Amendment of the property.
- (3) The proposed stub road must be constructed in accordance with the submitted subdivision plat, and meet all requirements for street dedication upon completion of the street network.