



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 2, 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. August 5, 2025

IV. New Business

1. **APPLICATION V 25-08-02**: Lindsay Martin requests a Variance to a permitted use in HOC (Highway Oriented Commercial District) UDC section 2.2.10 for the property located 240 North Main Street (Tax Parcel # S26 000079 000).
2. **APPLICATION V 25- 08-05**: Raising Caine's Restaurant, LLC/ EMC Engineering Services- Cody Rogers requests a Variance from the UDC Section 2.2.9 -Table 2.2.9-B-Dimensional Standards for a property located at 24087 Highway 80 East (Tax Parcel#MS84000102-103).
3. **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).

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
Statesboro, Georgia 30458

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

| V 25- 08-02 ZONING VARIANCE REQUEST | |
|--|---|
| LOCATION: | 240 North Main Street |
| PETITIONER/REPRESENTATIVE | Lindsay Martin |
| EXISTING ZONING: | HOC (Highway Oriented Commercial) |
| PROPOSED ZONING: | N/A |
| OVERLAYS/DISTRICTS: | N/A |
| FUTURE LAND USE CLASSIFICATION | Emerging Business Area |
| TOTAL ACRES: | 0.69-acres (30,056.4 square feet) |
| PARCEL TAX MAP #: | S26 000079 000 |
| COUNCIL DISTRICT: | District 1 (Johnson) |
| EXISTING USE: | Vacant Single-family house |
| VARIANCE REQUEST(S): | Variance to the permitted use in HOC (Highway Oriented Commercial) Section 2.2.10 |

Planning Commission: September 2, 2025

City Council: September 16, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION

V 25-08-02 Conditional Approval

| DETAILED DISCUSSION | |
|--|--|
| HISTORY | |
| <p>The single-family house was constructed in 1920, according to the Tax Assessor website. The petitioner purchased the property in June of 2024. Since 1993, the neighborhood has evolved from a single-family house to commercial oriented businesses.</p> | |
| REQUEST | |
| <p>The petitioner is requesting a variance from Section 2.2.10 of permitted uses allowed in HOC (Highway Oriented Commercial). Group homes are not listed as a permitted use per the UDC in this district.</p> | |

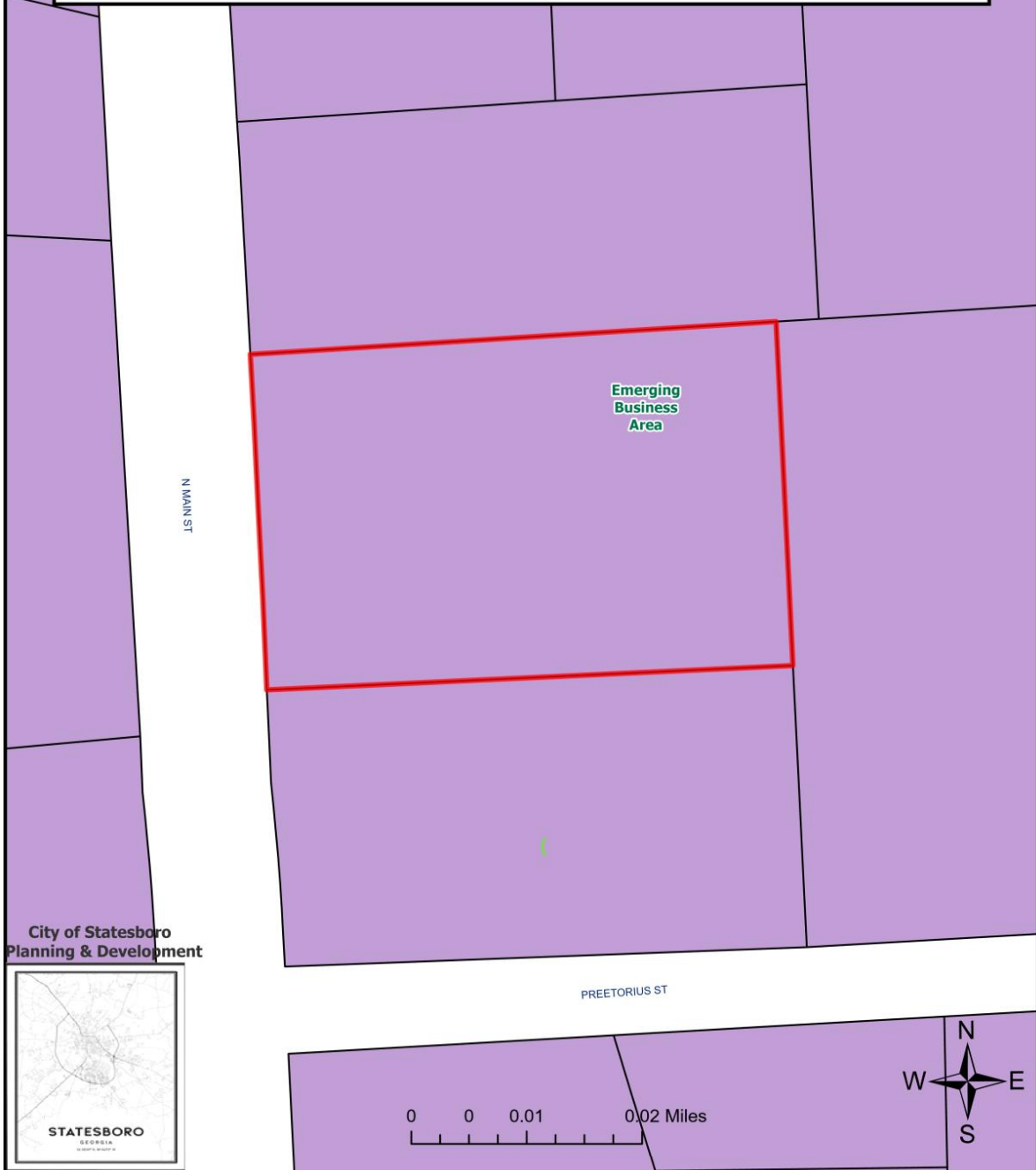
Case# V-25-08-02
240 North Main Street
Parcel: S26 000079 000

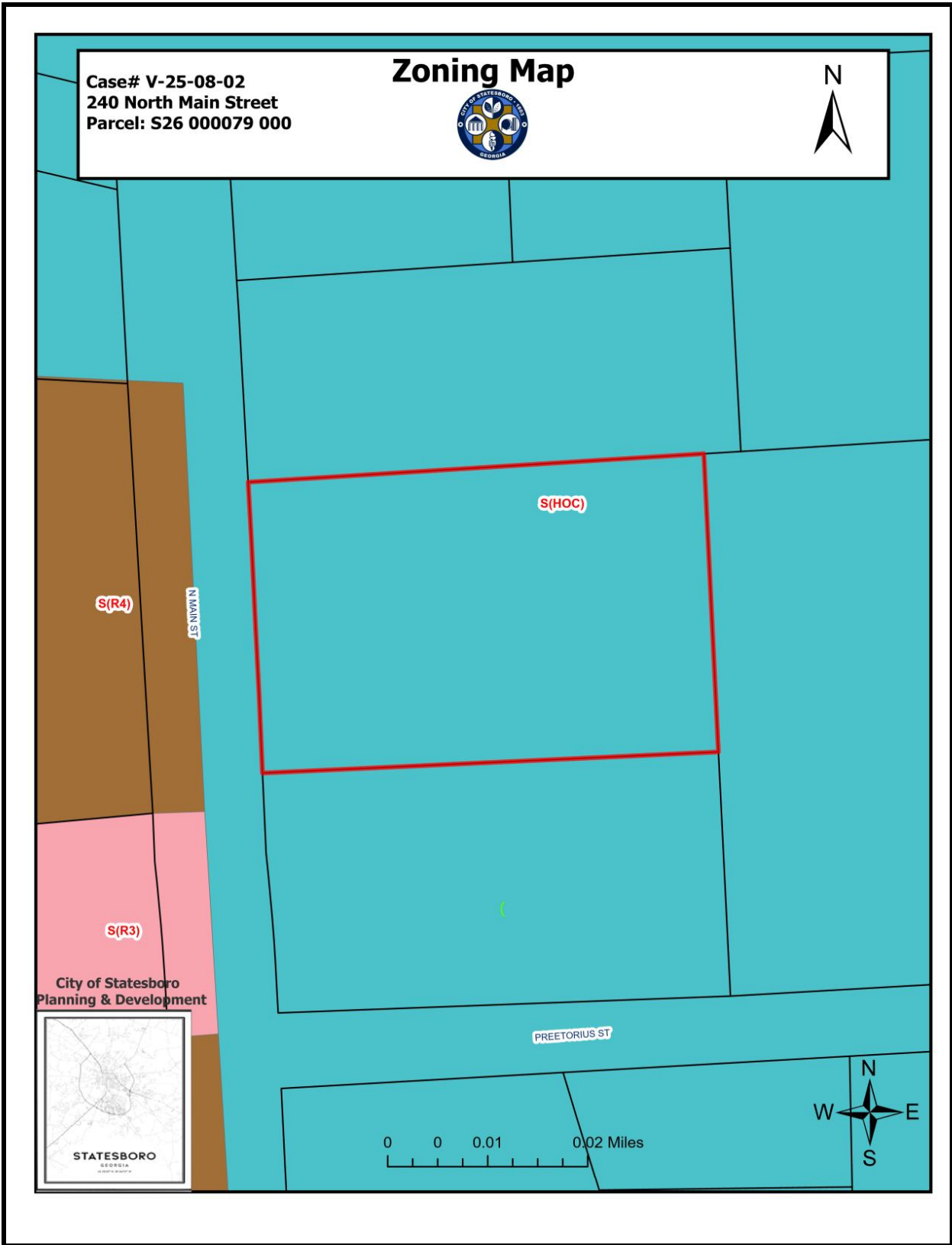
Location Map



Case# V-25-08-02
240 North Main Street
Parcel: S26 000079 000

Future Land Use Map





| SURROUNDING LAND USES/ZONING | | |
|------------------------------|---|---------------------|
| Location | Zoning Information | Land Use |
| North | HOC (Highway Oriented Commercial) | Duplex |
| Northeast | HOC (Highway Oriented Commercial) | Vacant |
| East | HOC (Highway Oriented Commercial) | Single-Family House |
| Northwest | HOC (Highway Oriented Commercial) | Commercial |
| Southeast | HOC (Highway Oriented Commercial) | Single-Family House |
| South | HOC (Highway Oriented Commercial) | Office |
| Southwest | R-2 (Townhouse Residential District) | Duplex |
| West | R-4 (High Density Residential District) | Apartments |

| SITE CHARACTERISTICS | |
|----------------------|--|
| Overlay/District | None |
| Acreage | 0.69-acres (30,056.4 sq ft.) |
| Lot | 150 x 200 sq ft lot with an existing single-family house |
| Flooding | None on the parcel or nearby. |
| Wetlands | None on the parcel or nearby. |
| Easements | None on the parcel or nearby. |

| SITE DESIGN DETAILS |
|--|
| UDC Section 2.2.10- HOC (Highway Oriented Commercial District) |
| <u>Parking requirements:</u> one (1) per two (2) beds |

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.10 for a change of use allowed by the UDC. The petitioner is requesting to be allowed to use the existing house as a men's group recovery home. The site has accompanying parking spaces and it is close local businesses and the intersection of North Main Street and East Parrish Street.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Emerging Business Area," which are primarily located on major arterials at or near to their intersections, these areas serve as gateways to specific areas of activity in the city. Careful attention to developmental standards, signage, landscaping, and similar elements shall be encouraged to boost a distinct sense of place.

The request is consistent with the comprehensive plan and remains consistent with the character of surrounding area. The historic house establishes a distinct sense of place that serves our community.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: No, there are no special conditions pertaining to the land. However, the structure in question is a historic home which has been historically a residential dwelling. The proposed use of a group home would allow the historic house to continue to be as such, but a different type of residential use. The location was most recently an attorney's office use.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: The applications and request for the variance to allow permitted uses under the UDC is not a result of the applicant's actions. In addition, the fair Housing Act limits the restriction of uses for individual with disabilities.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development 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.

Analysis: The proposed variance of an unpermitted use (Group Home) in the HOC district remains aligned with the Comprehensive Plan's goal for this specific area of the city by allowing different types of residential uses to be utilize the existing historic house. Thus, remaining consistent with the City of Statesboro Zoning Ordinance which would maintain the surrounding area's historic character, uses, and zones.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential house to be used as a group home is an allowable use, though a group house is not an outright allowable use in the HOC district, it does allow different types of residential uses. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from ROW on North Main Street, facing east.



View of property to south of the subject property, facing southeast.



View of the property to north of the subject property, facing northeast.



View of the property to the northwest of the subject property, facing northwest.



View of the property west of the subject property, facing west.



View of the property southwest of the subject property, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to alter the building without appropriate permitting.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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Statesboro, Georgia 30458

(912) 764-0630
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| V 25- 08-05 ZONING VARIANCE REQUEST | |
|--|--|
| LOCATION: | 24087 Highway 80 East |
| PETITIONER/REPRESENTATIVE | Raising Cane's Restaurants, LLC/EMC Engineering Services-Cody Rogers |
| EXISTING ZONING: | MX (Mixed-Use) |
| PROPOSED ZONING: | N/A |
| OVERLAYS/DISTRICTS: | None |
| FUTURE LAND USE CLASSIFICATION | Activity Centers/Regional Centers |
| TOTAL ACRES: | 1.53-acres (66,646.80 sq ft) |
| PARCEL TAX MAP #: | MS84000102-003 |
| COUNCIL DISTRICT: | District 5 (Barr) |
| EXISTING USE: | Restaurant |
| VARIANCE REQUEST(S): | Variance from the UDC Section 2.2.9 - Table 2.2.9-B – Dimensional Standards. |

Planning Commission: September 2, 2025

City Council: September 16, 2025

STAFF/PLANNING COMMISSION RECOMMENDATION

V 25-08-02 Conditional Approval

| DETAILED DISCUSSION |
|--|
| HISTORY |
| <p>The property and the surrounding area were developed into a commercial/retail spaces in the late 1990s. It has been a restaurant since about 1998. Prior the property and surrounding area was farmland with houses on what was once called Savannah Road which is today known as Highway 80/Northside Drive East.</p> |
| REQUEST |
| <p>The petitioner is requesting a variance from Section 2.2.9 – Table 2.2.9-B Dimensional Standards for MX (Mixed-Use District), which requires a twenty-five (25) foot max. building setback. The proposed project for a new building, with a 75-foot building setback, to allow vehicle queuing and a double drive thru on site.</p> |

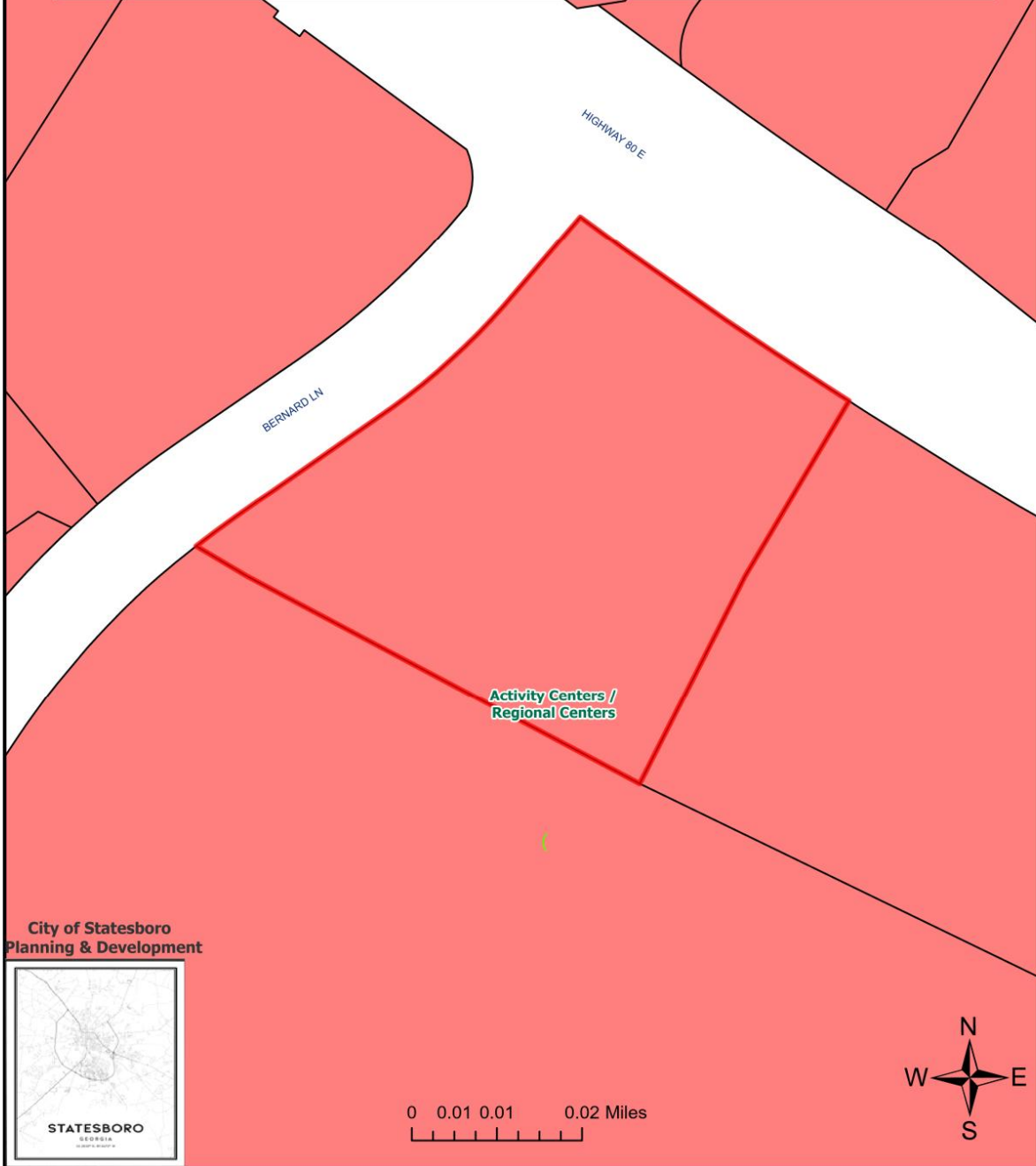
Case# V-25-08-05
24087 Highway 80 East
Parcel: MS84000102003

Location Map



Case# V-25-08-05
24087 Highway 80 East
Parcel: MS84000102003

Future Land Use Map



Case# V-25-08-05
24087 Highway 80 East
Parcel: MS84000102003

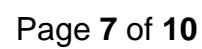
Zoning Map



| SURROUNDING LAND USES/ZONING | | |
|------------------------------|-------------------------|-------------|
| Location | Zoning Information | Land Use |
| North | MX (Mixed-Use District) | Restaurant |
| Northeast | MX (Mixed-Use District) | Restaurant |
| East | MX (Mixed-Use District) | Restaurant |
| Northwest | MX (Mixed-Use District) | Retail |
| Southeast | MX (Mixed-Use District) | Retail |
| South | MX (Mixed-Use District) | Retail |
| Southwest | MX (Mixed-Use District) | Retail |
| West | MX (Mixed-Use District) | Gas Station |

| SITE CHARACTERISTICS | |
|----------------------|---|
| Overlay/District | None |
| Acreage | 1.53-acres |
| Lot | The parcel sits on the corner of Northside Drive East and Bernard Lane. Ingress/Egress on Bernard Lane and two other access points from Lowe's parking lot creating connectivity between multiple businesses. |
| Flooding | None on this parcel or nearby. |
| Wetlands | None on this parcel or nearby. |
| Easements | There are two easements in the ROW of Northside Drive East, a telephone easement and a utility easement. |

| SITE DESIGN DETAILS | |
|--|--------------------------|
| UDC Section 2.2.9-Table 2.2.9-B | |
| Required: | Proposed: |
| Max building setback twenty-five (25) feet | 75 feet building setback |



STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.9 – Table 2.2.9-B Dimensional Standards of the max building setback of twenty-five (25) feet to a 75-foot building setback, to allow a double drive-thru lane and accompanying parking lot to service a new restaurant, Raising Cane's.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Activity Centers/ Regional Centers," which is an area where primarily dominated by auto-oriented and large surface parking lots. The area may evolve overtime into pedestrian oriented shopping, office, and entertainment places.

The request is consistent with the comprehensive plan and the City of Statesboro development patterns. This specific area is dominated by businesses to service motorists and is aligned with the character of area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: The particular physical surroundings, shape, topographical condition, or other physical or environmental conditions of the specific property involved would result in a particular hardship upon the owner due to the placements of the existing easements.

- 2. The special conditions and circumstances do not result from the actions of the applicant;**

Analysis: The telephone and utility easements existed and run with the parcel.

- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**

Analysis: Yes, due to property shape and existing impediments, the applicants would not be able to construct a double drive-thru lane and the queue of vehicles may result in traffic issues on Bernard Lane.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, it would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development 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.

Analysis: The proposed restaurant and accompanying parking lot remains consistent with the subject site's character area "Activity Centers/ Regional Centers," as stated in the *2024 Comprehensive Master Plan*.

Based upon the review of the current conditions of the parcel, including existing restrictions, it is the opinion of Staff that the provided analysis demonstrates the request does meet the review criteria of the Standards of Review. In addition, the variance request is consistent with UDC and the Comprehensive Plan. It would allow the property owner to use the property to it fullest potential and create a safe environment for motorists travelling on Bernard Land and Northside Drive East, as well as the surrounding businesses.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 25-08-05**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. The applicant must submit a Tree & Landscaping plan in conformance with the Unified Development Code requirements.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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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 (750,974.4) |
| PARCEL TAX MAP #: | MS48 00002 000 |
| COUNCIL DISTRICT: | District 2 (Chavers) |
| EXISTING USE: | Vacant |
| PROPOSED USE: | Multi-family dwelling (apartments) |

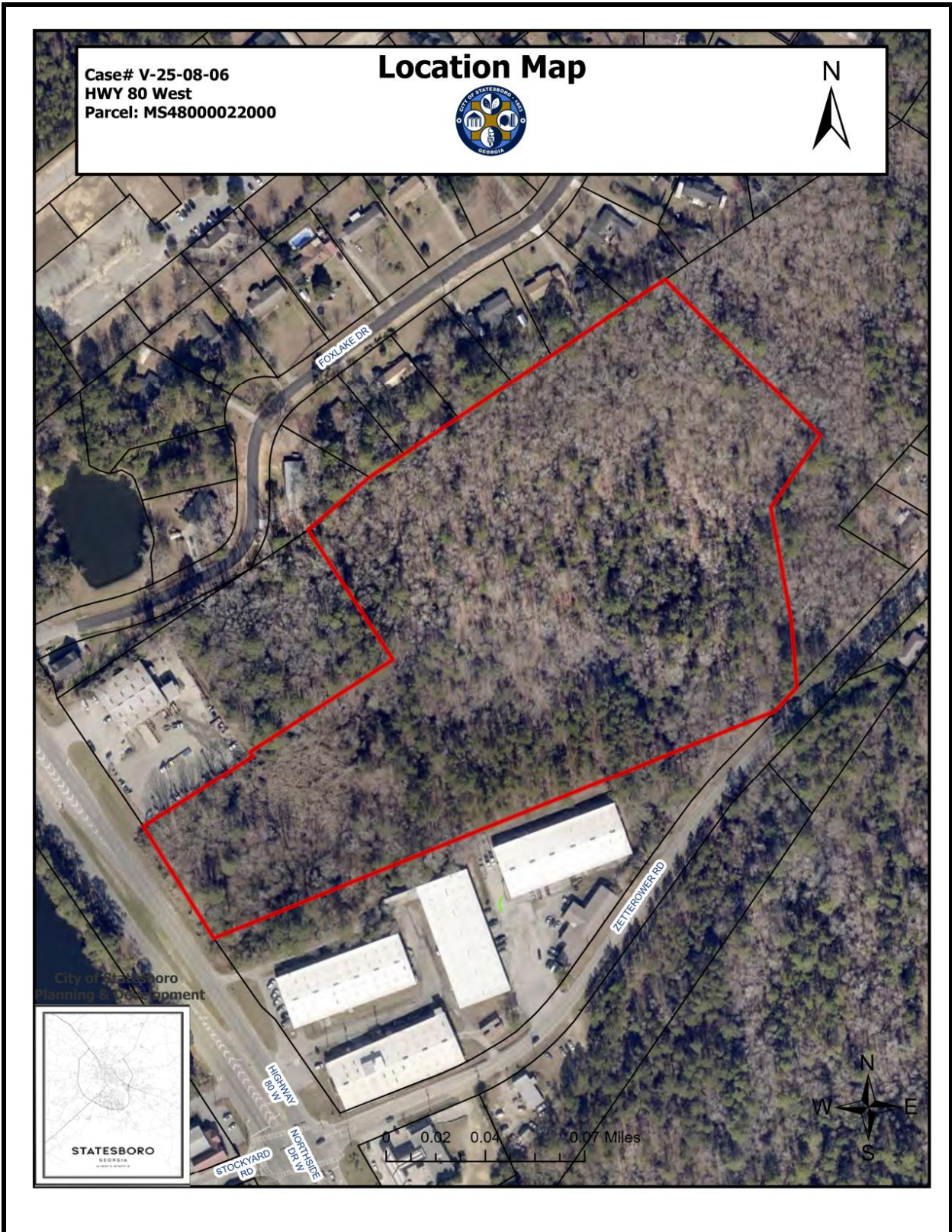
Planning Commission: September 2, 2025

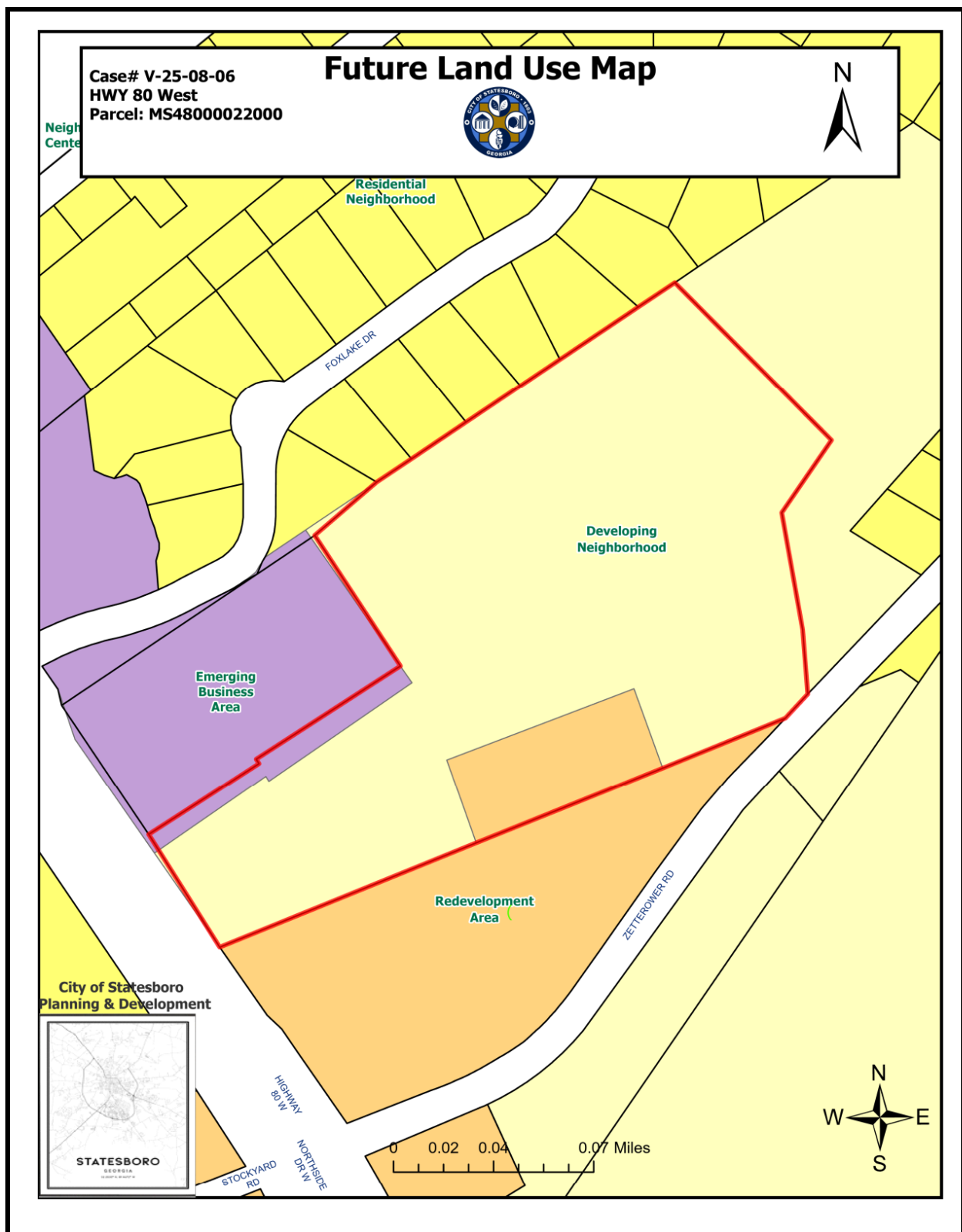
City Council: September 16, 2025

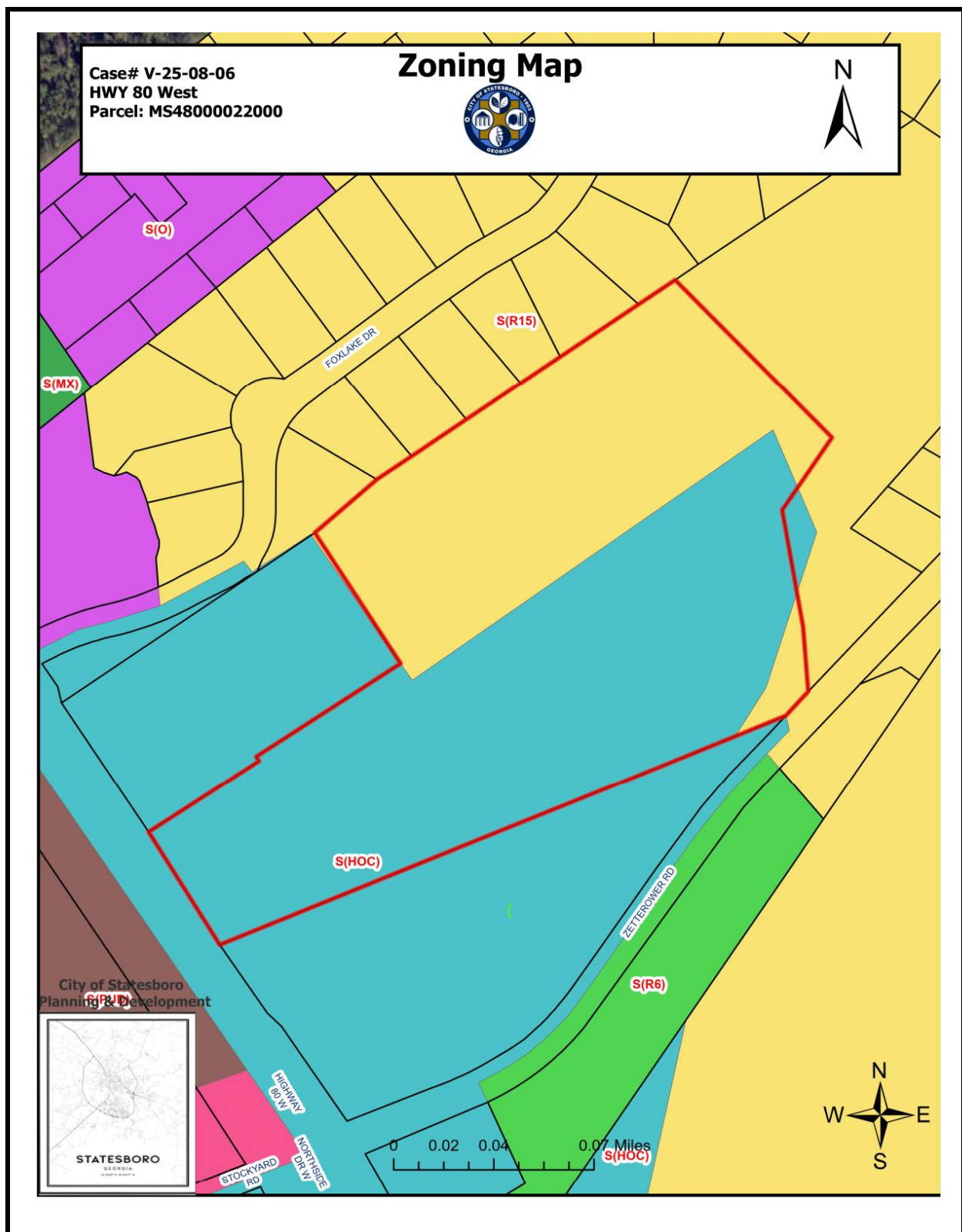
STAFF/PLANNING COMMISSION RECOMMENDATION

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. |

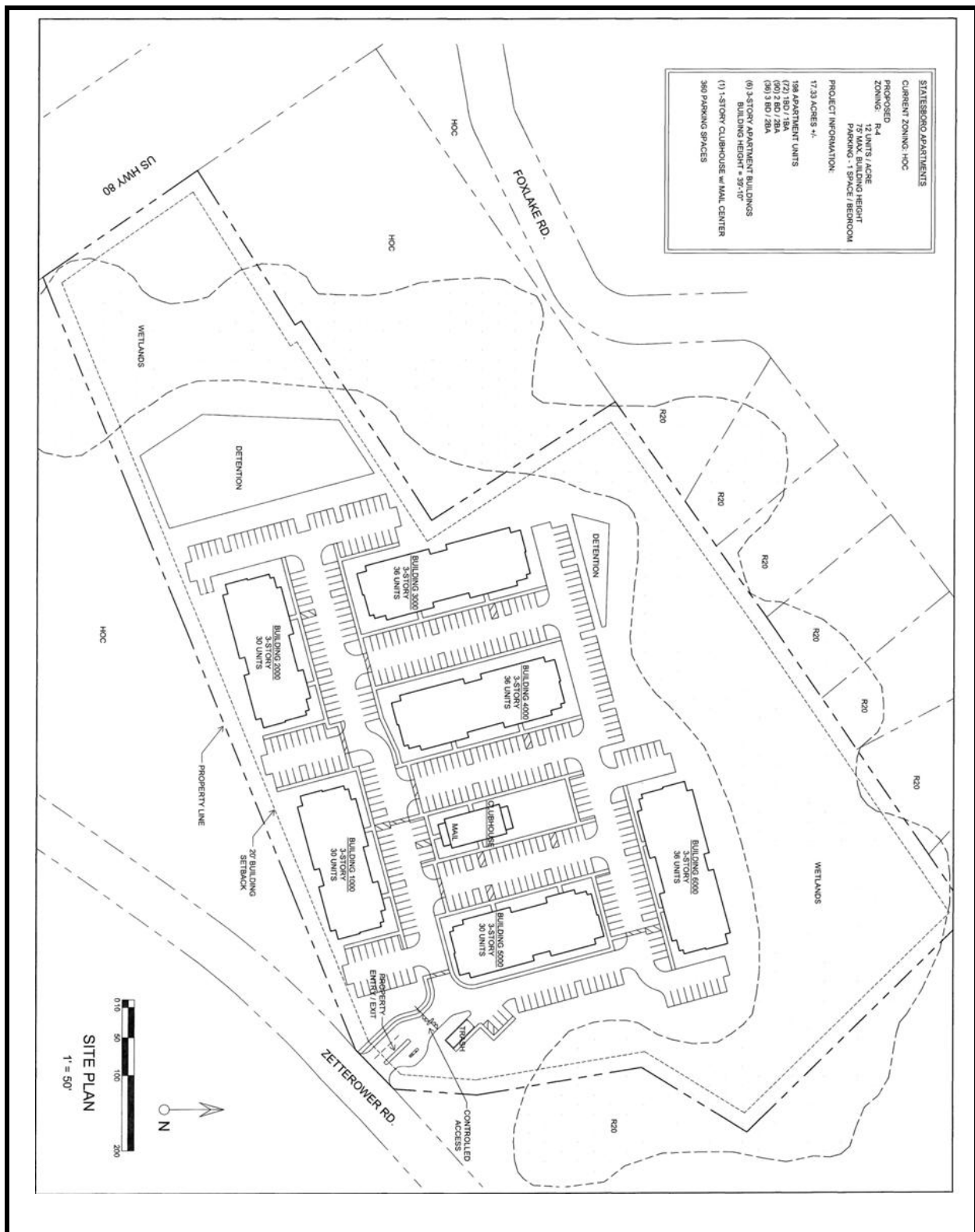






| SURROUNDING LAND USES/ZONING | | |
|------------------------------|-----------------------------------|---------------------|
| Location | Zoning Information | Land Use |
| North | R-15 (One Household Residential) | Subdivision |
| Northeast | R-15 (One Household Residential) | Subdivision |
| East | 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. | |
|--|--|--|

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 increase 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. The applicant must provide a traffic impact analysis prior to issuance of a land disturbance permit.