



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

September 5, 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. **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).

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).

4. **APPLICATION RZ 23-08-04**: KB Rentals LLC requests s 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 s 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).

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 000(Tax Parcel # 107 000003 000).

V. Announcements

VI. Adjourn



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

August 1, 2023

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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 5, 2023 Meeting Minutes.

IV. New Business

1. **APPLICATION V 23-07-01:** Jarrett Walden requests a variance from Article XVI; Section 1601, in order to allow a parking facility without observing the three foot setback requirement for the expansion to the Walden Dental Facility located at 703 East Grady Street (Tax Parcel # S52 000030 000).

Justin Williams introduced case V 23-07-01. Hayden Rollins of Hussey Gay Bell was the representative for the case. Commissioner McKay motioned to open the public hearing with a second from Commissioner Dixon. The motion passed 3-0.

2. **2. APPLICATION RZ 23-07-02:** Ball Company LLC requests a Zoning Map Amendment from the R-4 (High-Density Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop approximately 41 townhouse dwellings on approximately 3.04 acres located at 17 Gordon Street (S39 000083 000).
3. **3. APPLICATION RZ 23-07-03:** Ball Company LLC requests a Zoning Map Amendment from the R-4 (High-Density Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop approximately 41

townhouse dwellings on approximately 0.64 acres located at 224 East Main Street (\$39 000077 000).

Justin Williams introduced both case RZ 23-07-02 & case RZ 23-07-03 to the Planning Commission. The applicant for the cases was David Pearce of Pearce Construction. The applicant noted that they would like to withdraw the case, due to additional changes being made to the site plan. The case was withdrawn without prejudice.

4. Announcements

Justin Williams announced that Commissioner Hickson had missed the required amount of meetings, and she had failed to respond to calls from staff, and that staff would therefore request her dismissal from the Commission.

Justin also provided updates on Kathy Field, and shared the expectation that she would return at the next meeting.

5. Adjourn

Commissioner McKay made a motion to adjourn the meeting. Commissioner seconded, and the motion carried 3-0.

Chair – James Byrd Sr.

Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

CUV 23-08-01 CONDITIONAL USE VARIANCE REQUEST 401 WEST PARRISH STREET		
LOCATION:	401 West Parrish Street	
EXISTING ZONING:	R-20 (Single-Family Residential)	
ACRES:	0.64 acres	
PARCEL TAX MAP #:	S16 000076 000	
COUNCIL DISTRICT:	District 1 (Boyum)	
EXISTING USE:	Single-Family Home	
PROPOSED USE:	Mental Health Treatment Residence	

PETITIONER Brenda O'Quinn
ADDRESS 95 Bel Air Drive; Statesboro GA, 30461

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL
The applicant requests a conditional use variance to allow for the placement of a Pineland Mental Health Treatment Residence at 401 West Parrish Street
PLANNING COMMISSION RECOMMENDATION
<u>CUV 23-08-01 CONDITIONAL APPROVAL</u>

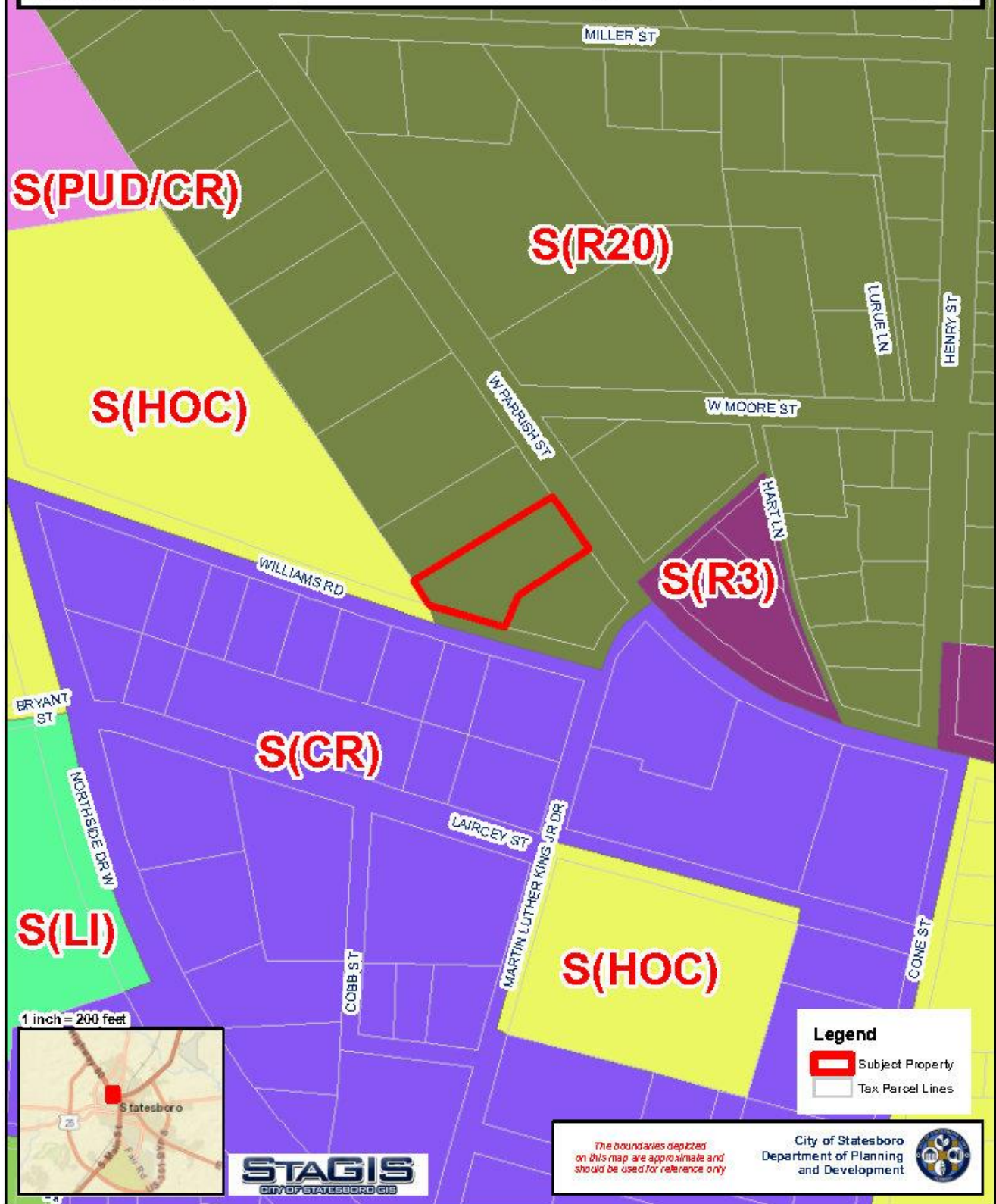
Case # CUV 23-08-01
401 West Parrish St
Parcel: S16 000076 000

Location Map



Case # CUV 23-08-01
401 West Parrish St
Parcel: S16 00076 000

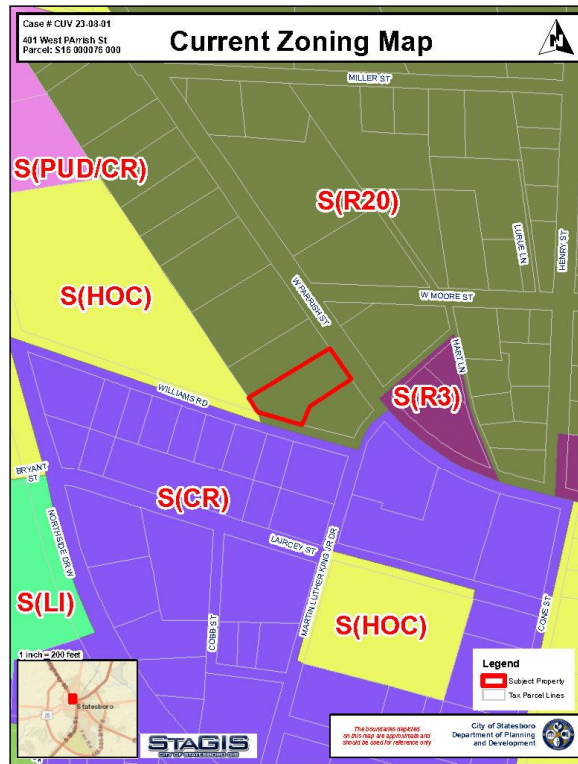
Current Zoning Map



Case # CUV 23-08-01
401 West Parrish St
Parcel: S16 000076 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: HOC (Highway Oriented Commercial)	WA Bragg
East	Location Area #4: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
South	Location Area #5: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #6: CR (Commercial Retail)	Single-Family Residential Dwelling
Southeast	Location Area #7: R-3 (Medium-Density Residential)	Single-Family Residential Dwelling
West	Location Area #8: HOC (Highway Oriented Commercial)	Vacant Land

SUBJECT SITE

The subject site contains a single family home on 0.64 acres. The property has served as a single-family residence, but has been proposed to allow for a treatment residence, by Pineland.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. There are no intended changes to the property.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

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 location is not a traditional business, and would be used specifically for the individual recovery of tenants. This would require the residence to have a license to operate, but this does not include guest or traffic beyond the residents on site.

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

- Generally, individuals living in the residence would not have any adverse impact on traffic, as the majority of them will not have vehicles.

(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.

- The existing parking should be sufficient for the location.

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

- Building Inspections by the Building Inspections Division (i.e. Building Official) have not been conducted, but will be required for the issuance of the Occupational Tax Certificate.

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

- An appraisal has not been done on the property, therefore it is uncertain if this use would cause a decrease in property value over time. The extent of change in the use is that the persons living there will be unrelated.

(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 are no listed changes to be made to the site or building, but a plat of the property has been submitted and included in this report.

(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/conditional use variance 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 consistent with the subject site's character area ("Established Residential") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use should not cause negative effects of the use to the surrounding area's character, uses and zones.

SUBJECT SITE



Northwestern Property



Southeastern Property



Eastern Property



210



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of CUV 23-08-01**. 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 the conditional use variance does not grant the right to conduct renovations to the facility. All renovations must be completed through the building permit application process.
- (2) This conditional use does not grant the rights associated with a higher density residential district. Upon expiration of the treatment home permit, the provisions for unrelated persons must be followed.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 23-08-02 & SUB 23-08-03 PRELIMINARY SUBDIVISION REQUEST 17 GORDON & 224 EAST MAIN STREET

LOCATION:	17 Gordon Street/224 East Main Street
EXISTING ZONING:	R-4 (Single-Family Residential)
ACRES:	3.68 Acres
PARCEL TAX MAP #:	S39 000083 000. S39 000077 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Existing Neighborhood
PROPOSED USE:	Single-Family Attached Development



PETITIONER Mitchell Ball/David Pearce
ADDRESS 1577 Morgan Way; Statesboro, GA 30461

REPRESENTATIVE Same As Above
ADDRESS

PROPOSAL

The applicant requests a preliminary subdivision of approximately 3.68 acres in order to develop a single-family attached subdivision of approximately 41 units on both Gordon and East Main Street.

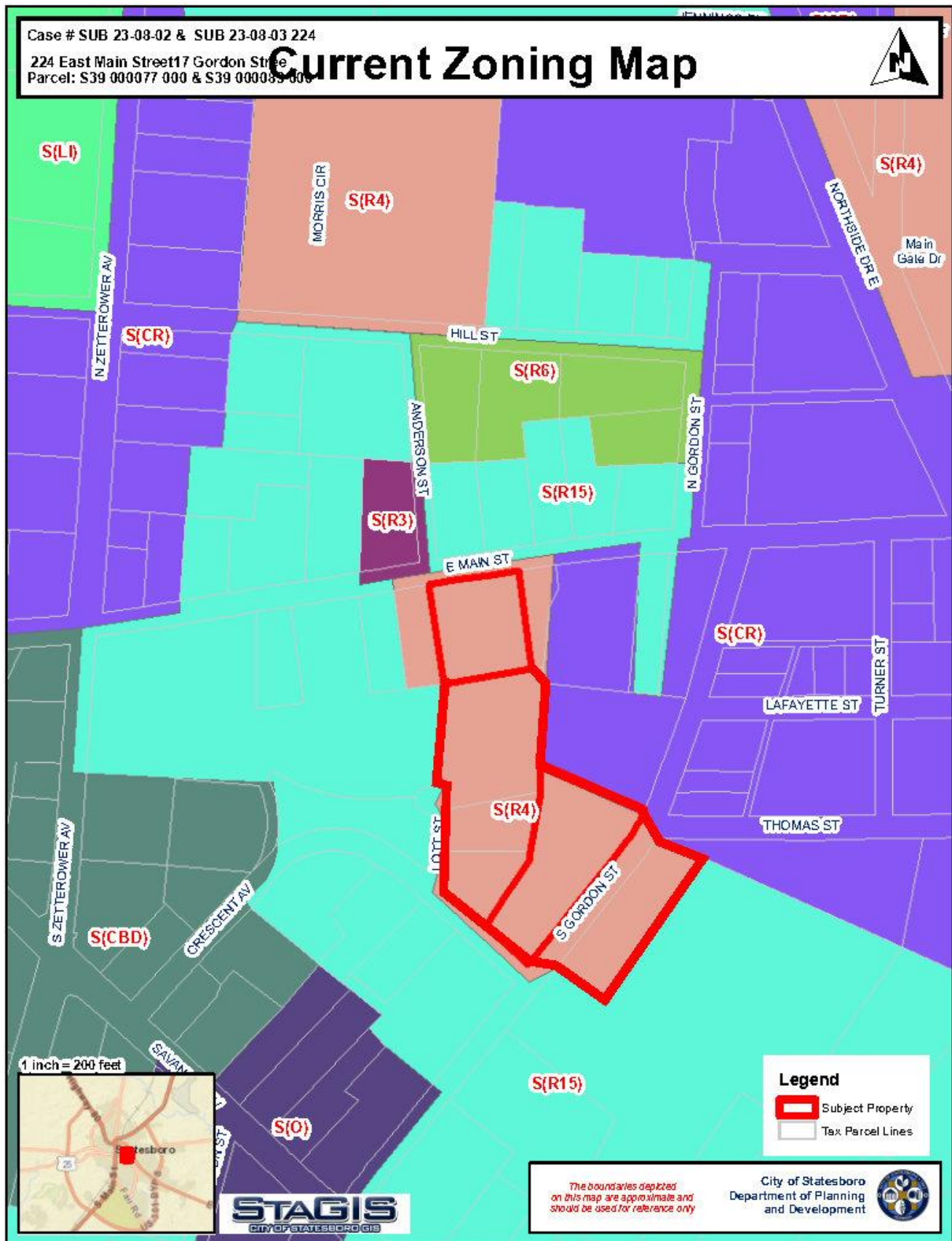
STAFF/PLANNING COMMISSION RECOMMENDATION

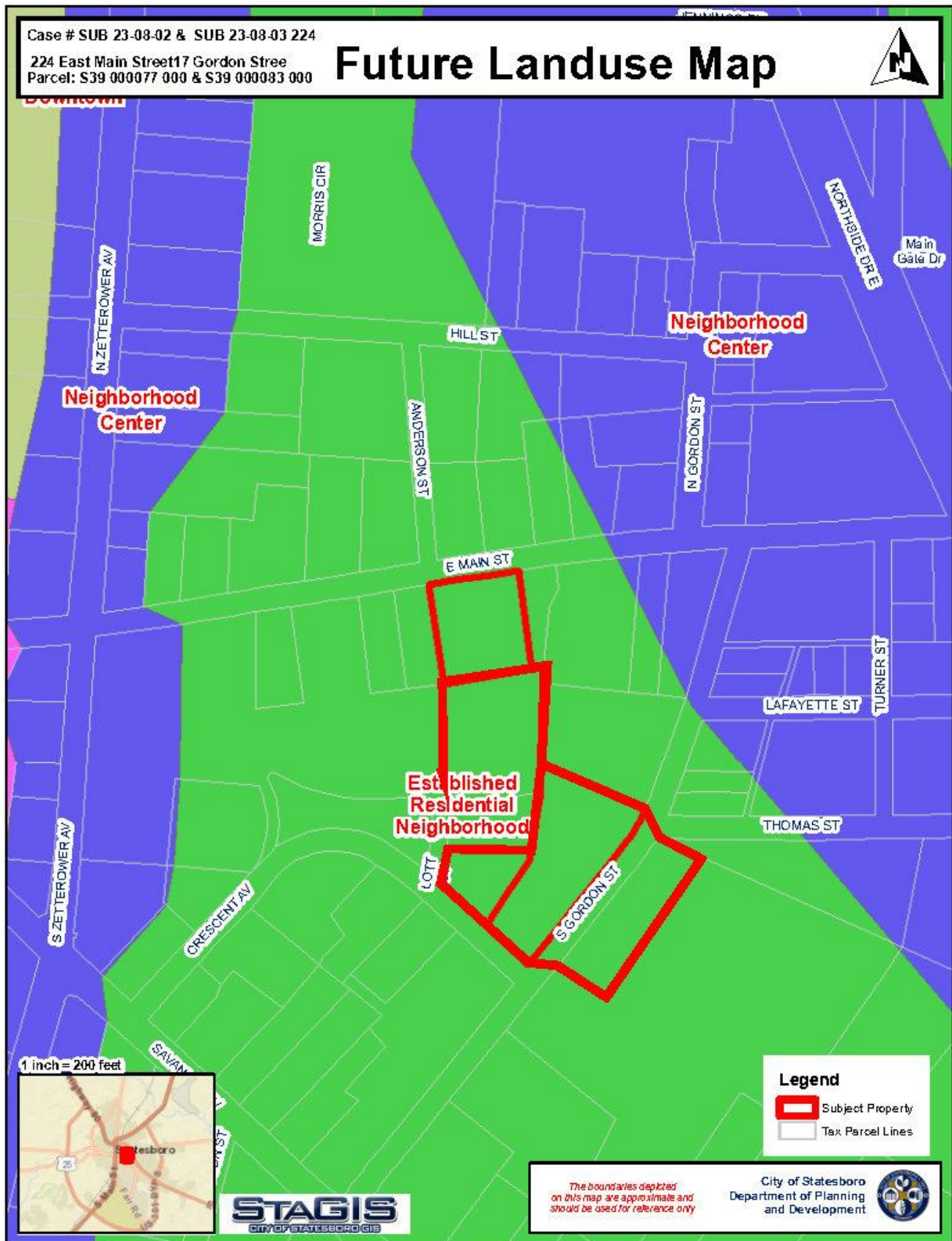
SUB 23-08-02 & SUB 23-08-03 CONDITIONAL APPROVAL

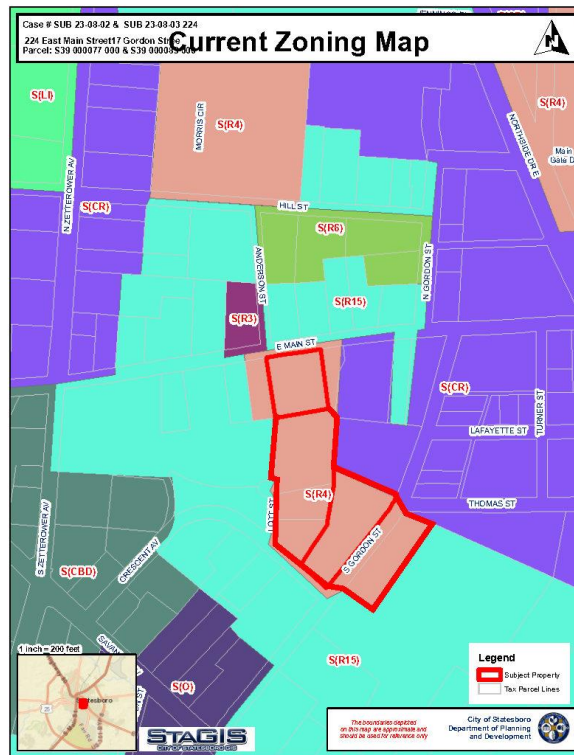
Case # SUB 23-08-02 & SUB 23-08-03 224
224 East Main Street 17 Gordon Street
Parcel: S39 000077 000 & S39 000083 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-15 (Single-Family Residential)	Vacant
Northeast	Location Area #2: R-15 (Single-Density Residential)	Single Family Dwelling
East	Location Area #3: R-4 (High-Density Residential)	Single-Family Dwelling
North West	Location Area #4: R-3 (Medium-Family Residential)	Duplex
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #7: R-15 (Single-Family Residential)	Single Family Dwelling
Southwest	Location Area #8: R-15 (Single-Family Residential)	Single Family Dwelling
West	Location Area #9: R-15 (Single-Family Residential)	Church

SUBJECT SITE

The subject site consists of approximately 3.68 acres, currently under separate ownership. The property has a number of older single-family and multifamily housing already on site with the inclusion of a park. This property is a part of the City of Statesboro Urban Redevelopment Plan, and is considered a part of the Gordon Street Neighborhood.

The intent of the applicant is to develop a single-family attached neighborhood and remove the currently existing housing on the site. The parcel was designated in the Urban Redevelopment Plan as an area of interest for potential future redevelopment, and it was highlighted as a part of the Statesboro Downtown Tax Allocation District, which would possibly make this property viable for tax incentives for redevelopment.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property does appear to contain wetlands as this area has historically been developed and currently has housing already on it. These units would not meet the requirements of the International Building Code for sprinkler requirement, and have not yet been finalized through the Georgia Soil and Water Conservation Commission.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities, although it has not been determined at this time if this project has sufficient water and sewer available for the number of units. The proposed central road through the development would not be considered for public dedication, as it will be used in part to resolve the parking needs generated by the development. In addition, the subject property is within two blocks of an existing Statesboro Transit System stop.

Subject Property



Northern Property



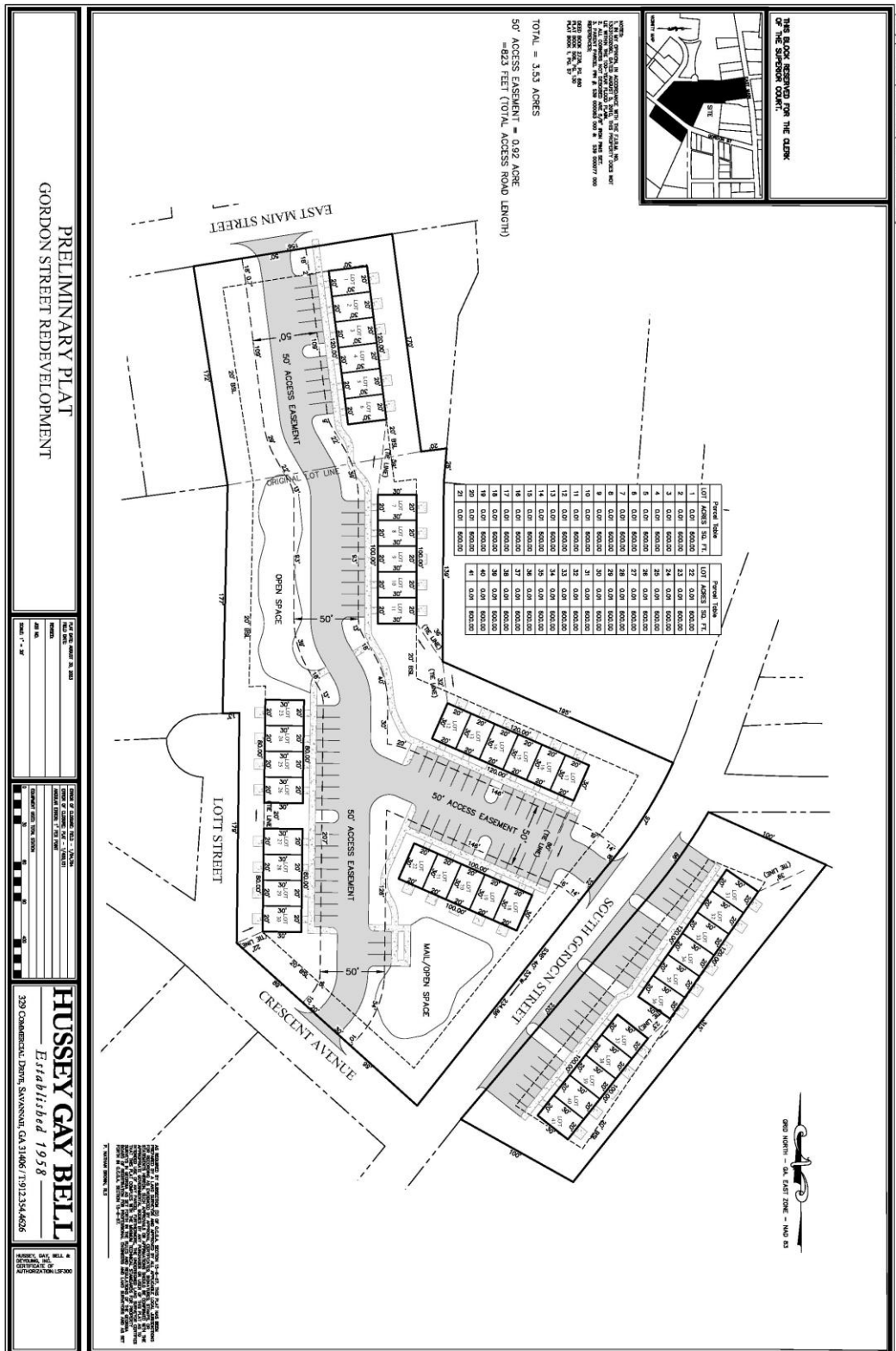
Eastern Property



Southern Property



Concept Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-08-03 & SUB 23-08-04**. 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 Preliminary Subdivision does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants of the HOA shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Public Works & Engineering and the Department of Public Utilities.
- (4) The final plat must meet all requirements of the existing Article 3 of the City of Statesboro Zoning Ordinance before approval and before any units may be sold in the subdivision.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-08-04 & RZ 23-08-05 ZONING MAP AMENDMENT REQUEST MILLER STREET EXT

LOCATION:	Miller Street Extension
EXISTING ZONING:	HOC/R15 (Highway Oriented Commercial/Single-Family Residential)
ACRES:	16.46 acres
PARCEL TAX MAP #:	MS38000003A000, MS38000003 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single Family Residential
PROPOSED USE:	High Density Residential



PETITIONER KB Rentals – Kelly Brown
ADDRESS 2760 Country Club Road; Statesboro GA, 30458

REPRESENTATIVE C.J. Chance – Hussey Gay Bell
ADDRESS 1100 Brampton Ave

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning district to the R4 (High Density Residential) zoning district in order to build a single-family attached subdivision

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 23-08-04 & RZ 23-08-05 CONDITIONAL APPROVAL

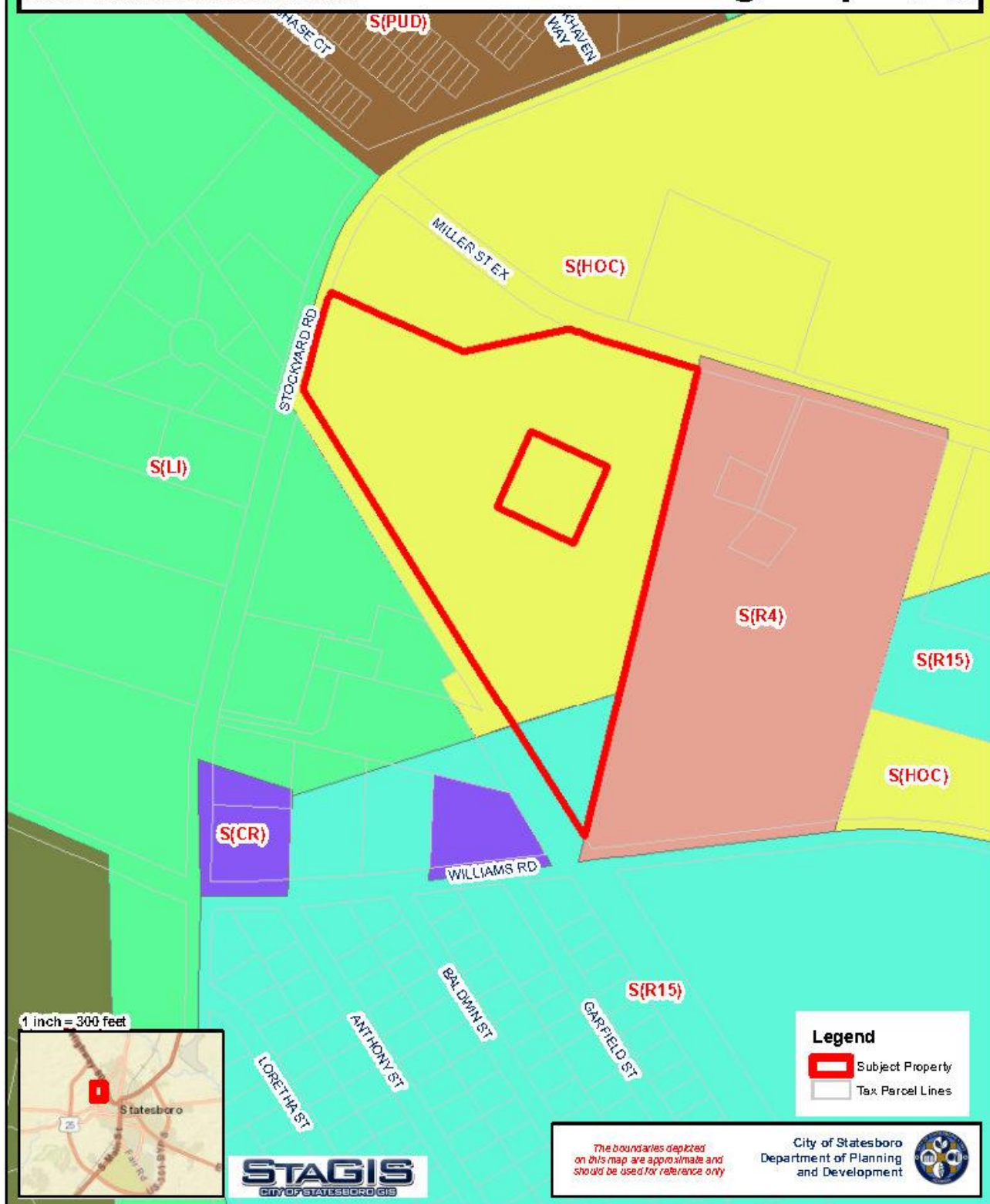


Case # RZ 23-08-04 & RZ 23-08-05

Miller St Ext

Parcel: MS38 000003 001 & MS38 000003A000

Current Zoning Map



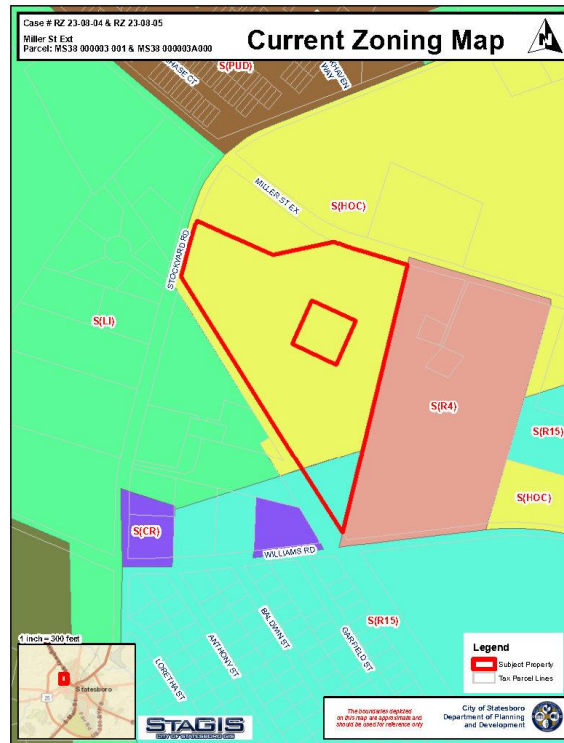
Case # RZ 23-08-04 & RZ 23-08-05

Miller St Ext

Parcel: MS38 000003 001 & MS38 000003A000

Future Landuse Map

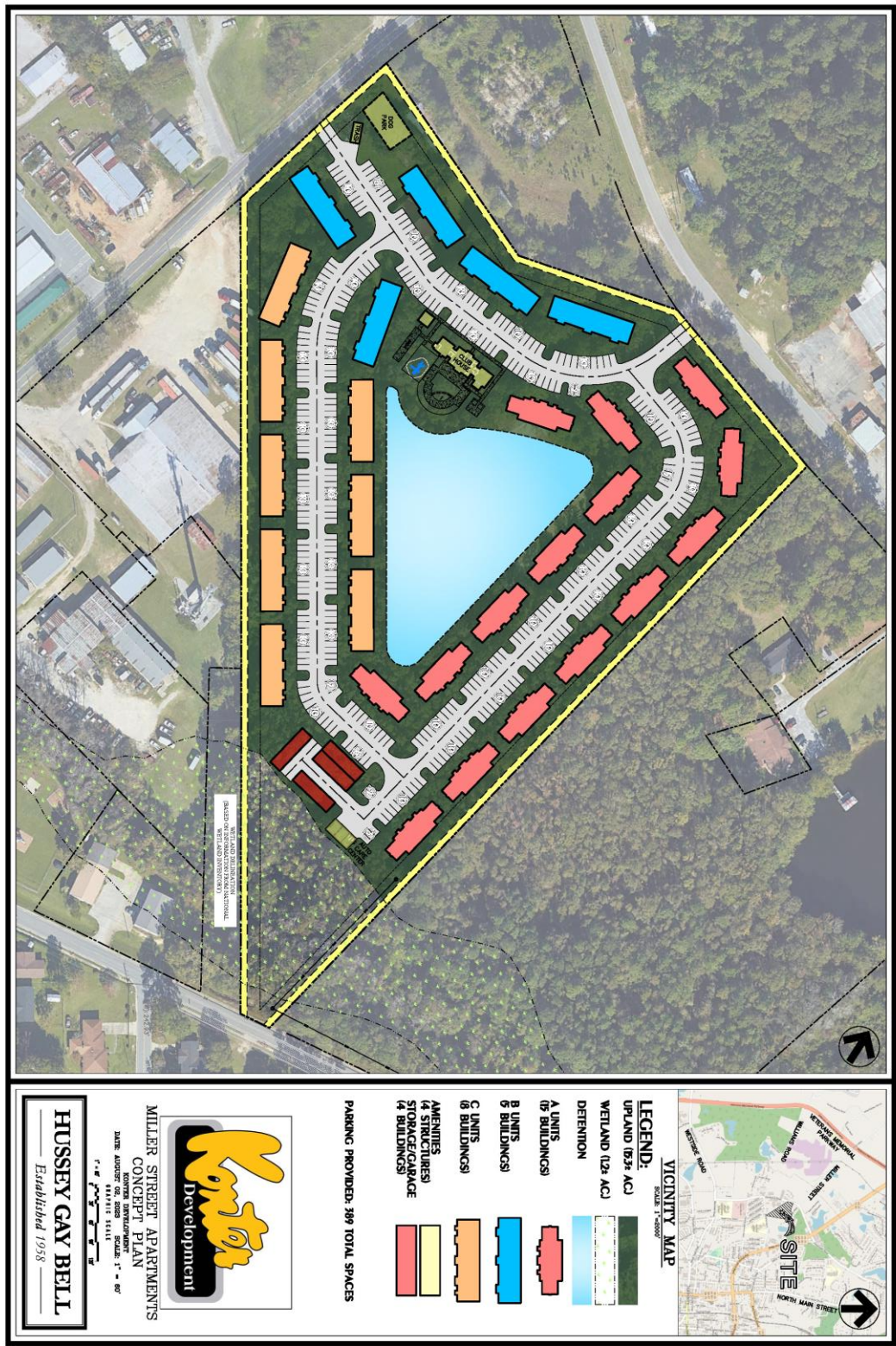




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Land
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Industrial Warehouse
Northwest	Location Area #3: : HOC (Highway Oriented Commercial)	Undeveloped Land
East	Location Area #4: R-4 (High-Density Residential)	Vacant (Proposed Multifamily)
West	Location Area #5: LI (Light Industrial)	Undeveloped Land
Southwest	Location Area #6: LI (Light Industrial)	Retail Warehouse
Southeast	Location Area #7: R15 (Single Family Residential)	Board of Education
South	Location Area #8: R15 (Single Family Residential)	Vacant Residences

EXHIBIT ONE



SUBJECT SITE

The subject site serves as one existing shop surrounded by an extensive wooded area. The surrounding properties vary in use. The nearest major residential subdivision is located less than 1000 feet from this location and is listed as Cobblestone Subdivision, which is a Planned Unit Development. A proposed R-4, affordable housing project is proposed to be located to the immediate East of this site.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” area, which is characterized by small single-family residential lots, neighborhood scale retail and commercial and neighborhood services.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands to the South, but is not in a flood zone. 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 has access to city water, with additional sewer to the South of the property.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

1. Existing uses and zoning or [of] property nearby.

- The proposed use is similar to the surrounding uses in the area, as the area has a mix of single family residential, undeveloped land, and commercial retail types. A townhome development is located down the street from this property, and it is listed as market rate housing. There is also a substantial amount of industrial development in the area, as the largest area of light industrial zoning in the City is adjacent to the property.

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 decrease any other surrounding property 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 serve to increase the overall available housing stock in the community. Specifically, this is intended as a high-end single-family attached project.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site does have an old shop of an unknown use that appears to be vacant. This property will be torn down as a part of this project.
- 5. The suitability of the subject property for the zoned purposes.**
 - Initial evaluation of the property appears to make the property suitable.
- 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 for an unknown amount of time, and the vast majority of the property is wooded.
- 7. The extent the proposed change would impact the following:**
 - Population density in the area.
 - Population density would increase as a result of this amendment.
 - Community facilities.
 - The development would increase the use on utilities, and at this time there is limited water service (2" water main) available on Miller Street Extension for the property. In addition, Williams Road does have an 8' water main. As noted by the Department of Public Utilities, there is gravity sewer located on Williams Road, which is estimated to be about 5' deep.
 - 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. Staff would recommend multiple access points and a traffic study of the project to ensure that there are sufficient means of egress for all residents.
 - Environmental aspects.
 - There are wetlands on the property to the South. Access to any utilities on Williams Road may require disturbance of wetlands.
 - Existing and future land use patterns.
 - There is a mix of uses including single family and industrial development in the area.
 - Property values in the adjacent areas.
 - The development of this project will likely increase surrounding property values.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
 - The proposed residential use of the property is not of dramatic difference to the zoning ordinance nor the surrounding uses, although, the Comprehensive Plan at this time does not explicitly distinguish a difference between small lot single-family detached and single-family attached. This item will require revision in the Comprehensive Plan for future development.

Subject Property



Western Property



Northern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 23-08-04 & RZ 23-08-05**. 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. Buffering in accordance with Article XXIII of the *Statesboro Zoning Ordinance* must be installed screen the property on all sides.



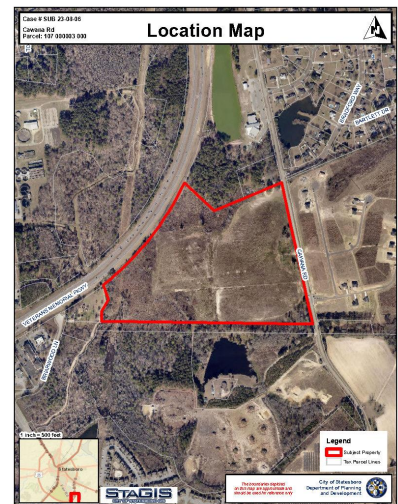
ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 23-08-06 PRELIMINARY SUBDIVISION REQUEST CAWANA ROAD

LOCATION:	Cawana Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	54.06 acres
PARCEL TAX MAP #:	107 000003 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single-Family 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

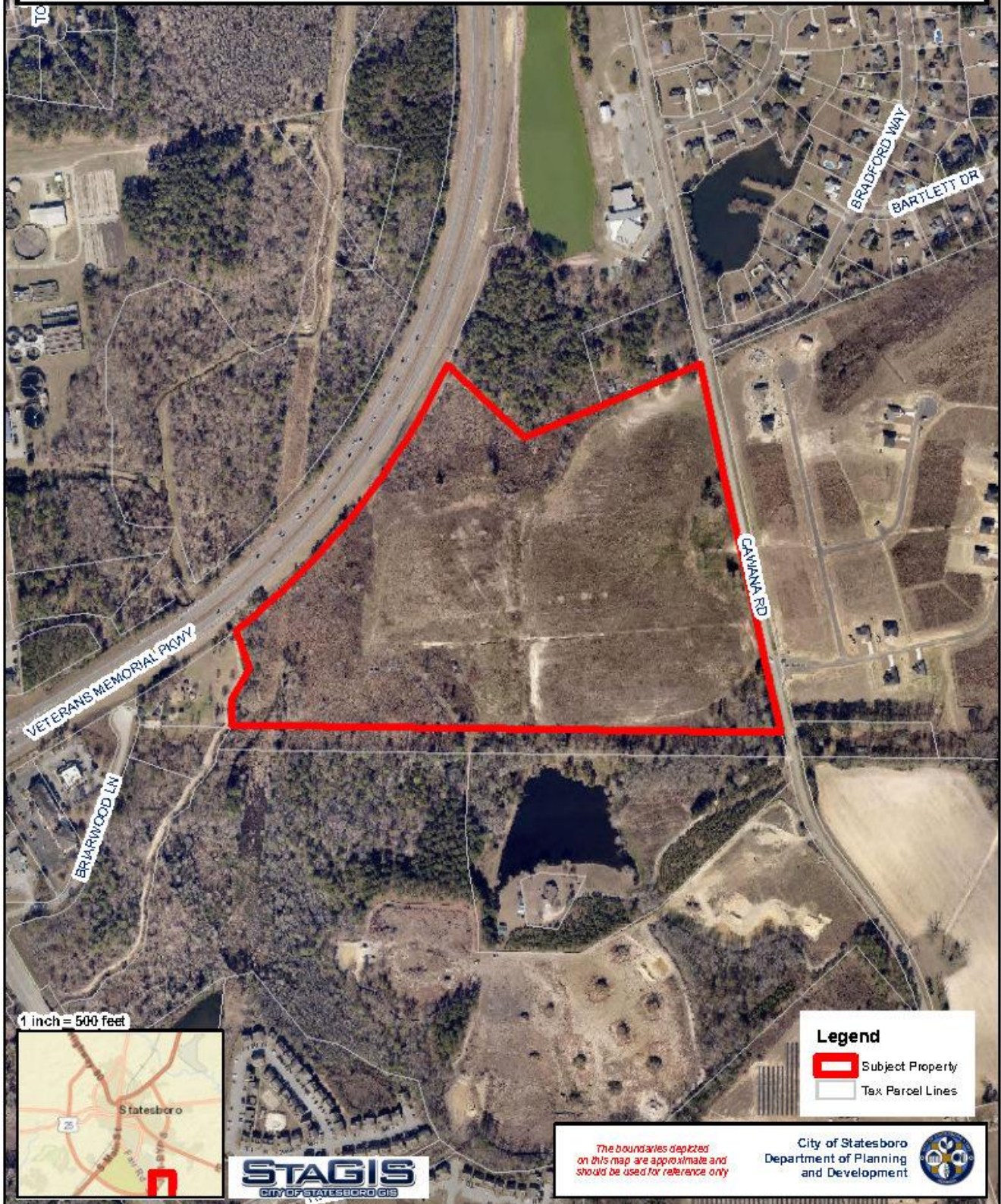
The applicant is requesting Preliminary Subdivision Approval on approximately 54.06 acres of property located on Cawana Road.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-08-06 – CONDITIONAL APPROVAL

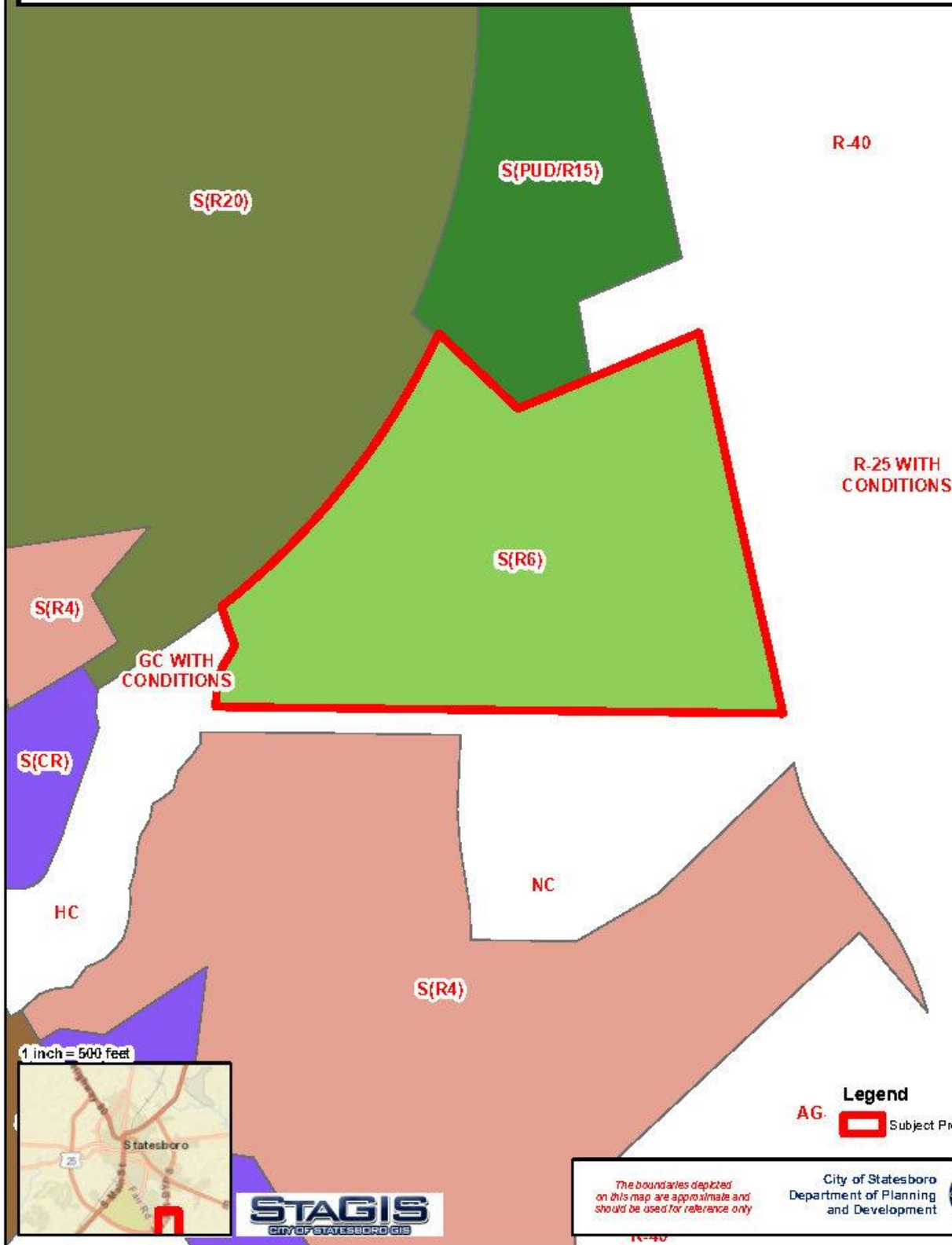
Case # SUB 23-08-06
Cawana Rd
Parcel: 107 000003 000

Location Map



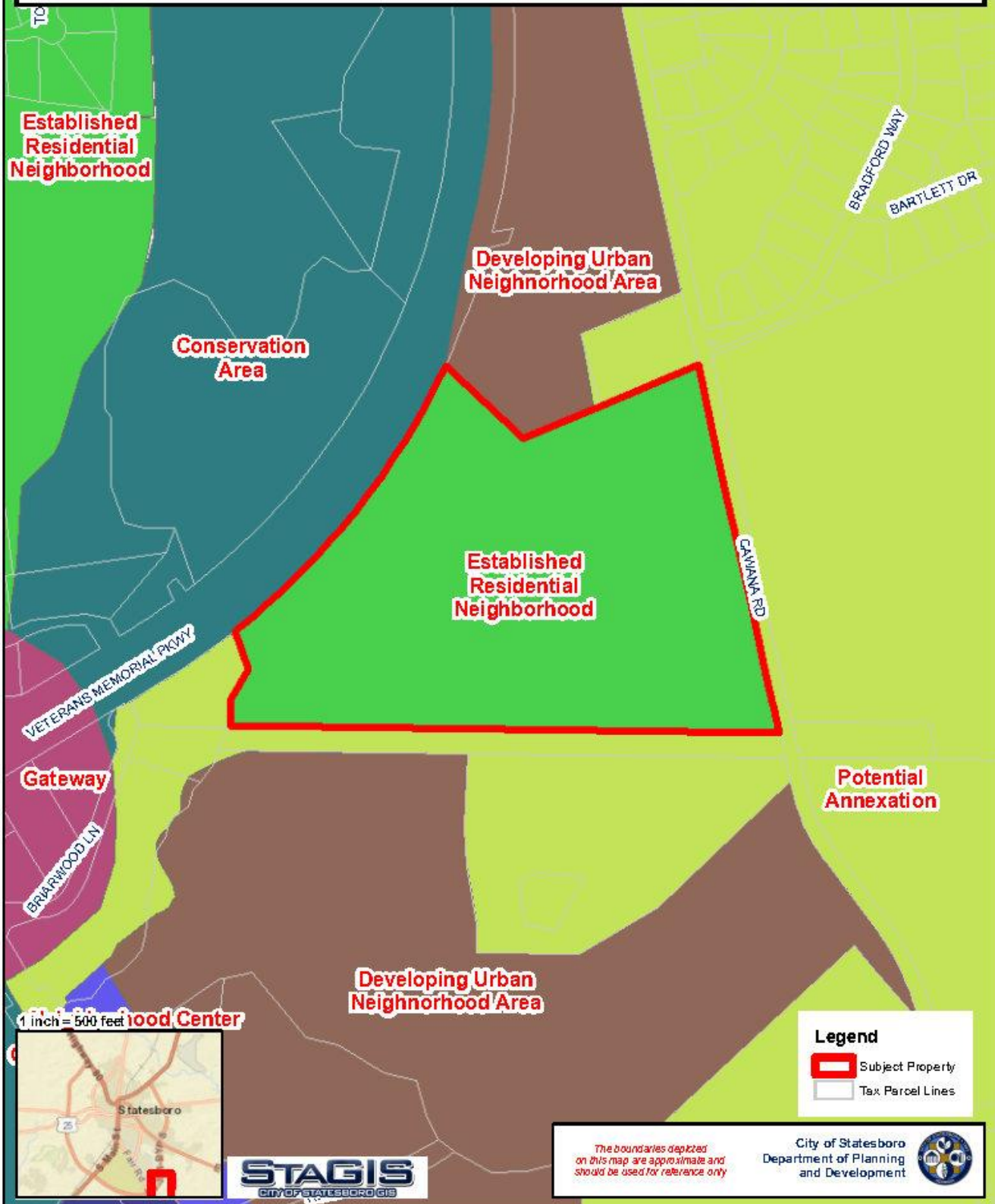
Case # SUB 23-08-06
Cawana Rd
Parcel: 107 000003 000

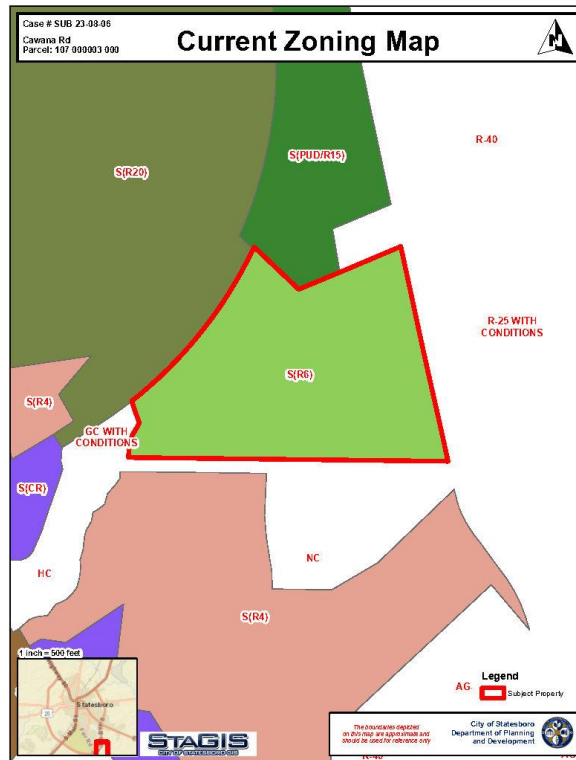
Current Zoning Map



Case # SUB 23-08-06
Cawana Rd
Parcel: 107 000003 000

Future Development Plan





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-40 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
East	Location Area #4: R-40 (Single-Family Residential)	Single-Family Residential Dwelling
West	Location Area #5: R-20 (Single-Family Residential)	Rural/Open Land
Southwest	Location Area #6: R-20 (Single-Family Residential)	Rural/Open Land
Southeast	Location Area #7: R-20 (Single-Family Residential)	Rural/Open Land
South	Location Area #8: R-20 (Single-Family Residential)	Single-Family Residential Dwelling

PRELIMINARY SUBDIVISION PLAT
HOLLINGSWORTH TRACT
 LANDS OF LAURA HOLLINGSWORTH BUTLACH COUNTY, GA
 FOR: LAURA HOLLINGSWORTH

LAURA HOLLINGSWORTH
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 (719) 254-4605

LEGEND
 WETLANDS
 QTY LIMITS

GRID NORTH - GA. EAST ZONE - NAD 83

SUBJECT SITE

The subject site is a vacant lot with of approximately 54 acres with a proposed buffering parcel to remove any issues with contiguity between City and County Property. The parcel was recently approved for annexation, and zoning to the R-6 zoning district, and are currently under review to allow for land disturbance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Potential Annexation” character area, which calls for a diverse mix of housing density types, which is reflected in the approval of other surrounding developments.

ENVIRONMENTAL SITE ANALYSIS

The subject property listed for annexation does contain some wetlands to the west, as well as the south of the property. At this time a full delineation of wetlands would be required to finalize the project plan. As the property would be located within the transitional period for projects, it would not be under adherence to the increased tree canopy and amenity requirements applied to Single-Family development, but the applicant has followed guidance from City staff to include medium canopy trees on each individual lot of the development and some amenity area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but initial discussion with the developer has determined that water, sewer, and gas can be extended to serve the site. The property is required to have a completed traffic study prior to approval of any land disturbance, which is meant to ensure that there are specific traffic calming measures.

Subject Property



Eastern Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-08-06**. 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) 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) All street lighting must meet City standards and be approved by the City.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering & Public Utilities.
- (4) The final plat must meet all requirements of Article 3 of the *City of Statesboro Subdivision Ordinance* before being presented to the City for approval and before any units may be sold in the subdivision.
- (5) The applicant must meet all requirements designated by the existing condition associated with the approved Zoning Map Amendment on this site.
- (6) The ingress & egress of this site may be amended as a result of the ongoing traffic study if approved under the direction of the Department of Public Works & Engineering.