



*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**

**September 6, 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. August 2, 2022

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

6. **RECOMMENDATION FOR PUD APPLICATIONS:** Requests to provide recommendation to City Council on PUD (Planned Unit Development) existing standards.

**V. Announcements**

1. Commissioner Jim Thibideau will replace Commissioner Michelle Babot after her resignation from the Planning Commission. He will complete her term.

**VI. Adjourn**



*City of Statesboro*  
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**Statesboro Planning Commission**

**August 2, 2022**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: James Bryd Sr., Sean Fox, Benjamin McKay, Michele Hickson, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) and Elizabeth Burns (Planner); **Absent:** Russell Rosengart

**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.) July 12, 2022 Meeting Minutes.

**IV. New Business**

- 1.) **APPLICATION RZ 22-05-02:** Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway (Tax Parcel #MS42000007 000).

Kathleen Field introduced case RZ 22-05-02, Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. Joey Maxwell was introduced as the representative. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Cartee made a motion to approve with staff recommendations. Commissioner Fox seconded and the motion passed 4-0.

2.) **APPLICATION RZ 22-05-04:** W&L Developers, LLC request a zoning map amendment from the R10 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road (Tax Parcels # 107000007 000 & 107000006A000).

Kathleen Field introduced cases RZ 22-05-04, Commissioner Fox made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. Marcus Sack was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 4-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner Cartee seconded and the motion passed 4-0.

#### **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. Kathleen Field announced that there would be a community meeting held on August 9<sup>th</sup> to discuss zoning updates at First United Methodist Church.

#### **VI. Adjourn**

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

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**Chair – James Byrd Sr.**

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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)

RZ 22-08-01 ZONING MAP AMENDMENT REQUEST Jones Mill Road		
<b>LOCATION:</b>	Jones Mille Road	
<b>EXISTING ZONING:</b>	R20 (Single – Family Residential)	
<b>ACRES:</b>	22.40 acres	
<b>PARCEL TAX MAP #:</b>	MS84000002 001	
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)	
<b>EXISTING USE:</b>	Undeveloped Lot	
<b>PROPOSED USE:</b>	Townhome Development	

**PETITIONER** Simcoe Investment Group, LLC  
**ADDRESS** P.O. Box 1247, Richmond Hill, GA 31324

**REPRESENTATIVE** Clay Price  
**ADDRESS** Same As Above

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R20 (Single – Family Residential) zoning district to the R2 (Townhouse Residential District) zoning district on a portion of the 22.40 acres of land on Jones Mill Road, to build a 151 unit townhome development.
STAFF/PLANNING COMMISSION RECOMMENDATION
<b><u>RZ 22-08-01 – CONDITIONAL APPROVAL</u></b>



Case # RZ 22-08-01  
Jones Mill Rd  
Parcel MS84000002 001

# Location Map













### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R20 (Single-Family Residential)	Undeveloped Lot
Northeast	<b>Location Area #2:</b> R20 (Single Family Residential)	Undeveloped Lot
Northwest	<b>Location Area #3:</b> R4 (High Density Residential)	Undeveloped Lot
East	<b>Location Area #4:</b> R20 (Single Family Residential)	Undeveloped Lot
West	<b>Location Area #5:</b> CR (Commercial Retail)	Undeveloped Lot
Southwest	<b>Location Area #6:</b> CR (Commercial Retail)	Undeveloped Lot
Southeast	<b>Location Area #7:</b> R20 (Single Family Residential)	Undeveloped Lot
South	<b>Location Area #8:</b> R20 (Single Family Residential)	Undeveloped Lot

### SUBJECT SITE

The subject site is a vacant wooded 22.40 acre lot. There has been no development on the site. There is a lake in the southwestern section of the site, which separates it from the nearest single-family detached residential neighborhood. The applicant intends to develop the site with a significant number of townhouse units. The applicant plans to dedicate 5% of the net useable area to open space, although it has not been determined what amenities will be included.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” area, which is characterized by traditional neighborhoods in the established area were developed from the late 19<sup>th</sup> to mid-20<sup>th</sup> century, and many feature connected street grids linked to downtown.

### **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands on the southern half of the property but is not located in a flood zone. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

### **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 of a much higher density than the surrounding uses, but these tracts are generally vacant.

**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 as a higher use providing significant additional residential development for the City.

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

- The site does not serve any general use for the public beyond the provided natural foliage. The development would serve the public by increasing residential units within the City.

**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.
- 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 historically been vacant.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - Population density would increase significantly with the number of proposed units.
  - Community facilities.
    - The development would increase the use on utilities.
  - Living conditions in the area.
    - The living conditions in the area are likely to increase.
  - Traffic patterns and congestion.
    - There would be an increase in traffic in the area.
  - Environmental aspects.
    - There are significant wetlands on the property. Preliminary designs only show a minimal interaction with the area, which would require additional review by the state. There would be significant tree removal, but some greenspace is required to be maintained on the site.
  - Existing and future land use patterns.
    - Although there is limited development in the area, the general zoning has led to residential development in a nearby neighborhood..
  - Property values in the adjacent areas.
    - The development of this project will likely increase surrounding property values and provide additional tax base for the City.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The proposed residential 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.



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**Subject Property**



**Eastern Property**





**Southern Property**



**Northern Property**





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

Staff recommends **Approval of RZ 22-08-01**. 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.
2. Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and HOA restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
3. The Planning & Development staff shall review and approve any open space/amenities included as part of this proposed project.




## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

SE 22-08-02 SPECIAL EXCEPTION REQUEST 22 SOUTH MAIN STREET	
<b>LOCATION:</b>	22 South Main Street
<b>EXISTING ZONING:</b>	CBD (Central Business District)
<b>ACRES:</b>	0.06 acres
<b>PARCEL TAX MAP #:</b>	S28 000068 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Retail/Office Space
<b>PROPOSED USE:</b>	Men's Health Clinic



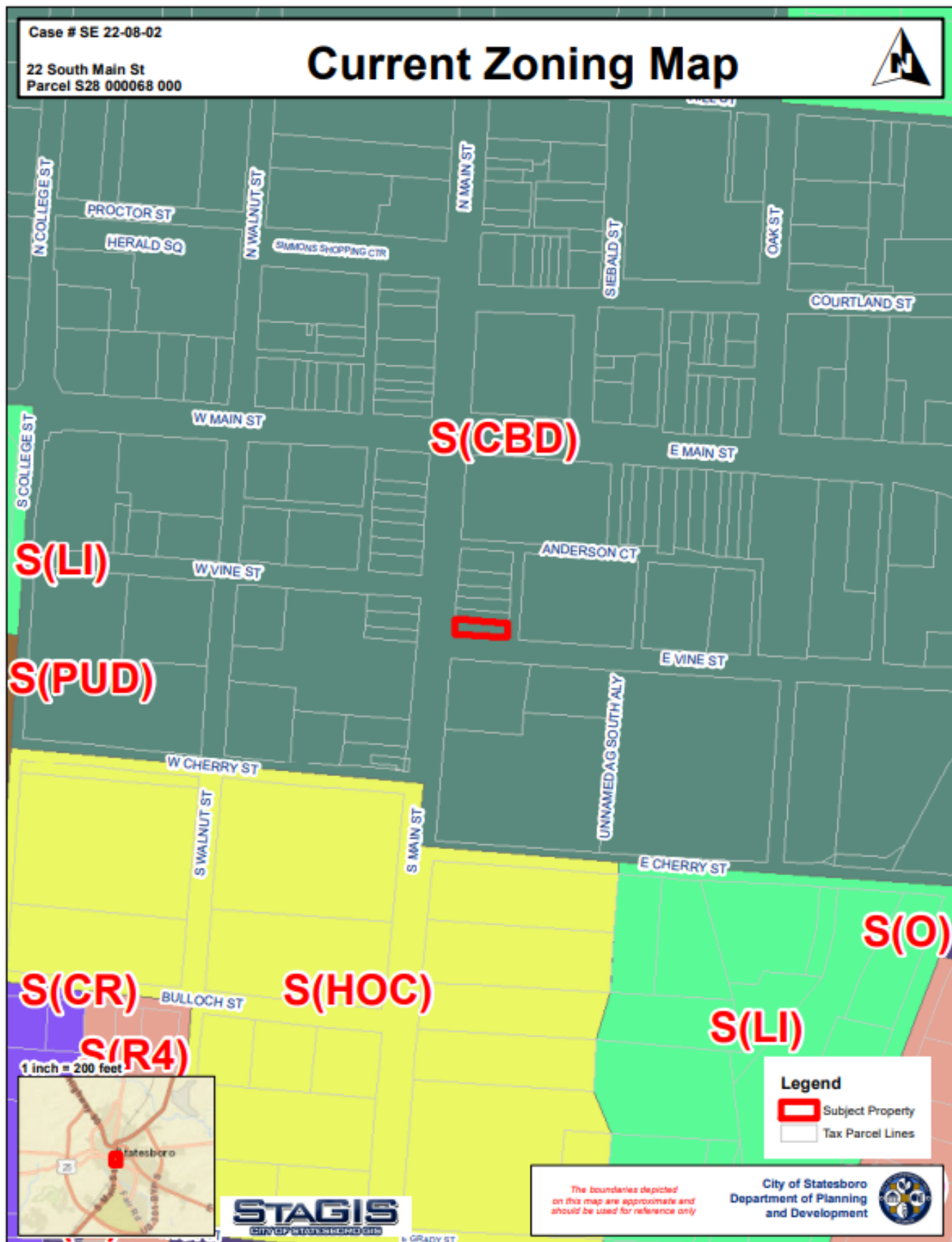
**PETITIONER** Cody Ward  
**ADDRESS** 29 Golf Club Circle, Statesboro, GA 30458

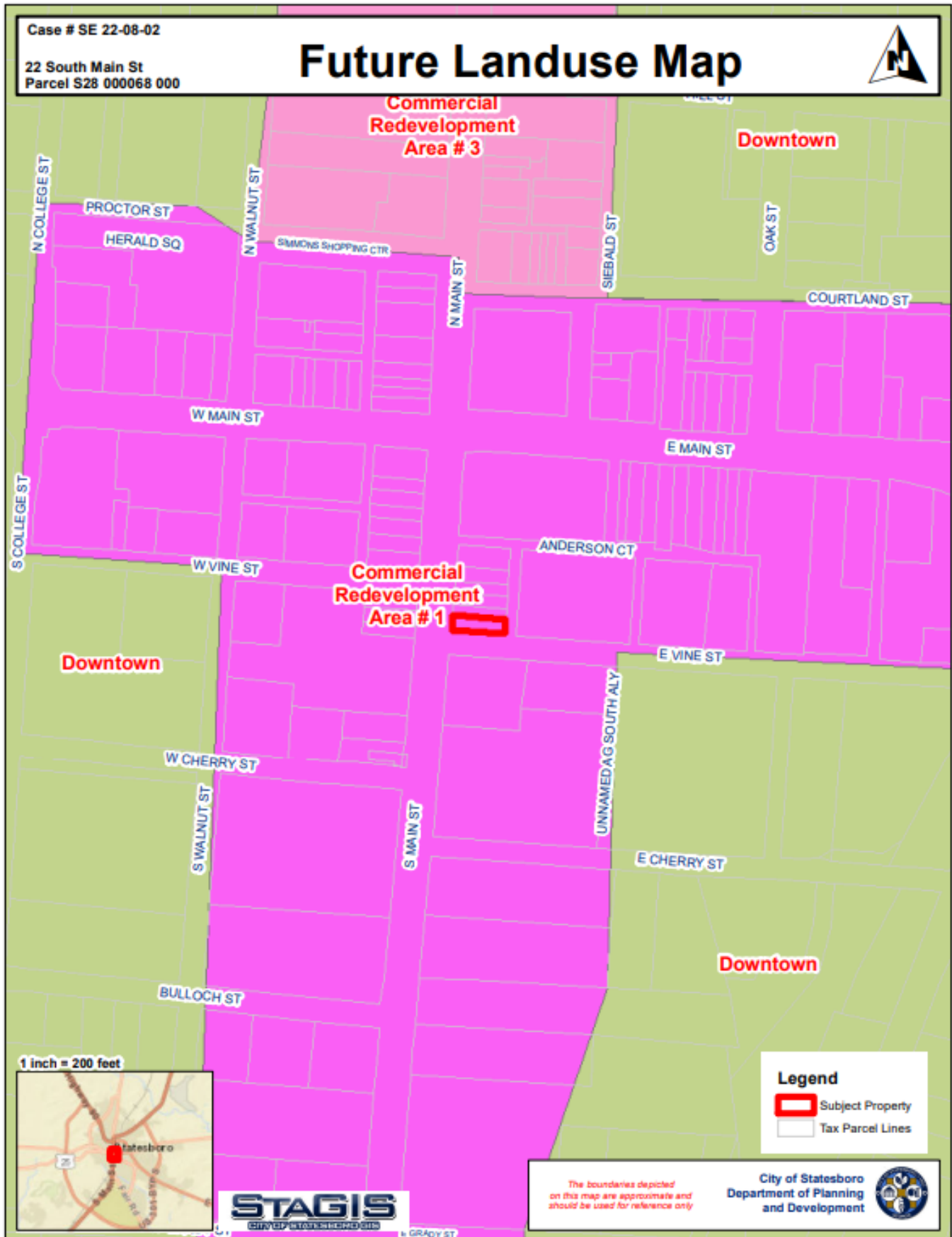
**REPRESENTATIVE** Same As Above  
**ADDRESS**

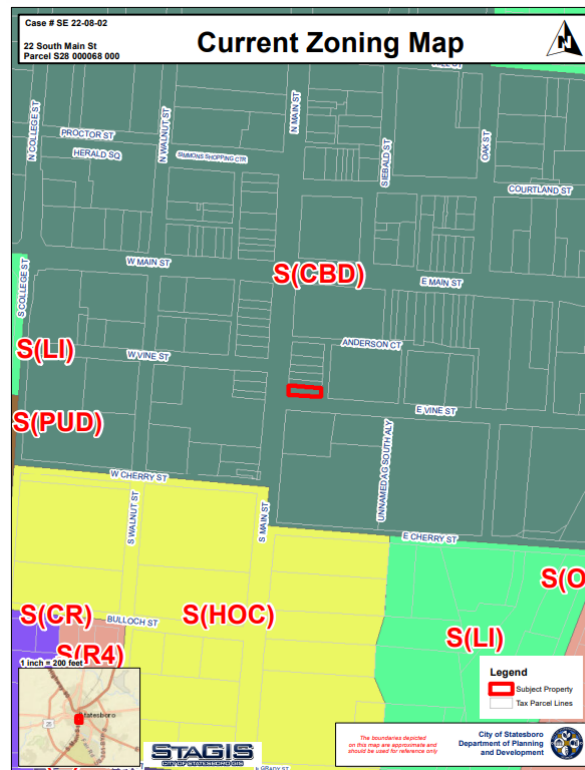
PROPOSAL
The applicant requests a special exception to locate an appointment only Men's Health Clinic in the building on 0.06 acre property located on South Main Street. Health services beyond personal services facilities are not permitted in the CBD (Central Business District) zoning district unless granted a special exception by the City Council.
STAFF/PLANNING COMMISSION RECOMMENDATION
<b><u>SE 22-08-02 CONDITIONAL APPROVAL</u></b>











### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CBD (Central Business District)	Studio
Northeast	<b>Location Area #2:</b> CBD (Central Business District)	Clothing Store
East	<b>Location Area #3:</b> CBD (Central Business District)	Bank Teller/Parking Lot
Northwest	<b>Location Area #4:</b> CBD (Central Business District)	Bank
Southeast	<b>Location Area #5:</b> CBD (Central Business District)	Office
South	<b>Location Area #6:</b> CBD (Central Business District)	Office
Southwest	<b>Location Area #7:</b> CBD (Central Business District)	Behavioral Counseling Center
West	<b>Location Area #8:</b> CBD (Central Business District)	Floral Shop

## **SUBJECT SITE**

The subject site is a multi-story building located on 0.06 acres. Surrounding properties include retail and office uses. The applicant's request is to locate an appointment only men's health clinic. The building itself contains multiple units for rental office space on the bottom floor, with apartment space on the top floor.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Commercial Redevelopment Area #1", which is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Bulloch County is appropriate.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently leased to small businesses and served by City utilities. As per the parking Ordinance, locations in the Downtown are not required to provide specific parking spaces for customers.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors".

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council "in determining the compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

**(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- The business would be located inside the pre-existing structure.

**(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- There should be no substantial change regarding this facility if allowed to operate, as the area already allows for parking and pedestrian traffic.

**(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**

- As a section of the Central Business District, it is not required that additional dedicated parking be developed for the structure.



**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- The building is multi-tenant, and no adverse effect is expected.

**(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**

- There is no site plan required for this building as office space already exist.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by Staff.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.**

- The proposed use is generally consistent with the subject site's character area ("Commercial Redevelopment") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

## Subject Property



## Northern Property





## Southern Property



## Western Property



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

Staff recommends **Approval of SE 22-08-02**. 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 special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.





## ZONING SERVICES REPORT

P.O. Box 348  
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**RZ 22-08-03**  
**ZONING MAP AMENDMENT REQUEST**  
**538 East Main Street**

<b>LOCATION:</b>	538 East Main Street
<b>EXISTING ZONING:</b>	R4 & HOC (High Density Residential & Highway Oriented Commercial)
<b>ACRES:</b>	42.87 acres
<b>PARCEL TAX MAP #:</b>	MS82000035 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Single Family Residential
<b>PROPOSED USE:</b>	Townhome Development



**PETITIONER** Horizon Home Builders  
**ADDRESS** 37 W Fairmont Ave #202, Savannah, GA 31406

**REPRESENTATIVE** Haydon Rollins  
**ADDRESS** 329 Commercial Drive, Savannah, GA 31406

### PROPOSAL

The applicant is requesting a Zoning Map Amendment from the R4 and HOC (High Density Residential and Highway Oriented Commercial) zoning districts to the R2 (Townhouse Residential District) zoning district on a portion of the 42.87 acres of land at 538 East Main Street, to build a 245 unit townhome development. The five parcels fronting on Veteran Memorial Parkway will remain zoned HOC (Highway Oriented Commercial) for the purposes of being able to use the lots for future commercial development.

### STAFF/PLANNING COMMISSION RECOMMENDATION

**RZ 22-08-03 – CONDITIONAL APPROVAL**



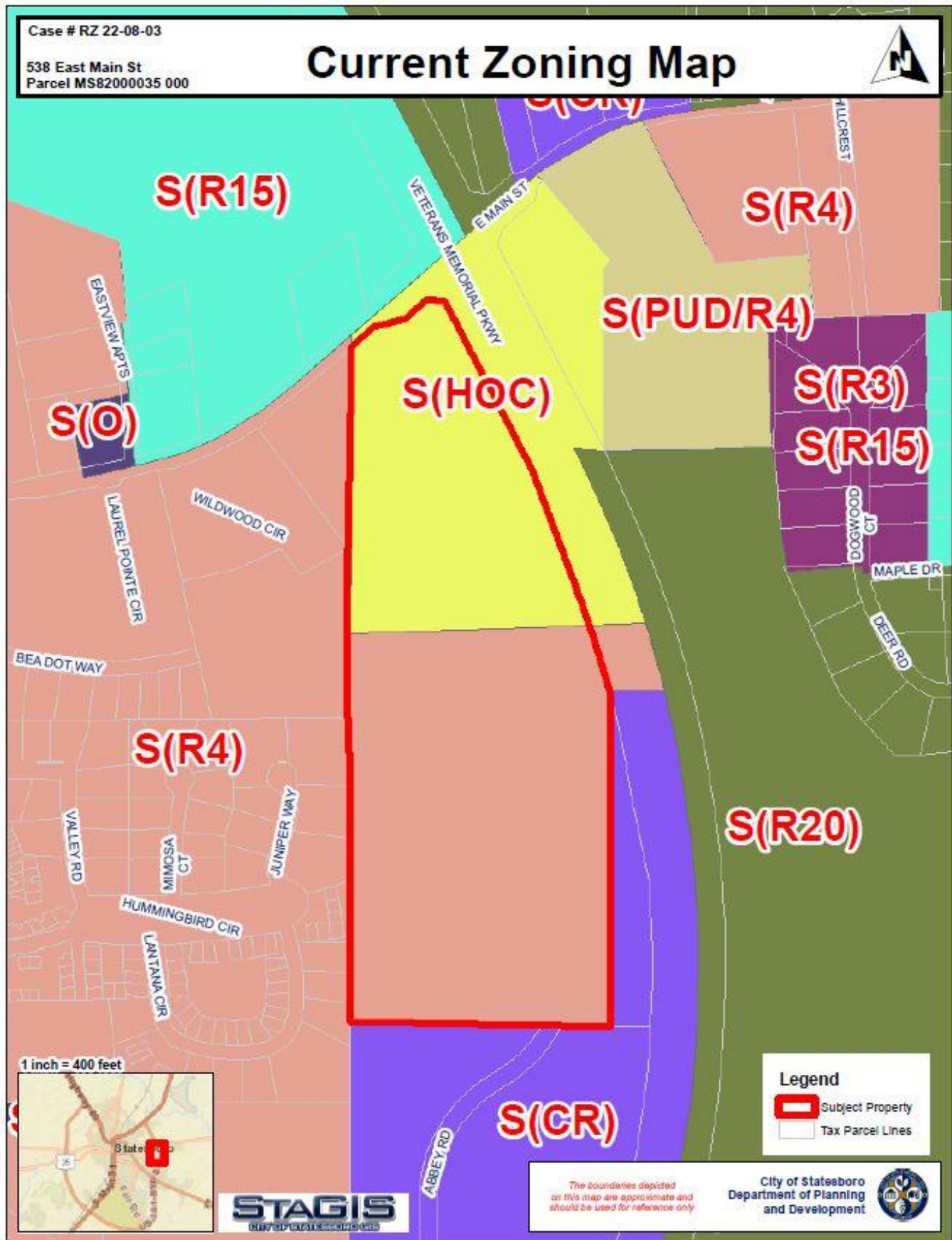
Case # RZ 22-08-03

538 East Main St  
Parcel MS82000035 000

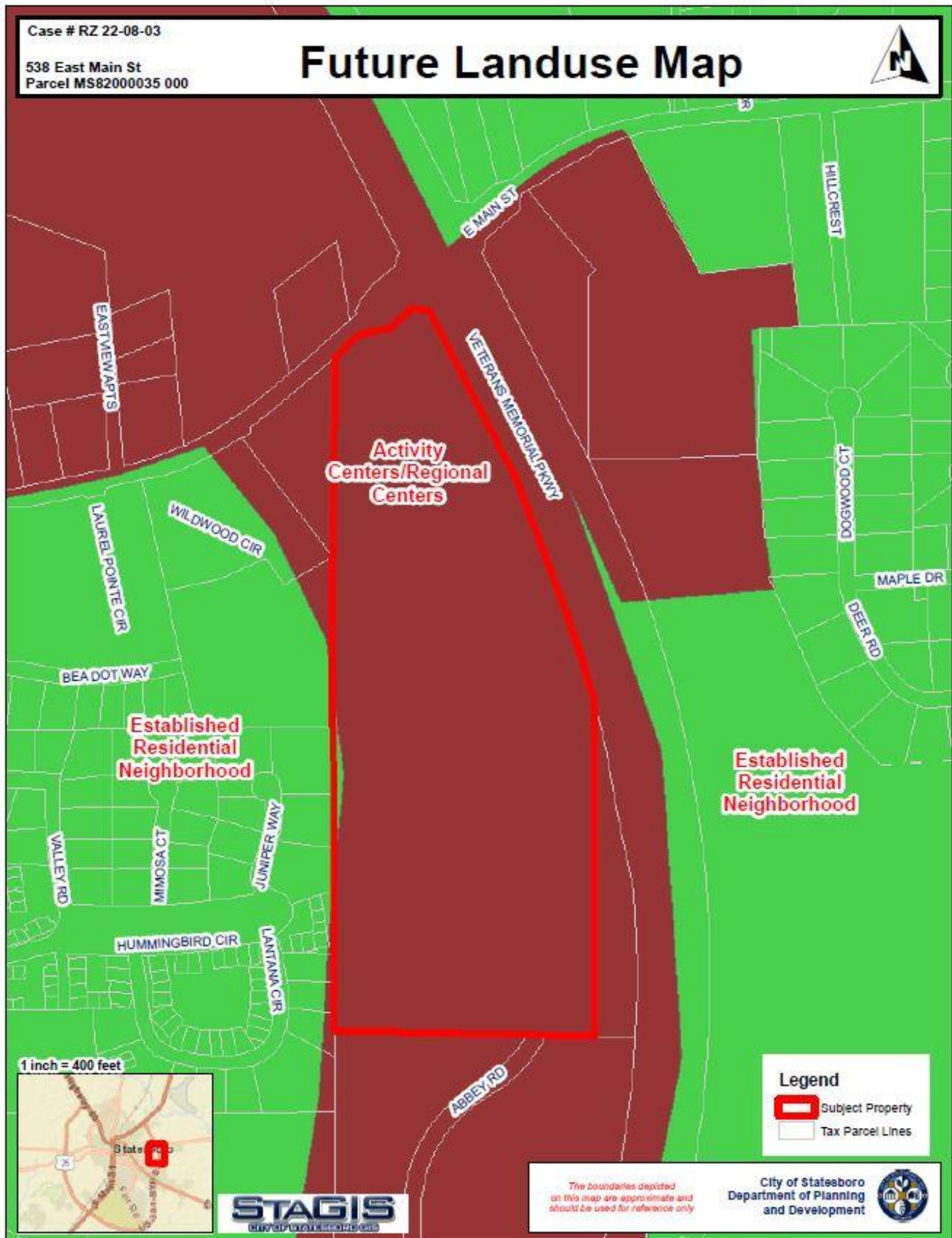
# Location Map

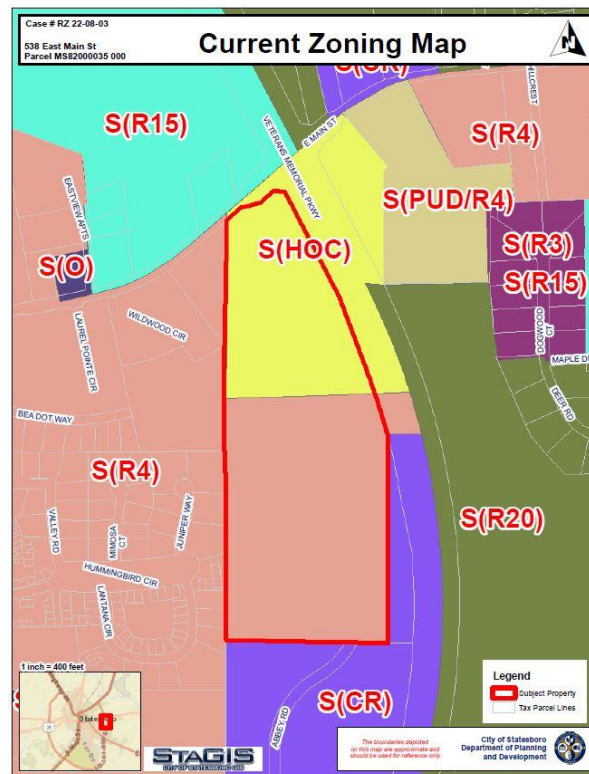












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R15 (Single Family Residential)	Cell Tower
Northeast	<b>Location Area #2:</b> HOC (Highway Oriented Commercial )	Undeveloped Lot
Northwest	<b>Location Area #3:</b> R4 (High Density Residential)	Church
East	<b>Location Area #4:</b> R20 (Single Family Residential)	Undeveloped Lot
West	<b>Location Area #5:</b> R4 (High Density Residential)	Apartment Complex
Southwest	<b>Location Area #6:</b> R4 (High Density Residential)	Single Family Dwelling
Southeast	<b>Location Area #7:</b> R20 (Single Family Residential)	Undeveloped Lot
South	<b>Location Area #8:</b> CR (Commercial Retail)	Undeveloped Lot

## **SUBJECT SITE**

The subject site is a vacant wooded 42.87 acre lot. The property historically served as a single family residence on the side of the parcel near East Main Street. The proposed site plan shows a 5% open space amenity area, with 3 observation decks, a clubhouse, a pavilion, a dog park, a community swimming pool, and a community lawn.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity Centers/Regional Centers” area, which is characterized largely by auto-oriented design and surface parking lots. These areas will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands but is not located in a flood zone.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property has access to both city water and sewer, and road extension must be completed on Abbey Road.

## **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 a higher density than the nearby multifamily and single-family properties. **The surrounding lots are zoned HOC (Highway Oriented Commercial), R20 (Single Family Residential), CR (Commercial Retail), and R4 (High Density Residential)**, and are currently occupied by a mix of single family dwellings, a church, and apartment complexes.

### **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 as a higher use providing significant additional residential development for the Northern side of the City.

### **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. The development would serve the public by increasing residential units within the City.



**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.

**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 increase significantly with the number of proposed units.
- Community facilities.
  - The development would increase the use on utilities.
- Living conditions in the area.
  - The living conditions in the area are likely to increase.
- Traffic patterns and congestion.
  - There would be an increase in traffic in the area, but the traffic will be primarily on Abbey Road, and into private streets on the development. The Commercial development is also intended to be accessed on Abbey Road.
- Environmental aspects.
  - There are significant wetlands on the property. Preliminary designs only show a minimal interaction with the area, which would require additional review by the state.
- Existing and future land use patterns.
  - There is a general residential development pattern in the area. This would be in alignment with that development type.
- Property values in the adjacent areas.
  - The development of this project will likely increase surrounding property values and provide additional tax base for the City.

**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.

# PRELIMINARY SITE PLAN





**Subject Property**



**Eastern Property**





**Southern Property**



**Northern Property**





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

Staff recommends **Approval of RZ 22-08-03**. 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 zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. A solid waste disposal plan must be reviewed and approved by the Department of Public Works during the development.
3. Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and HOA restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro subdivision regulations.



## ZONING SERVICES REPORT

P.O. Box 348  
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<b>RZ 22-08-04</b>	
<b>ZONING MAP AMENDMENT REQUEST</b>	
<b>1263 S&amp;S Railroad Bed Road</b>	
<b>LOCATION:</b>	1263 S&S Railroad Bed Road
<b>EXISTING ZONING:</b>	R8 & R10 (Single-Family Residential)
<b>ACRES:</b>	34.88 acres
<b>PARCEL TAX MAP #:</b>	107 000009 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vacant Land
<b>PROPOSED USE:</b>	Single Family Subdivision

**PETITIONER** L&S Acquisitions LLC  
**ADDRESS** 1800 Chandler Road, Statesboro, GA 30458

**REPRESENTATIVE** Haydon Rollins  
**ADDRESS** 329 Commercial Drive, Savannah, GA 31406

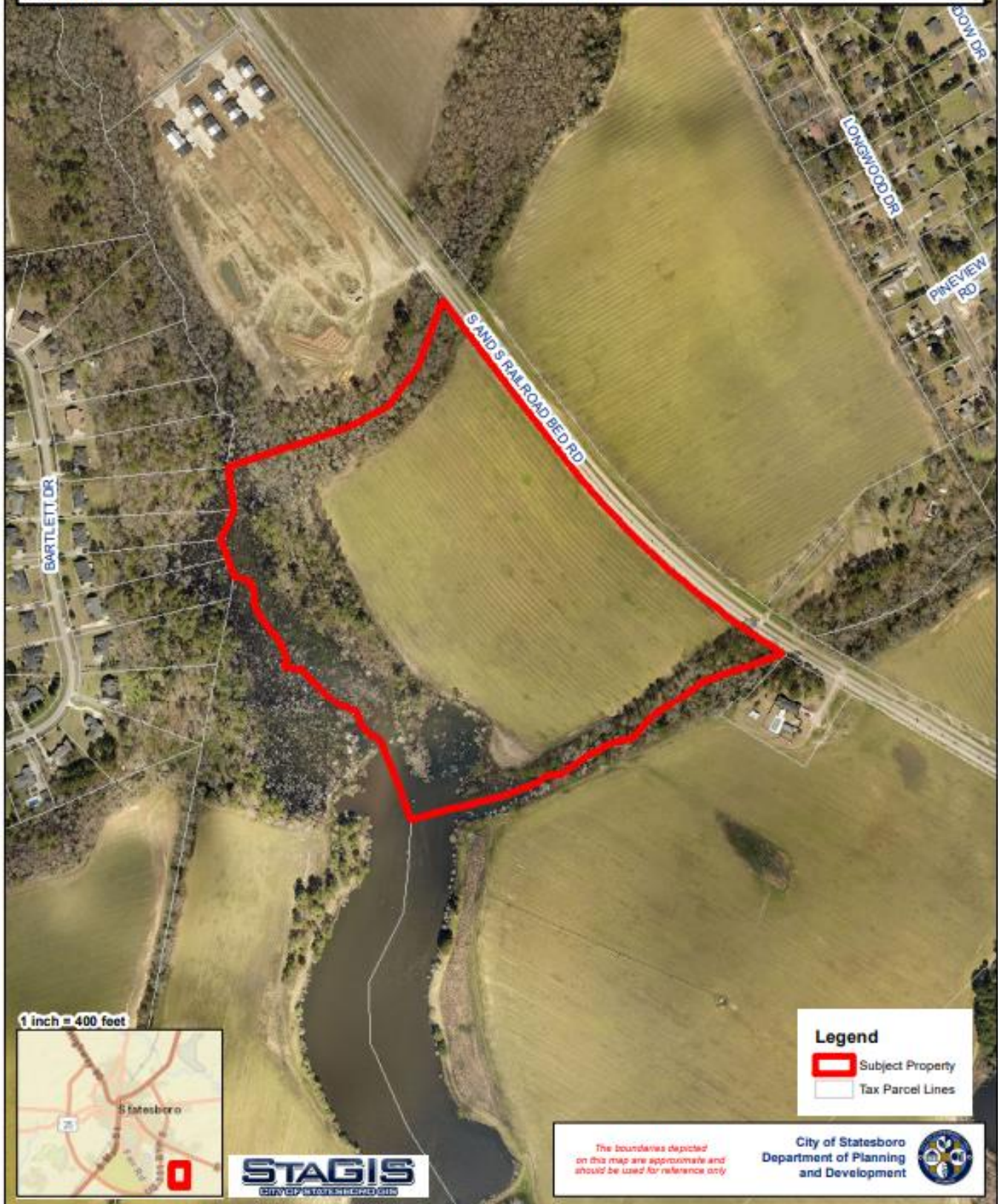
<b>PROPOSAL</b>
The applicant is requesting a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning District to the PUD (Planned Unit Development) zoning district on 34.88 acres of vacant land at 1263 S&S Railroad Bed Road, for the purpose of constructing 140 single-family detached dwellings.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 22-08-04 CONDITIONAL APPROVAL</u></b>

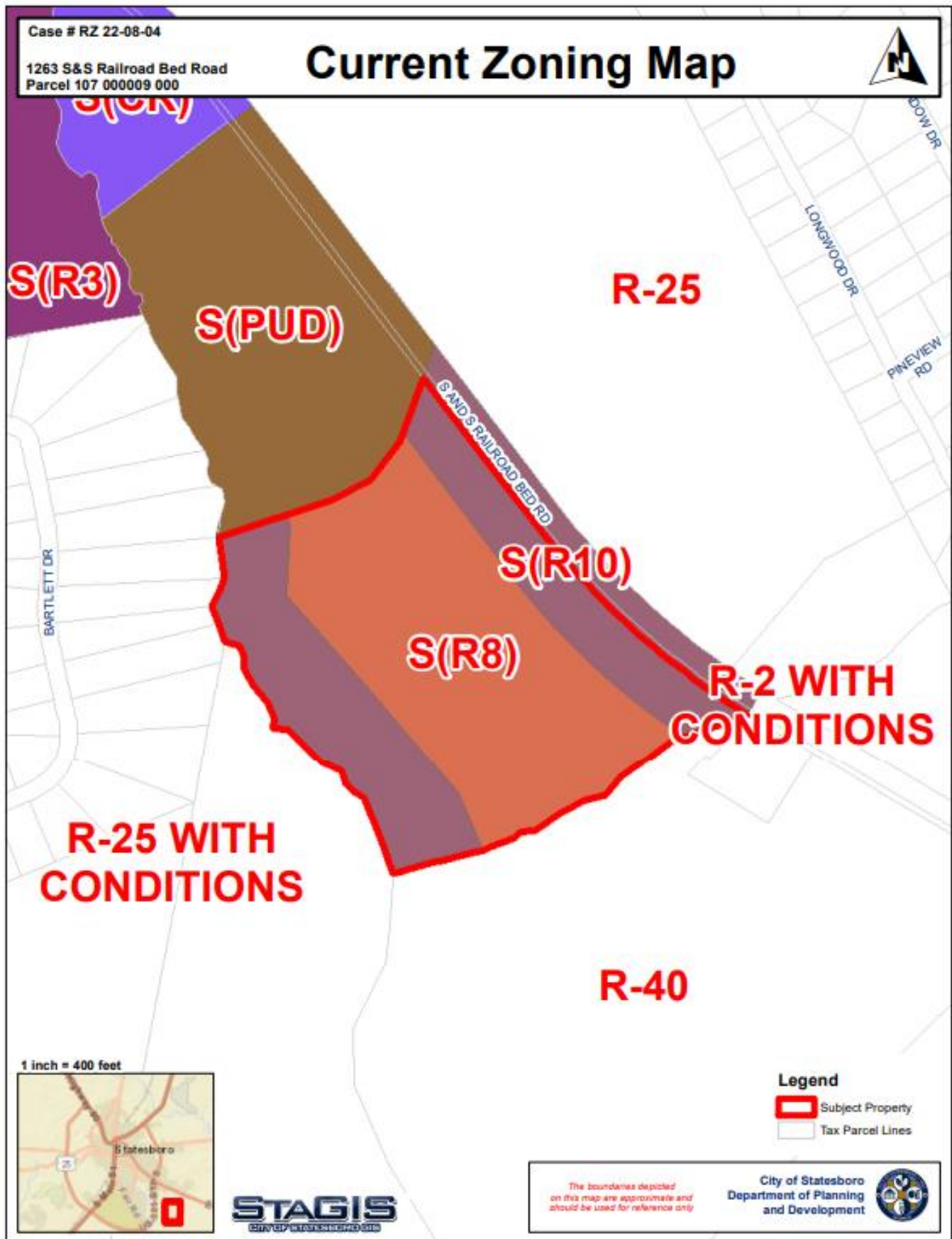


Case # RZ 22-08-04

1263 S&S Railroad Bed Road  
Parcel 107 000009 000

# Location Map

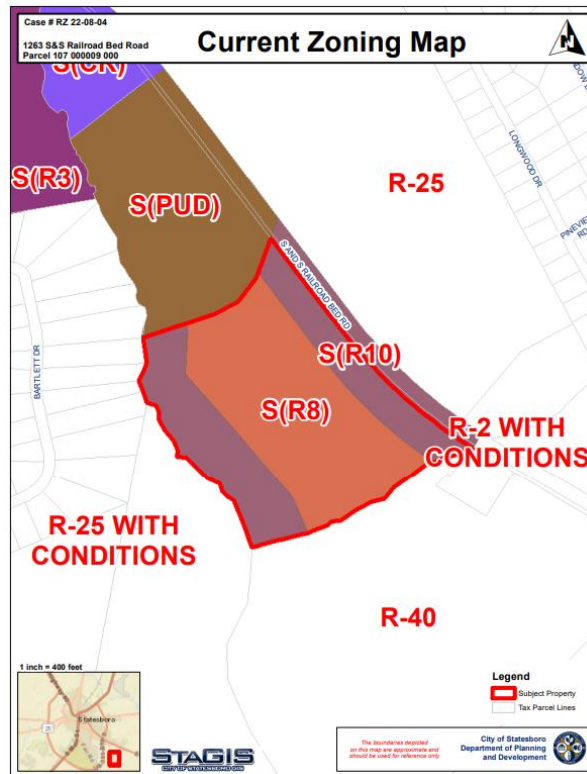












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> PUD (Planned Unit Development)	Apartment Complex
Northeast	<b>Location Area #2:</b> R25 (Single Family Residential) County Zoning Designation	Agricultural Land
Northwest	<b>Location Area #3:</b> R40 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	<b>Location Area #5:</b> R40 (Single Family Residential) County Zoning Designation	Agricultural Land
Southwest	<b>Location Area #6:</b> R25 With Conditions (Medium Density Residential) County Zoning Designation	Agricultural Land
Southeast	<b>Location Area #7:</b> R25 (Single Family Residential) County Designation	Single Family Residence
South	<b>Location Area #8:</b> R40 (Single Family Residential) County Zoning Designation	Single Family Residence

## **SUBJECT SITE**

The subject site is a vacant minimally wooded 34.88 acre lot. The property historically served as agricultural land, primarily growing cotton. During the annexation process in 2013 which incorporated a large section of S&S Railroad Bed Road, this property was split zoned into both the R8 and R-10 zoning districts. As the development needs and general building environment have changed substantially since the annexation, the developer seeks to incorporate specific standards to build this development while still constructing single-family homes. This case was initially sent to City Council and no action was taken, due to issues with the proposed roadways, lack of amenities and density. The applicant has since made revisions to add an additional full access drive, increase the average lot size to approximately 6019 square feet, and provide additional amenities to the area. The open space/amenity area is 5% of the site, and includes a pickle ball court, a pavilion with 2 grilling stations, observation deck to the stormwater retention/wetland area, and a community lawn.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood Area” area, which is characterized by urban style housing located in developing or redeveloping areas of the city.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands on the periphery of the site. Any potential issues will be brought forth and discussed during standard permitting and review procedure. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City water or Sewer. Due to the proximity of the property to existing utilities, there would not be significant extension required for utility services on this location. Natural gas would also be available in this area, which would also help further extend the availability of natural gas in both future developing areas of the City (i.e. restaurants, new subdivisions) but also into areas of the unincorporated County that could utilize this service.

## **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 a similar density as surrounding subdivisions. **The surrounding lots are zoned PUD (Planned Unit Development), R25 and R40 (County Residential)**, and are currently occupied by a mix of single-family homes, agricultural land, and a multi-family subdivision.

### **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. Sales of property on the trail would likely increase overall values.

**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 create additional single-family housing in the municipality, although it would remove a substantial area of agricultural land.

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

- The site has not been developed at this time, and serves no general use based on the current zoning. The general increase in density would be the primary difference regarding this request. The development would serve the public by increasing the stock of housing options, specifically single-family detached housing, within the City limits.

**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.

**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 developed since acquisition of the property by the applicant. Surrounding development has been primarily residential in nature after annexation into the City.

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

- Population density in the area.
  - Population density would increase as the development would add 140 dwelling units.
- Community facilities.
  - The development would significantly increase the use of both water and sewer in the area, but would require an extension of utilities that could serve a larger basin of future development.
- Living conditions in the area.
  - The additional residential units should increase the living conditions in the area, as currently there are only a few houses among the cotton fields.
- Traffic patterns and congestion.
  - There would be an increase in traffic commensurate with the amount of units added. Due to the structure of S&S Railroad Bed Road, care must be taken to resolve future development in the area. The roadway itself in this area does generally belong to the County, and the trail is also adjacent to the development. All approved entrances and exits must be cleared through the County office.
- Environmental aspects.



- There are some wetlands on the property, which could cause issue to the developments located at the rear of the site, but these issues would require resolution during the general development process.
- Existing and future land use patterns.
  - There is a general residential development pattern in the area, with some commercial development scattered throughout. The projected development pattern for the area was mixed use, although the entire area has not yet been developed.
- 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 residential use of the property is consistent with the overall developmental design of the developing urban neighborhood area, and does meet the community desire to increase the housing stock within the City. It further aligns with the needs for new single-family housing stock as outlined in the City Housing Market Study.

**Subject Property**



**Eastern Property**





**Southern Property**



**Northern Property**



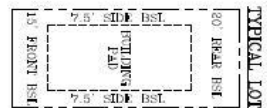


S & S RAILROAD BED ROAD  
PUD CONCEPT EXHIBIT  
DATE: AUGUST 24, 2022 SCALE: 1" = 250'

HUSSEY GAY BELL  
Established 1958  
1100 BRADFORD AVE, STATESBORO, GA 30458 / 7912344626



**SITE INFORMATION**  
TOTAL ACREAGE: 34.88  
FRONT YARD SETBACK: 15'  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 7.5'  
HOUSE SEPARATION: 15'  
MAX HEIGHT: 35'  
MAX FLOORING COVERAGE ON LOT: 40%  
MIN LOT WIDTH: 45' @ BSL  
MIN LOT DEPTH: 95'  
TOTAL LOT COUNT: 140  
RIGHT OF WAY WIDTH: 60'  
AMENITY AREA: 5%



**LOT BREAKDOWN**  
TOTAL LOTS: 140  
4,600SF - 5,000SF: 19 (14%)  
4,750SF - 5,000SF: 26 (19%)  
5,000SF - 6,000SF: 13 (9%)  
6,000SF - 8,000SF: 18 (13%)  
+8,000SF: 14 (10%)  
AVERAGE LOT SIZE: 6,000+SF



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

Staff recommends **Approval of RZ 22-08-04**. 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) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and HOA restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) The applicant must install a landscape buffer on S&S Railroad Bed Road of *Elaeagnus pungens* (Silverthorn) to ensure appropriate screening between residents and those utilizing the trail.
- (4) In alignment with County requirements, the intersection of the drives and the trail must have distinguishing markings and coloring to alert pedestrians of the entry and exit points.

# CITY OF STATESBORO



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Charles Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

**To:** City of Statesboro Planning Commission

**From:** Justin Williams, Planning & Housing Administrator

**Date:** August 25, 2022

**RE:** Ordinance Amendment Language

Please see the proposed amendments regarding the Townhouse Ordinance. These amendments are at the request of the City Council and would be applied if granted approval by City Council. .

### **Section 2506-A Open Space – Original Language**

At least 5% of the site acreage, calculated based on the total lot area before development, 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, and wooded areas.

### **Section 2506-A Open Space – Amended Language**

**At least 10%** of the site acreage, calculated based on the total lot area before development, 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, **observation decks over stormwater facilities, splash pads, walking trails, dog parks** and wooded areas.