



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 1, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. September 3, 2024

IV. New Business

1. **APPLICATION SUB 24-09-02:** Stephen Sauers requests a Preliminary Subdivision PLAT on approximately 14.05 acres of property in order to construct a 46-unit townhome development at 665 S&S Railroad Bed Road (Tax Parcels # 107 000006A000 & 107 000007 000).
2. **APPLICATION RZ 24-09-04:** Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 5.22 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS42 000004A 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

September 3, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

I. Call to Order

Commissioner Fatica called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Fatica led in the invocation & pledge.

III. Approval of Minutes

1. August 6, 2024 Meeting Minutes.

Commissioner Thibodeau made a motion to approve the minutes of August 6, 2024 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with a 5-0 vote.

IV. New Business

1. APPLICATION RZ 24-08-02: Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).

Commissioner Simmons made a motion to open hearing with a second from Commissioner Thibodeau. The motion passed 5-0. Kathy Field provided background for the case. Ryan Pothyress spoke in favor of the request. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Simmons. The motion passed 5-0.

After discussion, a motion was made by Commissioner Beck to approve the request with staff conditions, with a second from Commissioner Simmons.

2. APPLICATION SUB 24-08-03: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

There was no required Public Hearing for this agenda item. Kathy Field provided narrative for this item. A motion was made to approve with staff condition by Commissioner Simmons, with a second from Commissioner Lovett. The motion passed with a 5-0 vote.

3. **APPLICATION SUB 24-08-04:** Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).

There was no required Public Hearing for this agenda item. Kathy Field provided narrative for this item. A motion was made to approve with staff condition by Commissioner Simmons, with a second from Commissioner Beck. The motion passed with a 5-0 vote.

4.

- a. **APPLICATION RZ 24-08-06:** Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).
- b. **APPLICATION RZ 24-08-08:** Dennis Rhodes requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).

Commissioner Thibodeau made a motion to open hearing with a second from Commissioner Simmons. The motion passed 5-0. Kathy Field provided background for the case. John Dotson spoke in favor of the request. John Washington was called to speak regarding the conditions of the requests related to road infrastructure. Commissioner Simmons motioned to close the hearing with a second from Commissioner Beck. The motion passed 5-0.

After discussion, a motion was made by Commissioner Simmons to approve the request with staff conditions, with a second from Commissioner Lovett. The Motion passed with a 3-2 vote.

5. **APPLICATION RZ 24-08-09:** Mitchell Ball requests a Zoning Map Amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of an approximately 3.69 acres of property in order to develop a residential subdivision on Zetterower Road (Tax Parcel # S06 000002 000).

Commissioner Simmons made a motion to open hearing with a second from Commissioner Beck. The motion passed 5-0. Kathy Field provided background for the case. Haydon Rollins spoke in favor of the request. Commissioner Simmons motioned to close the hearing with a second from Commissioner Beck. The motion passed 5-0.

After discussion, a motion was made by Commissioner Simmons to approve the request with staff conditions, with a second from Commissioner Lovett. The motion passed 4-1.

V. Announcements

Kathy Field announced the final meeting regarding the upcoming Long Range Transportation Master Plan.

VI. Adjourn

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

Vice Chair – Len Fatica

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 24-09-02 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	S&S Railroad Bed Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	14.05 Acres
PARCEL TAX MAP #:	1070000007 000 & 1070000006A000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Land
PROPOSED USE:	Townhouse Subdivision



PETITIONER Stephen Sauers
ADDRESS P.O. Box 13848; Savannah GA, 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

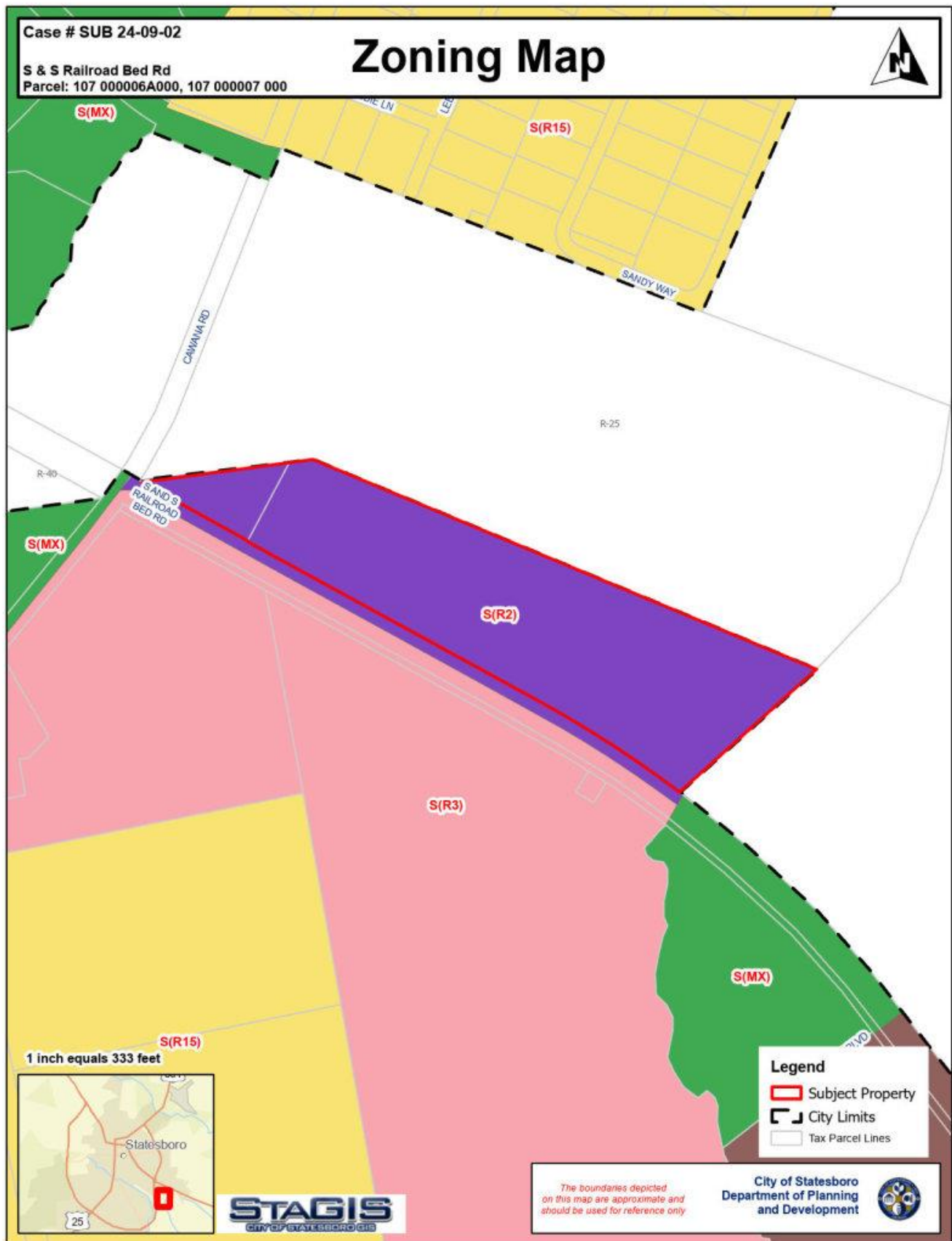
PROPOSAL

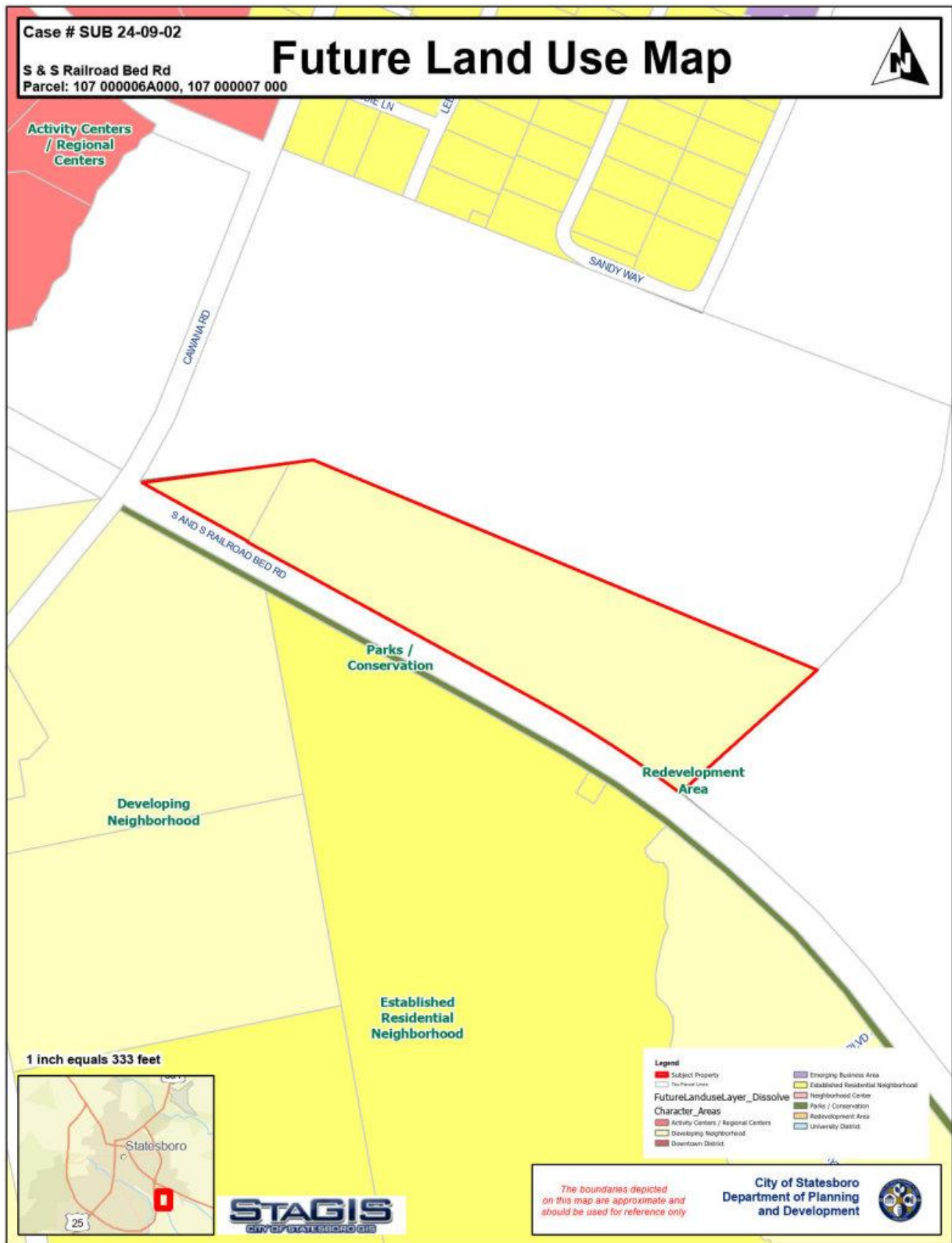
The applicant requests a preliminary subdivision of approximately 14.05 acres of property to develop a townhome subdivision.

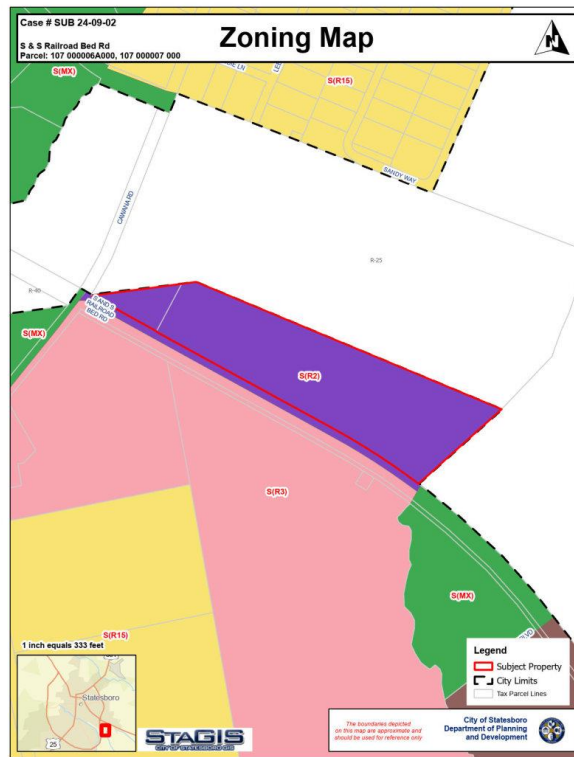
STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-09-02 – CONDITIONAL APPROVAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-25 (Single-Family Residential – County)	Undeveloped Lot
Northeast	Location Area #2: R-25 (Single-Family Residential – County)	Undeveloped Lot
Northwest	Location Area #3: R-25 (Single-Family Residential – County)	Single-Family Dwelling
East	Location Area #4: R-25 (Single-Family Residential – County)	Single-Family Dwelling
West	Location Area #5: R-40 (Single-Family Residential – County)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium-Density Residential)	Connection Church & Vacant Land
Southeast	Location Area #7: R-3 (Medium-Density Residential)	Beacon Place
South	Location Area #8: R-3 (Medium-Density Residential)	Beacon Place

SUBJECT SITE

The subject site consists of 14.05 acres of property with substantial wetlands and wooded areas. The site has undergone a staff review and meets all guidelines for issuance of a Land Disturbance Permit, and has begun initial phase disturbance for site preparation. This property was initially slated for development via approval in 2022, and has since changed hands for development.

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

ENVIRONMENTAL SITE ANALYSIS

The property does contain wetlands, but the proposed development has considered these wetland areas and designed around the areas to allow for minimal disturbance. Georgia Soil and Water, as well as City Staff have already reviewed the overall construction plans, and the development does meet the requirements of the UDC.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and will require some extension in order to meet necessary standards for the development. The disused Western corner of the property needs to be considered for future improvements, as the trail area is currently under consideration for the construction of a round-a-bout.

Subject Property



Southern Property



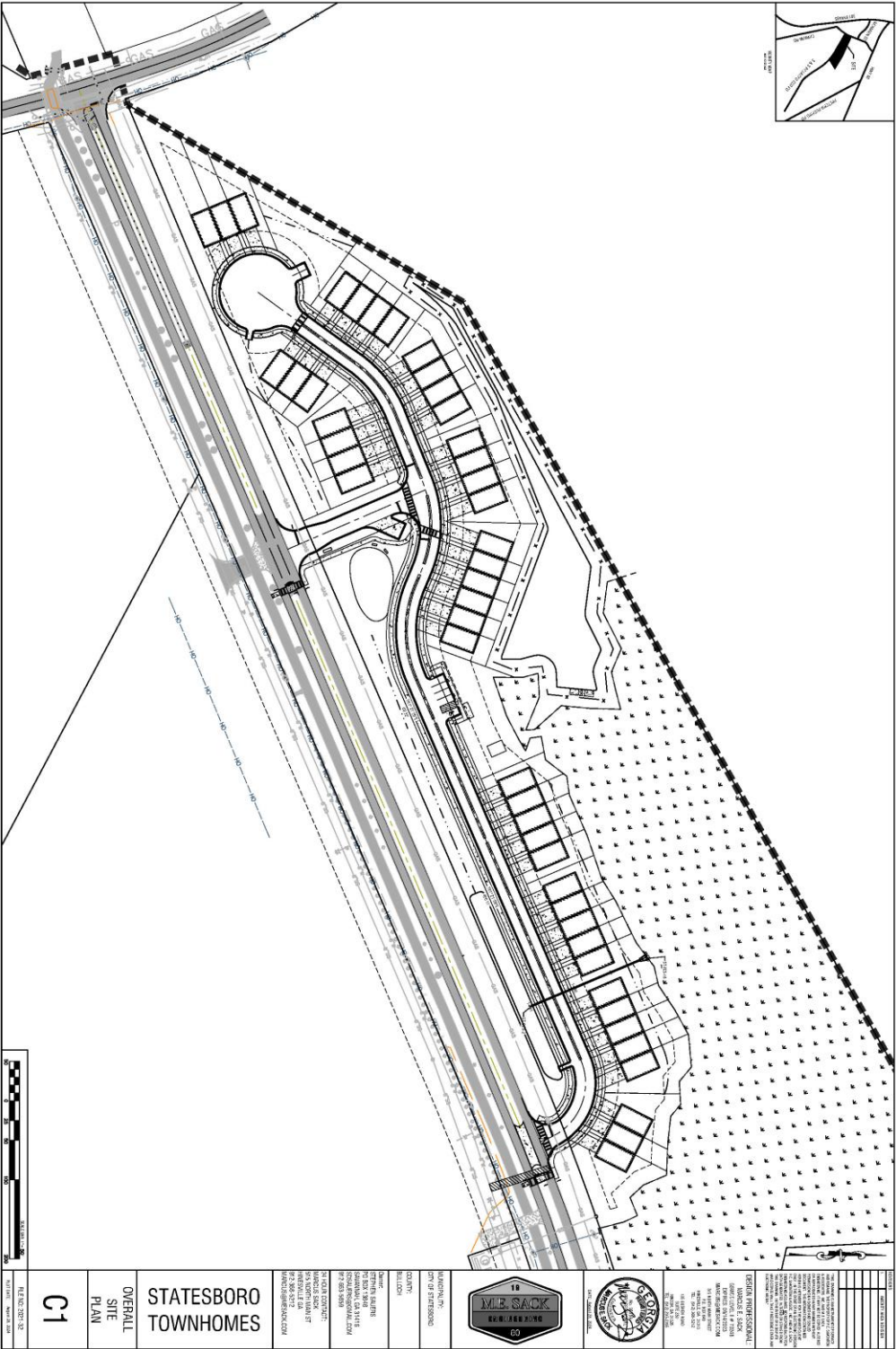
Western Property



Eastern Property



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-09-02**. 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 Preliminary Subdivision PLAT does not grant the right to develop on the issuance of individual building permits. All buildings must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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RZ 24-09-04 ZONING MAP AMENDMENT REQUEST	
LOCATION:	7406 Veterans Memorial Parkway
EXISTING ZONING:	HC (Highway Commercial – County)
ACRES:	5.22 Acres
PARCEL TAX MAP #:	MS42000004A000
COUNCIL DISTRICT:	District 2 (Chavers – Proposed)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Quadplex Subdivision

PETITIONER Dennis Rhodes

ADDRESS 1435 Fred Chance Road; Perkins GA, 30822

REPRESENTATIVE John Dotson – Maxwell-Reddick & Associates

ADDRESS 40 Joe Kennedy Boulevard; Statesboro GA, 30458

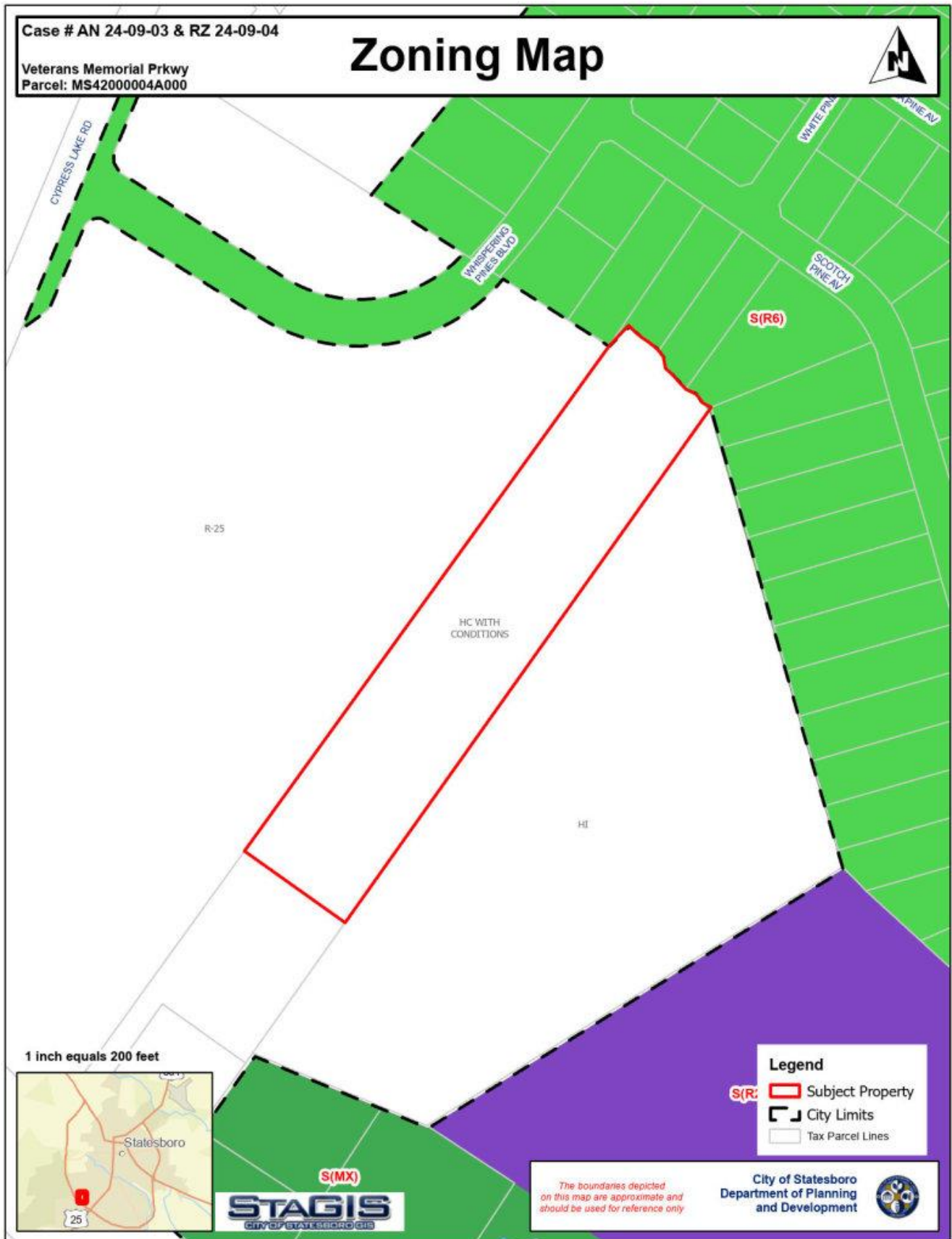
PROPOSAL
The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-3 (Medium-Density Residential) zoning district for one property on Veterans Memorial Parkway in order to complete a Quadplex Subdivision.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-09-04 - CONDITIONAL APPROVAL</u>

Case # AN 24-09-03 & RZ 24-09-04

Veterans Memorial Prkwy
Parcel: MS42000004A000

Location Map

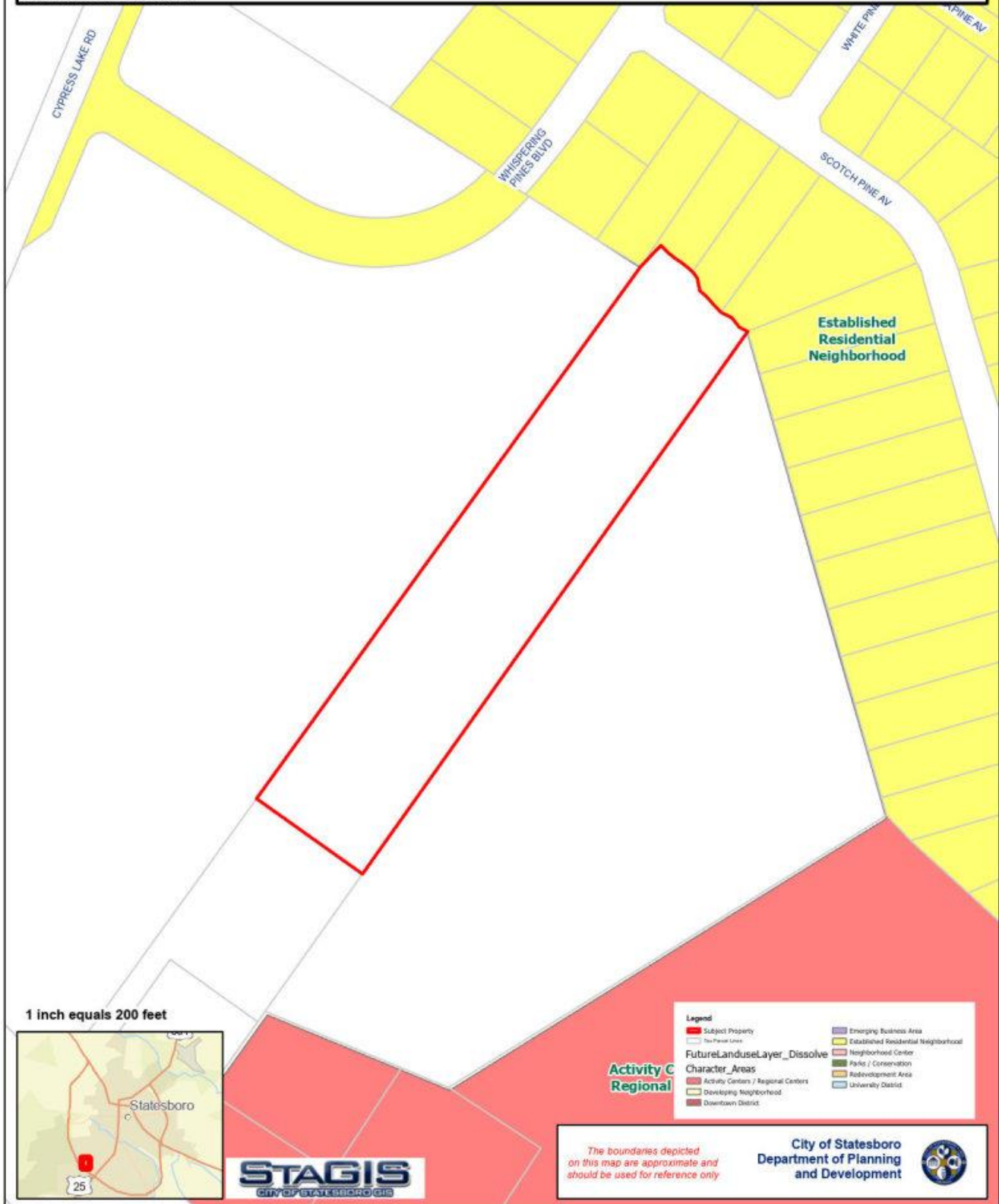


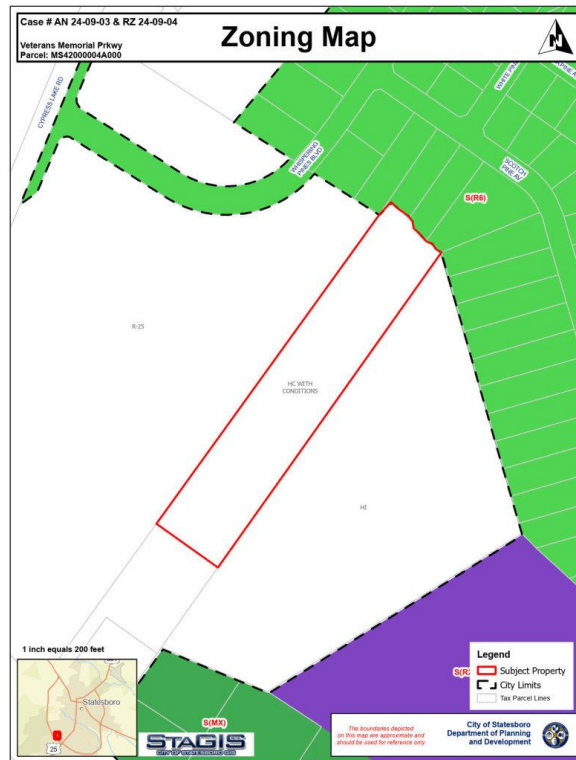


Case # AN 24-09-03 & RZ 24-09-04

Veterans Memorial Prkwy
Parcel: MS42000004A000

Future Land Use Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northeast	Location Area #2: R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northwest	Location Area #3: R-6 (Single-Family Residential)	Whispering Pines Subdivision
East	Location Area #4: HI (Heavy Industrial – County)	Vacant Land
West	Location Area #5: R-3 (Medium Density Residential)	Vacant Land
Southwest	Location Area #6: R-3 (Medium Density Residential)	Vacant Land
Southeast	Location Area #7: HI (Heavy Industrial – County)	Vacant Land
South	Location Area #8: HI (Heavy Industrial – County)	Vacant Land

SUBJECT SITE

The subject site consists of a 5-acre property which is adjacent to a previously approved 25-acre parcel slated for future development. The applicant is proposing to develop approximately 172 units of quadraplexes under single ownership, with potential connections to Whispering Pines Boulevard, Cypress Lake Road, and Veterans Memorial Parkway. Under consideration is the remaining acreage from the initial development of the site as approved by City Council in September of 2024.

The *2024 City of Statesboro Comprehensive Master Plan* shows this area as outside of the City Limits and does not provide guidance on the development type. The “Developing Neighborhood” character area would be an appropriate assignment for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, with existing wetland crossings on site for the existing road infrastructure. Wetlands have been considered for the entirety of the development as shown on the site plan. There are also no FEMA classified flood areas on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected near the existing extensions of the property. The site has direct access to multiple roads, but a traffic study will be required to show the overall development and appropriate traffic implementation. There are concerns on how the traffic would interact with the existing Cypress Lake Road, Whispering Pines Boulevard, and Veterans’ Memorial Parkway due to the existing traffic patterns already found in the area, but under initial approval of the preceding cases, the applicant has agreed to conditions related to the development of an improved road network.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning map 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 has existing single-family housing, and nearby commercial development. In addition, there is a developing townhome subdivision with multiple entrances directly onto Veteran’s Memorial Parkway.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The adjacent property already has housing, but the increase in housing units will cause future impacts on roadways, specifically Whispering Pines Boulevard.

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

- This property at default zoning would not be able to support the number of units requested by the applicant, but a lower density zoning would better match the adjacent neighborhood. The connected neighborhood could see a significant increase in traffic without relief due to a lack of a secondary egress.

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?

- Cypress Lake Road is generally utilized as a collector road, with significant traffic being brought from outside the City Limits. Country Club Road also runs into this road, further increasing acting traffic on the road. The connection of additional residential to the section of Whispering Pines Boulevard, would potentially require an enhancement of the street as this would make the local street closer to the capacity of a minor collector road. Utilities are located in the adjacent subdivision, and the associated school district is for Langston Chapel Elementary & Middle School. Road usage for Whispering Pines Boulevard is of concern due to multiple entrances being proposed on the roadway curve, and would be less detrimental if maintained at the R-6 (Single-Family Residential) zoning district. The proposed entrance on Cypress Lake would also need further study due to the distance from the intersection on Veterans Memorial Parkway. The applicant has confirmed that they would be willing to follow conditions stipulating traffic improvements on the connecting road areas.

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 an area that has not been particularly poised for new development, with the intersection of Veterans Memorial Parkway and Cypress Lake Road serving as a delineation point for development in the area..

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

- While the overall use does not conflict with the currently defined “Developing Neighborhood” character area, it is recommended that a less intense zoning be applied to this development.

Subject Property



Western Property



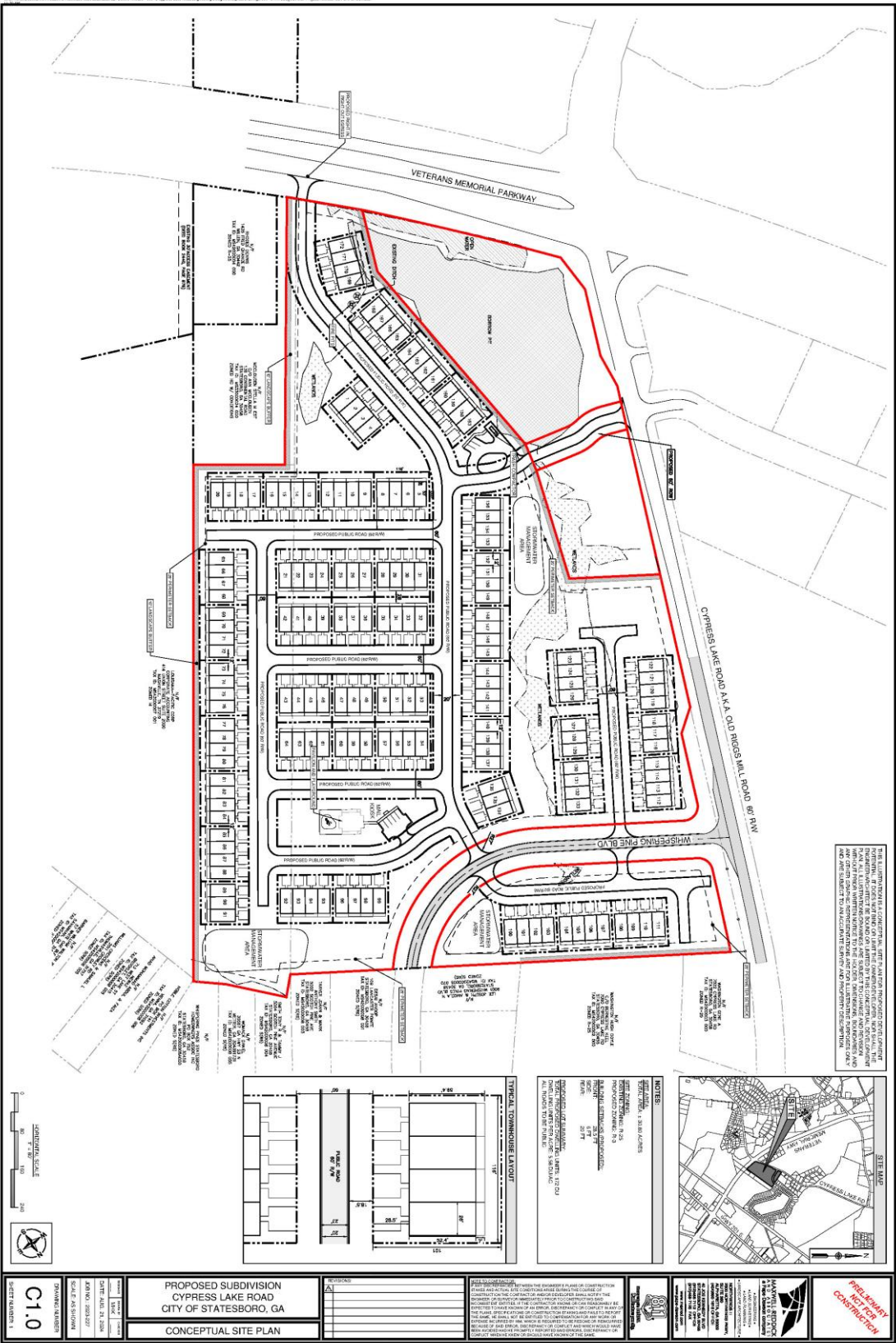
Northern Property



Southern Property



Sketch Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-09-04**. 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 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.
- (2) The applicant must submit a Traffic Impact Analysis before approval of the project subdivision to ensure that appropriate right-of-way and traffic calming measures can be implemented.
- (3) The applicant will be required to provide right-of-way to enhance the section of Whispering Pines Boulevard being impacted by the development of this subdivision in accordance with any Traffic Study Requirements.