



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 Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. September 2, 2025

IV. 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).
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).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

September 2, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Ronald Simmons, Matthew Lovett and Len Fatica: **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Jermaine Foster (City 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. August 5, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of July 1, 2025 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with 7-0 vote.

III. New Business

- 1. APPLICATION RZ 25 05-08:** VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

Justin Williams introduced the case. Gohagen spoke regarding how the proposed project meets the City's Comprehensive Plan and the current PUD is a Tax Allocation District. Additionally, Clark O'Barr the engineer for the project answers question about the traffic study. Commissioner Simmons motion to close public discussion with a second from Commissioner Fatica. The Motion passes 7-0.

Commissioner Fatica makes a motion to approve with stated conditions for the case Commissioner Simmons seconds. The motion passed 7-0.

- 2. APPLICATION RZ 25-07-01:** Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Beck to open discussion with a second from Folsom. No discussion. Motion to close, Commissioner Simmons motion to close with a second from Folsom. Commissioner Simmons motion to approve with states conditions with a second from Commissioner Fatica. Motion passes 7-0.

3. **APPLICATION RZ 25-07-02:** Hussey Gay Bell requests a Zoning Map Amendment of 1.72-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on the corner of Northbridge Drive and Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C3). **APPLICATION RZ 25-07-03:** Hussey Gay Bell requests a Zoning Map Amendment of 1.65-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C4).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Fatica to open discussion with a second from Commissioner Folsom. Hayden Rollins speaks about the project. Commissioner Beck motion to close public discussion with a second from Commissioner Folsom. The Motion passes 7-0.

Commissioner Fatica motions to approve with stated conditions for the case with a second from Commissioner Simmons. Motion passes 7-0 vote.

IV. Announcements

V. Adjourn

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 7-0.

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
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(912) 764-0630
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RZ 25-08-06 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Highway 80 west and Zetterower Road
PETITIONER/REPRESENTATIVE	Ryan Poythress/Pape-Dawson
EXISTING ZONING:	R-15 (One-Household Residential)/HOC (highway Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhoods
TOTAL ACRES:	17.24-acres (750,974.4sq ft)
PARCEL TAX MAP #:	MS48 00002 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant
PROPOSED USE:	Multi-family dwelling (apartments)

Planning Commission: October 7, 2025

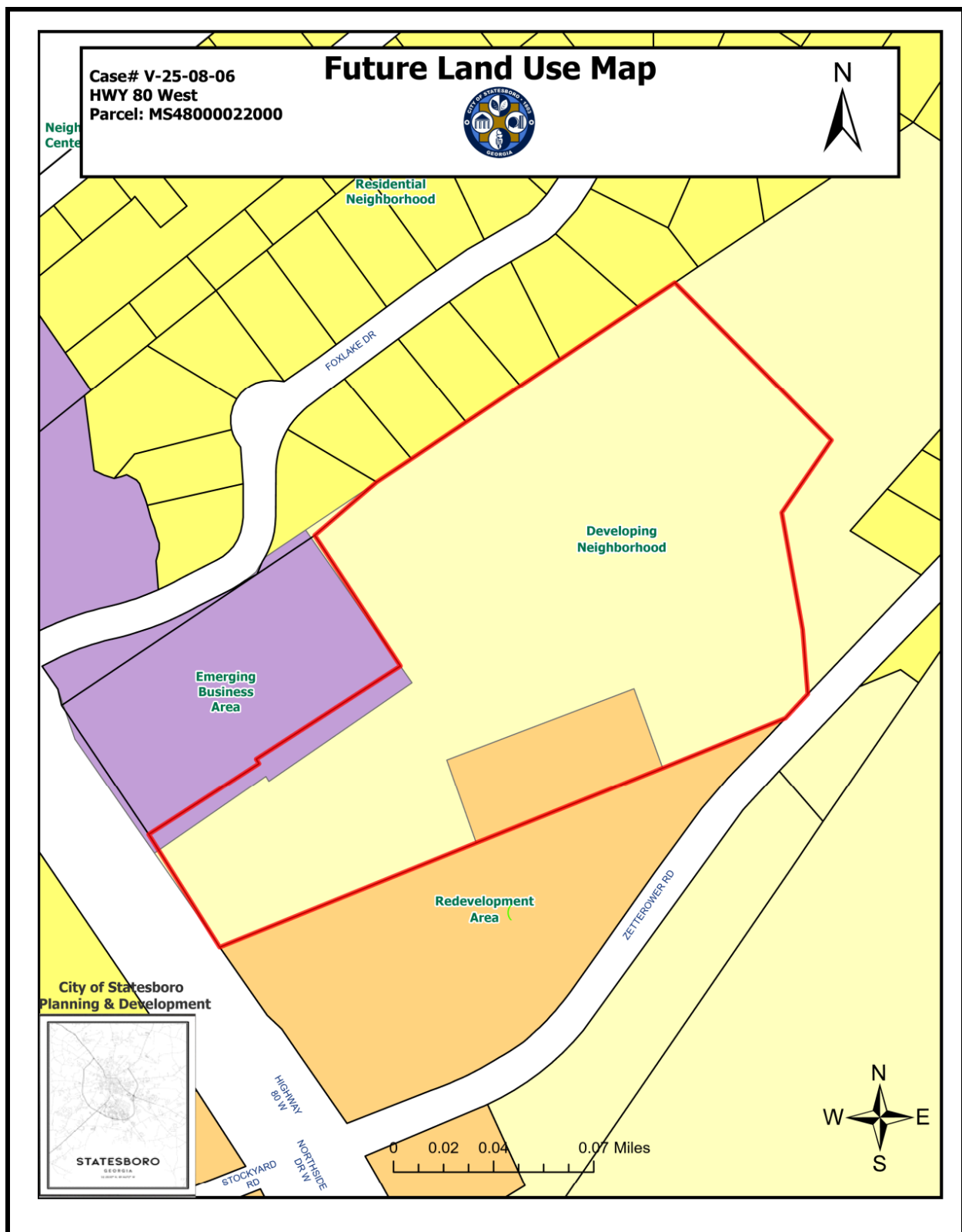
City Council: October 21, 2025

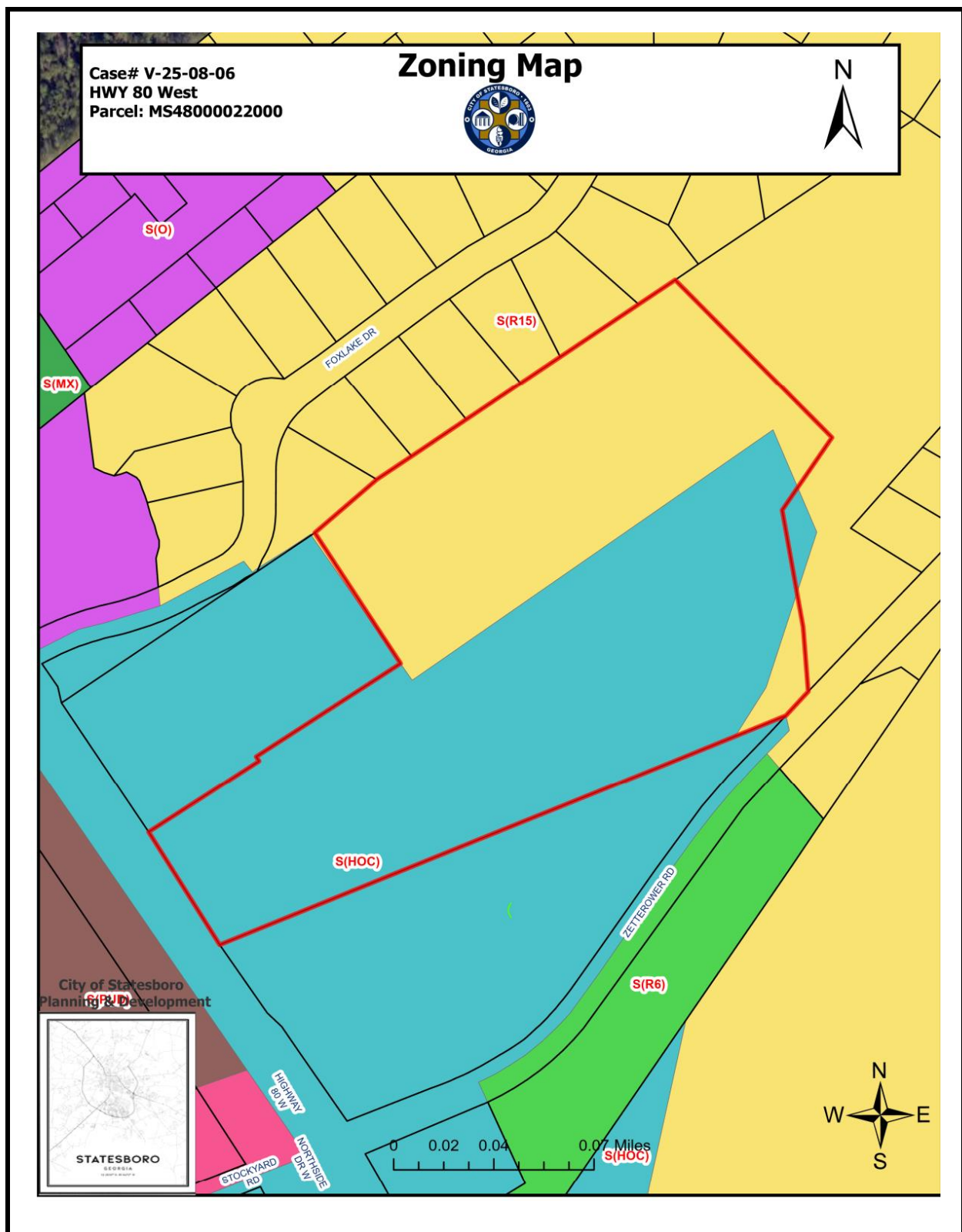
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 25-08-06 - DENIAL

DETAILED DISCUSSION
HISTORY
Based on historic maps and topographies the parcel seems to have been vacant since early 20 th century.
REQUEST
The petitioner is requesting a Zoning Map Amendment from two zoning districts; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District). The parcel consists of 17.24-acres of woodland and wetlands. The property is on Highway 80 west and stretches back on to Zetterower Road.

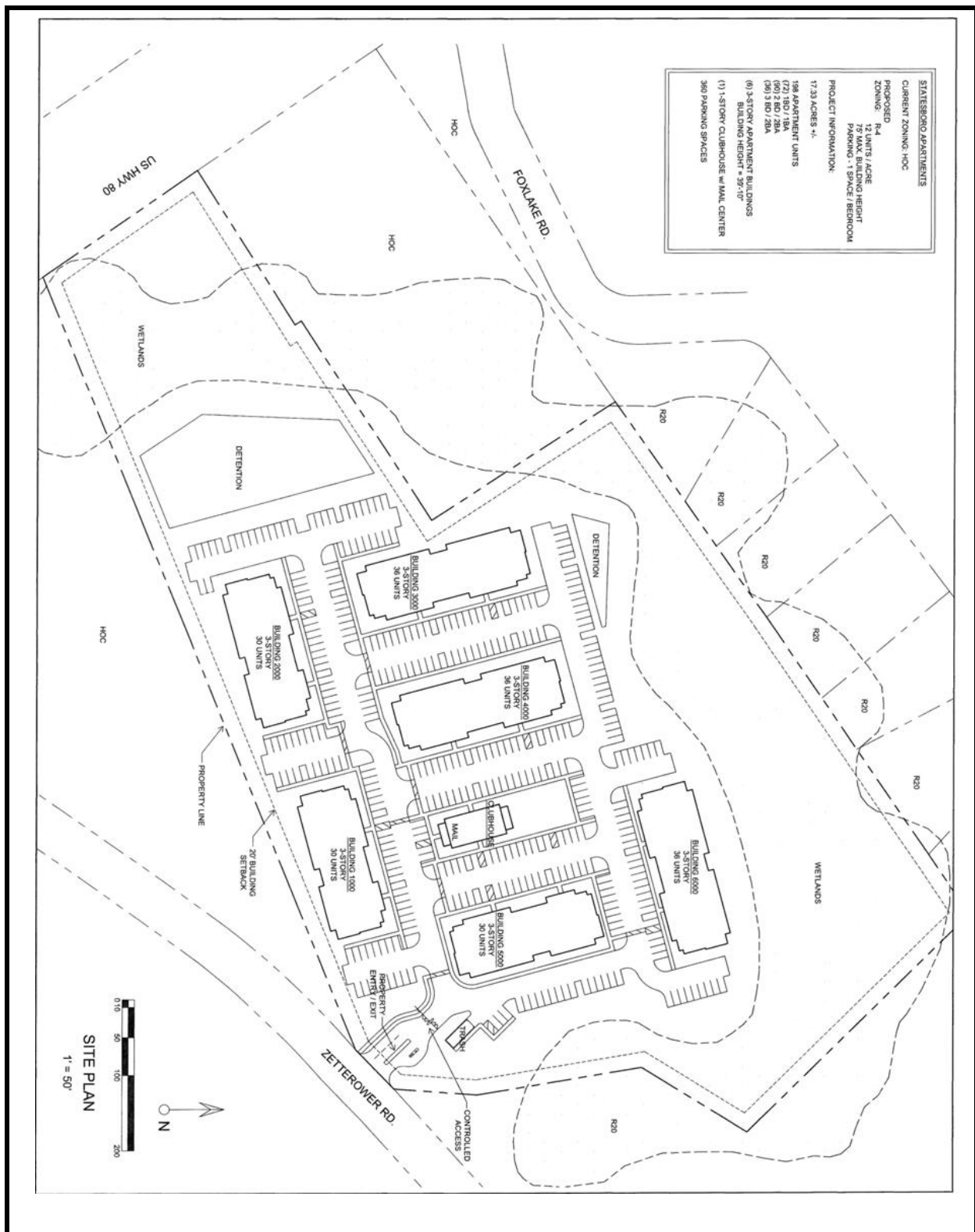






SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One Household Residential)	Subdivision
Northeast	R-15 (One Household Residential)	Subdivision
East	R-15 (One Household Residential)	Residential
Northwest	R-15 (One Household Residential)	Subdivision
Southeast	R-6 (One-Household Residential)	Single-family house
South	HOC (Highway Oriented Commercial)	Storage Warehouses
Southwest	LI (Light Industrial)	Storage Warehouses
West	PUD (Planned Unit Development)	Townhouses

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	17.24-acres
Lot	Vacant-undeveloped land
Flooding	No flooding on the property.
Wetlands	The wetlands stretch from the southwest/west to the north and then to the northeast.
Easements	No easement on the property.



SITE DESIGN AND LAYOUT

The proposed project consists of 17.24-acres proposed to consist the following:

Apartments:

Proposed to be a maximum of three (3) stories high and proposed to be 198 units with 396 bedrooms spread through six (6) buildings.

Roadways and Access:

The proposed project would consist of private roads with one (1) access point that will be gated from Zetterower Road. No access point from Highway 80 west.

The project proposes five (5) foot wide sidewalks to be provided within the community.

Infrastructure/Public Utilities:

The project is planning to connect to City of Statesboro utilities.

Amenity Center:

A club house is proposed for the project.

SITE DESIGN DETAILS

R-4 (High Density Residential District)

	<u>Required</u>	<u>Proposed</u>
Maximum Building Height	75 feet	75 feet
Setbacks: Front yard: Side yard: Rear yard:	20 feet unless section 2.3.3-D applies 20 feet from residential districts 20 feet from residential districts	20 feet from all residential districts.
Minimum Amenity Space Development with 30 or more units:	10% is required	Club House
Buffer:	Existing wetlands	Existing wetlands
Parking: 1 per bedroom:	360 parking spaces	360 parking spaces
Additional Dimensional Standards:	Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may	12 per acre

	only be allowed by approval of a special use permit per Section 2.7.5-Special Units Permits.	
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STAFF SUMMARY AND ANALYSIS

The subject site is a vacant parcel consisting of 17.24 acres of woodland and wetlands, which the petitioner is requesting a Zoning Map Amendment from; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District). Additional ingress/egress off Highway 80 west will require approval from GDOT.

The proposed zoning district R-4 (High density Residential District) is for the purpose of establishing high density residential districts to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with objectives, policies, and proposals of the most recently adopted comprehensive plan. In addition, to assure the suitable design of apartments in order to protect surrounding environment of adjacent and nearby neighborhoods. Thus, to ensure that proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.

The 2024 City of Statesboro Comprehensive Master Plan designates the subject site in the "Developing Neighborhood" character area, which generally allows for the development of a number of residential housing types. These areas are primarily residential areas that may contain 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.

In review of the zoning district and comprehensive plan, it is the opinion of Staff the request is not aligned with characteristics of the area, adjacent and nearby properties. The proposed apartments are considered a high-density development in which would cause a much higher volume of traffic than the local streets are designed for.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer. The proposed project is proposing only one access point from Zetterower Road, which is a two -lane street with moderate traffic from local neighborhoods and businesses. There are currently no sidewalks on Zetterower Road. The proposed project would add increased stress to the intersection of Highway 80 west and Zetterower Road.

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: No, the proposed high-density development is not aligned with the adjacent and nearby neighborhoods.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: Yes, the zoning proposal would have an adverse effect on the adjacent and nearby properties due to the proposed increase of traffic. In addition, the project proposes only one (1) access point on to the property from Zetterower Road.

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

Analysis: Yes, there are reasonable economic uses as its currently zoned.

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

Analysis: It is the opinion of Staff, there would little public gain.

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: The property does contain wetlands, which could limit where to build on the property. Also, an addition of a wetland crossing needs to be considered for an added access point from Highway 80 west.

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 does not conform to the Comprehensive Plan due to the proposed project and associated development area.

Based upon the review of the proposed Zoning Map Amendment and proposed project, it is the opinion of Staff that provided analysis demonstrates that request is out of character with the surrounding neighborhoods and the increase of traffic would cause added stress to existing traffic conditions and local street design.



Subject property: view of the property from the ROW on Zetterower Road, facing north.



Subject property: view of the property from the ROW on Zetterower Road, facing northeast.



View of the property to the southeast of the subject property from the ROW on Zetterower Road, facing southeast.



View of the property to the east of the subject property from the ROW on Zetterower Road, facing east.



Subject property: view of the property from the ROW on Highway 80 west, facing northeast.



View of the property to the north of the subject property from ROW on Highway 80 west, facing north.



View of the property to the south of the subject property from the ROW on Highway 80 west, facing southeast.



View of the property northwest of the subject property from the ROW on Highway 80 west, facing northwest.



View of the property west of the subject property from the ROW on Highway 80 west, facing west.



View of the property southwest of the subject property from the ROW on Highway 80 west, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 25-08-06**. 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. The applicant must provide a wetland plan in addition to standard plan requirements before issuance of a land disturbance permit.
2. Due to the necessary buffering required from the adjacent subdivision, no wetlands may be altered to the North of the development.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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RZ 25-09-01	
ZONING MAP AMENDMENT REQUEST	
LOCATION:	19 Railroad Street
PETITIONER/REPRESENTATIVE	Tim Wilkinson/Zero Gravity Outreach
EXISTING ZONING:	LI (Light Industrial District)
PROPOSED ZONING:	CBD (Central Business District)
OVERLAYS/DISTRICTS:	DSDA (Downtown Statesboro Development Authority Overlay)
FUTURE LAND USE CLASSIFICATION	Neighborhood Center
TOTAL ACRES:	5.92-acres (257875.2 square feet)
PARCEL TAX MAP #:	S27 000057 000, S27 000057A000 S27 000060 000, S27 000058 000 S27 000059 001, S27 000059 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant and storage warehouses
PROPOSED USE:	Community/public event and outreach space

Planning Commission: October 7, 2025

City Council: October 21, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 25-09-01 - CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
According to the Tax Assessor website, two storage warehouses were constructed in 1960, the third storage warehouse was constructed in 1971 and the office building was constructed in 1990.
REQUEST
The petitioner is requesting a Zoning Map Amendment (Rezoning) from a LI (Light Industrial District) to CBD (Central Business District). The parcels are located between Railroad Street and North Mulberry Street. The proposed rezone includes six (6) parcels to be combined for a total of 5.92-acres.

Case # RZ-25-03-01

Railroad St, N. Mulberry St

Parcel: S27 000057 000,

S27 000057A000, S27 000060 000, S27 000058 000, S27 000059 001, S27 000059 000

Location Map



1 inch equals 300 feet
Aerial: 2023 Eagleview

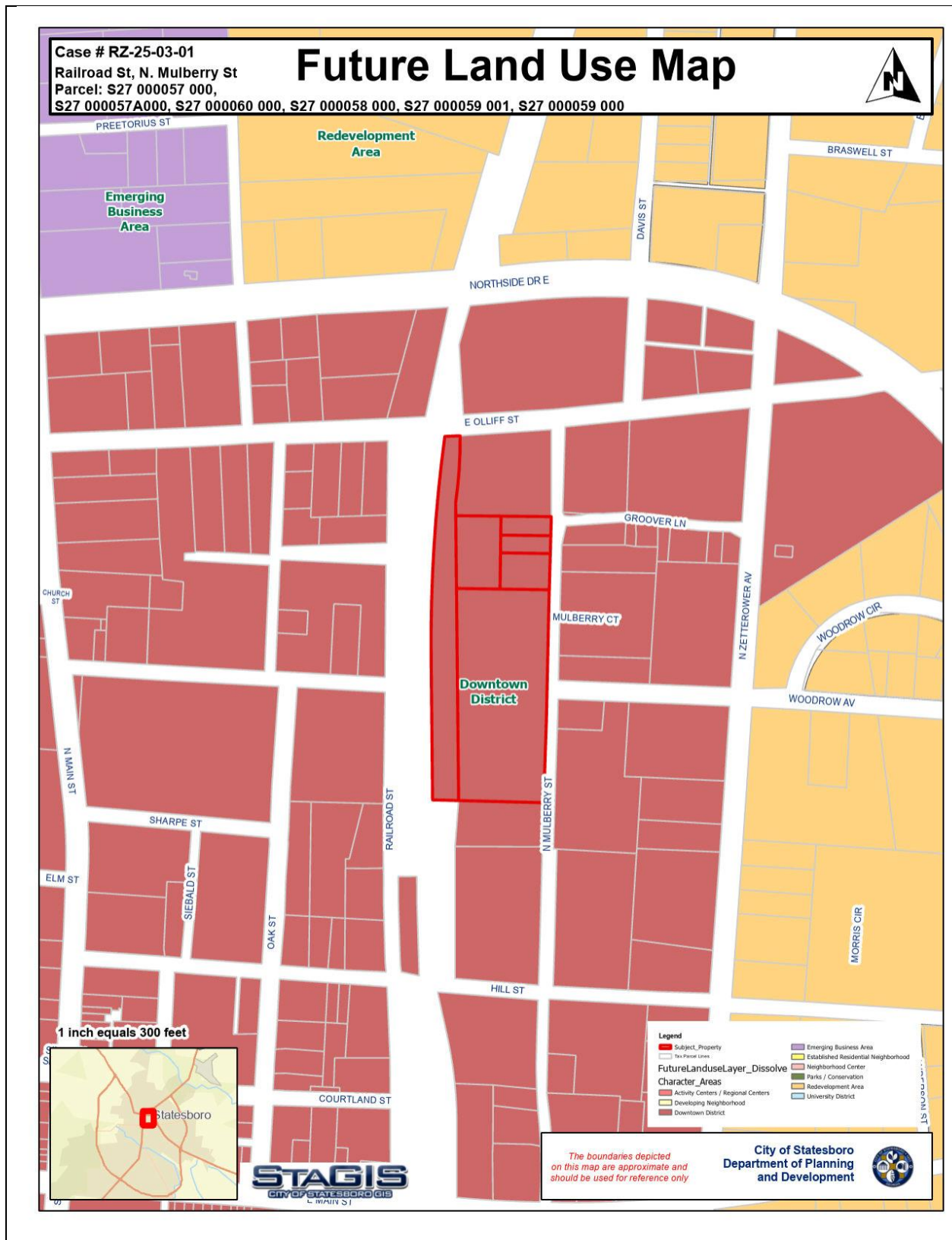
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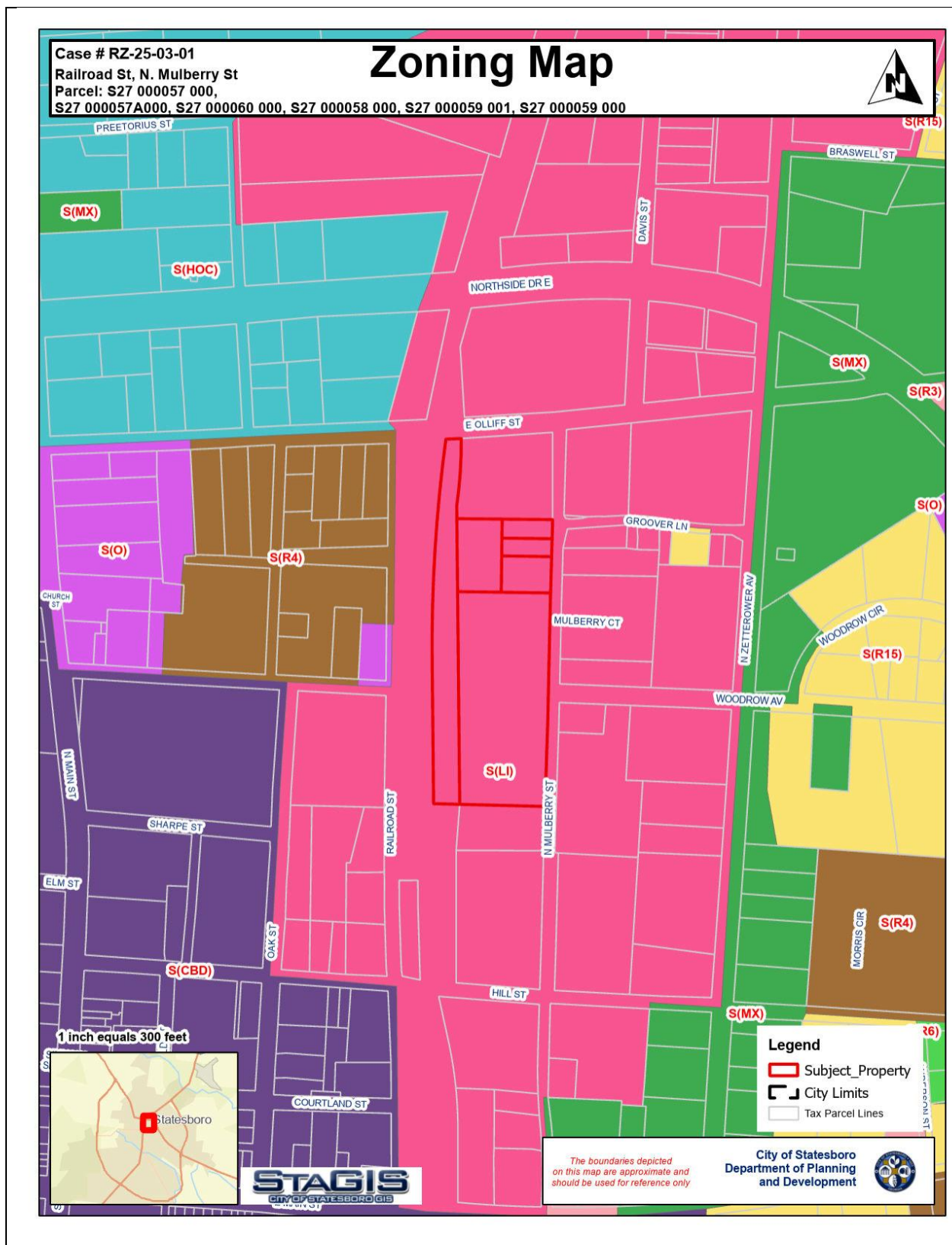
- Subject Property
- City Limits
- Tax Parcel Lines

The boundaries depicted
on this map are approximate and
should be used for reference only

City of Statesboro
Department of Planning
and Development







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	LI (Light Industrial District)	Storage Warehouse
Northeast	LI (Light Industrial District)	
East	Highway Oriented Commercial District (HOC)	Commercial space
Northwest	LI (Light Industrial District)	Storage Warehouse
Southeast	R-4 (High Density Residential District)	Multi and single-family houses
South	LI (Light Industrial District)	
Southwest	LI (Light Industrial District)	Storage Warehouse
West	LI (Light Industrial District)	City of Statesboro-metal building

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	3.37-acres (146,797.2 square feet)
Lot	Most cleared, vacant land.
Flooding	No floodplain. No floodway
Wetlands	There are no wetlands on this property. There are wetlands to northeast of the said parcel.
Easements	There is 50' access easement and 20' utility easement along Highway 301 north.

PROJECT RENDERINGS



SITE DESIGN AND LAYOUT

The proposed project consists of 5.92-acres comprised of the following:

SITE DESIGN DETAILS

CBD (Central Business District)

<u>Required</u>		<u>Proposed</u>
Maximum Building Height	45 feet for non-residential uses	Maintaining existing buildings
Setbacks: Front yard: Side yard: Rear yard:	None required per the UDC	Existing buildings
Minimum Amenity Space Development less than five (5) acres:	None required per the UDC	Entire project is a public event space.
Buffer:	Exception for CBD, none required per the UDC	None required per the UDC
Parking: Public Assembly facilities:	None required per the UDC	None required per the UDC

DSDA (Downtown Statesboro Development Authority)

Murals:	A mural is a sign containing a noncommercial message, picture, scene, or diagram exhibited on the outside wall of a building or structure through application of paint, canvas, tile, panels or similar materials such that the wall becomes the background surface or platform for the mural.
Sidewalks:	Sidewalks and pedestrian areas are required along the public right-of-way for each property. Sidewalks must be at least 5 feet wide and meet city standards and specifications.
Landscaping:	Parking areas must be landscaped according to the standards of Section 2.5.2 - Parking and Loading. Foundation landscaping along 50% of the building length is required for each building on the property, excluding any portions of buildings that directly front the public sidewalk.

Buffering and screening requirements:	Chain link and barbed wire fences are prohibited. Buffer and/or screenings are required in order to reduce the impact of a use of land on adjacent uses that are of a significantly different character, density, or intensity. A buffer yard may only be occupied by permitted landscaping and screening materials, underground utilities, and storm water retention areas.
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STAFF SUMMARY AND ANALYSIS

The subject site is six parcels totaling 5.92-acres. The four smaller parcels are currently vacant and the other two parcels are occupied with several storage warehouses. The applicant intends to redevelop the warehouses and develop the property in conjunction with an adjacent property in order to develop a community/public events and outreach spaces.

The 2024 City of Statesboro Comprehensive Master Plan designates the subject site in the “Redevelopment Area” character area, which generally allows for the development of a number of residential housing types. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. The applicant will be removing some structures on the project and has not determined a need for increased detention, but this will be analyzed in the overall development plan for the project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and normal traffic should not be substantially impacted. Large events will require additional study on the project.

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: The blighted condition of the property is problematic, and redevelopment would serve a vital purpose in the area.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the properties in the neighborhood are generally vacant, or low in intensity of use.

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

Analysis: There are four (4) parcels along the road that are vacant and the other three (3) have storage warehouse on site. The current zoning district does allow commercial and offices uses.

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

Analysis: The site is within Downtown Area of the Comprehensive Master Plan. It is believed that the development of the community/public event and outreach space is vital to the redevelopment of the area.

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, the development would substantially improve conditions in the area by utilizing a blighted property, and creating a productive area in the downtown.

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 due to the proposed project and associated development area.



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



Subject property: view of the property from ROW on North Mulberry Street, facing south.



View of the property to the north of the subject property from the ROW on North Mulberry Street, facing northwest.



View of the property to the east of the subject property from the ROW on North Mulberry Street, facing east.



Subject property: view of ROW property from ROW on Railroad Street, facing east.



Subject property: view of the property from ROW on Railroad Street, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-09-01**. 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 property. All construction must be reviewed and approved by the City.