



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

January 3, 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. December 6, 2022

IV. New Business

1. **APPLICATION RZ 22-10-03:** Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district in order to develop a 180 unit apartment complex at 506 W Miller Street (Tax Parcels# MS49000004 000, MS49000004B000).

2. **APPLICATION AN 22-12-01:** Lehman Franklin requests Annexation of a property adjacent to Beasley Road in order to develop a single-family attached subdivision on approximately 41 acres (Tax Parcel # MS91000013 000)

3. **APPLICATION RZ 22-12-02:** Lehman Franklin requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-2 (Townhouse Residential) zoning district in order to develop approximately 212 townhome units on 41 acres of property (Tax Parcel# MS91000013 000).

4. **APPLICATION SE 22-12-03:** Branchwater Statesboro LLC, requests a Special Exception in order to allow for an automobile service operator on property zoned CR (Commercial Retail) on US Highway 80 East (Tax Parcel # MS84000099 000).

5. **APPLICATION RZ 22-12-04:** CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and add an additional unit on a property located at Grove Circle/Stockyard Road (Tax Parcel # MS30000025001).

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
December 6, 2022
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Present: Planning Commission members: James Byrd Sr, Sean Fox, James Thibideau and Benjamin McKay ; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), John Washington (Director of Public Works & Engineering) Justin Williams (Planning & Housing Administrator) and Jermaine Foster(Planner); **Absent:** Jamey Cartee and Russell Rosengart Michele Hickson

I. Call to Order

Commissioner James Byrd Sr. called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Byrd led in the invocation & pledge.

III. Approval of Minutes

1) December 6, 2022 Meeting Minutes.

IV. New Business

1) **APPLICATION SE 22-11-01:** Modestine Jones Harden requests a Special Exception from Article XXV of the *Statesboro Zoning Ordinance* in order to place a manufactured home on 0.17 acres at 433 Mincey Street (Tax Parcel # S35 000017 000).

Kathleen Field introduced case 22-11-01, Commissioner Fox made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 4-0. After limited discussion, Commissioner Fox 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 McKay seconded and the motion passed 4-0.

- 2) **APPLICATION V 22-11-02:** Habitat for Humanity of Bulloch County requests a Variance from Article VII-A, Section 703-A, Subsection A of the *Statesboro Zoning Ordinance* to allow for the development of a single-family home on a 0.12 acre property located on West Inman Street (Tax Parcel S19 000092 001).

Kathleen Field introduced cases V 22-11-02, Commissioner Fox made a motion to open the public hearing. Commissioner McKay seconded, and the motion carried 4-0. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Fox. The motion passed 4-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed 4-0.

- 3) **APPLICATION SE 22-11-03:** Mike Crews request a Special Exception from Article IX, Section 901 of the Statesboro Zoning Ordinance, in order to relocate the Lion's Den barbershop to the existing building at 518 Gentilly Road (Tax Parcel # S53 000058D000)

Kathleen Field introduced case SE-22-03, Commissioner Fox made a motion to open the public hearing. Commissioner Thibideau seconded, and the motion carried 4-0. Commissioner Fox made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 4-0. Commissioner Fox made a motion to approve with staff recommendations. Commissioner McKay seconded and the motion passed.

- 4) **Application RZ 22-11-04:** Ball Company LLC requests a Zoning Map Amendment from the R20/LI (Single-Family Residential/Light Industrial) zoning districts to the R-6 (Single-Family Residential) zoning district in order to construct approximately 69 single-family homes on 32.16 acres of property at Timber Road (Tax Parcel # MS38000068 001).

Kathleen Field introduced case 22-11-04, Commissioner Fox made a motion to open the public hearing. Commissioner McKay seconded, and the motion carried 4-0. During the public hearing, CJ Chance, from Hussey Gay Bell, as representative for the project showed concern for the second proposed condition on the project, which called for the completion of a traffic study. He recommended that it be amended to better allow for the project, as the study would be excessive for the proposed number of units. John Washington spoke in favor of a reduced requirement for the second condition with an amendment stating "The applicant must utilize GDOT metrics for the inclusion of right/left turn lanes on Stockyard Road, and shall ensure adequate sight distance is provided." Kathleen Field agreed with this amendment, and specified that the original comment was recommended by our Engineering Department. Commissioner McKay made a motion to close the public hearing with a second from Commissioner Thibideau. The motion passed 4-0. Commissioner Fox made a motion to approve with amended staff recommendations. Commissioner McKay seconded and the motion passed.

V. Announcements

Kathleen Field announced the promotion of Jermaine Foster to City Planner.

VI. Adjourn

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

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)

**RZ 22-10-03
ZONING MAP AMENDMENT REQUEST
506 WEST MILLER STREET**

LOCATION:	506 West Miller Street
EXISTING ZONING:	HOC/R15 (Highway Oriented Commercial/Single-Family Residential)
ACRES:	16.05 acres
PARCEL TAX MAP #:	MS49000004 000, MS49000004B000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single Family Residential
PROPOSED USE:	High Density Residential



PETITIONER Domenic Spencer
ADDRESS 9100 Centre Pointe Dr. Suite 210; West Chester Township, OH 45069

REPRESENTATIVE Same as Above
ADDRESS Same as Above

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 multi-family housing complex, consisting of 180 units.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 22-10-03 CONDITIONAL APPROVAL

Case # RZ 22-10-03

West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Location Map



1 inch = 400 feet



Legend

-  Subject Property
-  Tax Parcel Lines

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

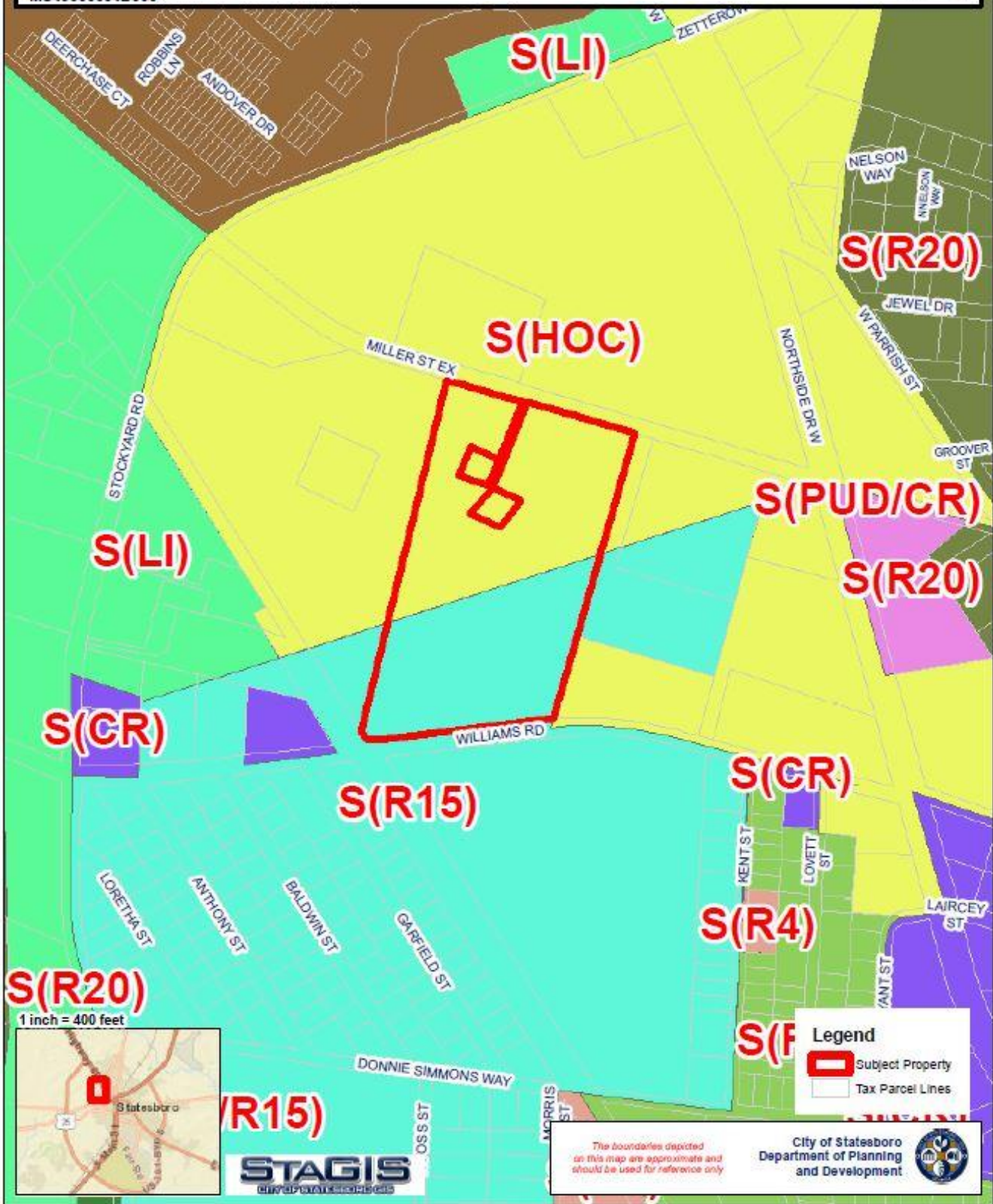


City of Statesboro
Department of Planning
and Development



Case # RZ 22-10-03
West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Current Zoning Map



Case # RZ 22-10-03
West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Future Landuse Map



1 inch = 400 feet

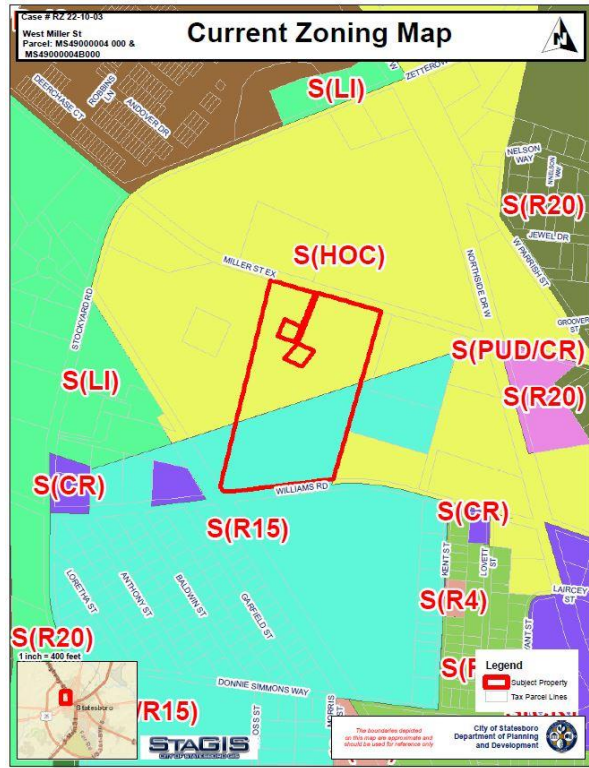


Legend

- Subject Property
- Tax Parcel Lines

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

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Land
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Undeveloped Land
Northwest	Location Area #3: : HOC (Highway Oriented Commercial)	Industrial Warehouse
East	Location Area #4: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Funeral Home
West	Location Area #5: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Single Family Residence
Southwest	Location Area #6: CR (Commercial Retail)	Retail Warehouse
Southeast	Location Area #7: HOC (Highway Oriented Commercial)	Vacant Residences
South	Location Area #8: R15 (Single Family Residential)	Board of Education

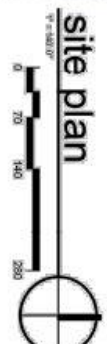
EXHIBIT ONE



RESERVE AT MILLER
statesboro, georgia



PROPOSED UNIT MIX:
1 BEDROOM / 1 BATH - 48 UNITS (3 ADU, 1 SBAU)
2 BEDROOM / 2 BATH - 84 UNITS (3 ADU, 2 SBAU)
3 BEDROOM / 2 BATH - 36 UNITS (2 ADU, 1 SBAU)
TOTAL - 168 UNITS
BUILDING BREAKDOWN:
3 STORY GARDEN WALKUPS
SITE NEEDS:
PARKING
-REQUIRED PARKING 241
-PROVIDED 342 (70 HO)



preliminary rendered site plan
12.09.22
© 2022 Pivotal Housing Partners, LLC

EXHIBIT TWO



RESERVE AT MILLER
statesboro, georgia

12.09.22
elevation option 2
© 2022 Pivotal Housing Partners, LLC

SUBJECT SITE

The subject site serves as one existing home (with an additional home on a tightly connected parcel) surrounded by an extensive wooded area and pond. The surrounding properties vary in use. The nearest major residential subdivision is located approximately 1000 feet from this location and is listed as Cobblestone Subdivision, which is a Planned Unit Development.

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 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 not 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, but 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. Lastly, the parcel in the center of the project listed as MS49000004C000 will not be demolished and will remain on the parcel. Lastly, there are no additional High Density Residential projects in the area, and although not a small parcel, this zoning may be considered spot zoning.

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 may reduce the value of the remaining house, but 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 to serve as affordable housing, but the existing stock of multifamily development in the City should be considered.
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site does have a house, which currently serve as apartments units located on it but it does not serve any general use for the public beyond the provided natural foliage. One of these existing houses in the area will be demolished, but the other is not meant to be demolished and is not 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, although it is not consistent with surrounding uses.
 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 two residences are located on the site of the proposed change. One of the homes will be demolished, but the other will not as it is not a part of the development.
 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. It would be the owner's responsibility to determine whether these properties could be connected.
 - Living conditions in the area.
 - The living conditions in the area are likely to increase for the new residents, but it is unsure of the impact on residents already living near the property.
 - Traffic patterns and congestion.
 - There would be an increase in traffic in the area. As an affordable housing project, care should be taken regarding the transportation options in the area, as there are some, but limited options for grocery and services.
 - Environmental aspects.
 - There are wetlands on the property to the South, and two buildings do already exist. 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 in alignment with the existing zoning as well as the general residential zoning of the area. The Comprehensive Plan does not support High Density Residential development in the Established Residential Area. Although this is an inconsistency, the proposed development is in alignment with general interest in the area, which seems to be moving the area away from the historical industrial use.

Subject Property



Western Property



Northern Property



Northwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-10-03**. 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. Buffering in accordance with Article XXIII of the *Statesboro Zoning Ordinance* must be installed to screen the existing structure on the site from the proposed development.



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
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**AN 22-12-01 & RZ 22-12-02
 ANNEXATION AND ZONING MAP AMENDMENT REQUEST
 BEASELEY ROAD**

LOCATION:	Beasley Road
EXISTING ZONING:	R-40 (Single-Family Residential)
ACRES:	41 acres
PARCEL TAX MAP #:	MS91 000013 000
COUNCIL DISTRICT:	District 1 (Boyum) – (Projected)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision



PETITIONER Bel Air Estates
ADDRESS P.O. Box 964; Statesboro GA, 30458

REPRESENTATIVE Lehman Franklin
ADDRESS P.O. Box 964; Statesboro GA, 30458

PROPOSAL

The applicant is requesting an Annexation by the 100% method of 41 acres of property on Beasley Road. The applicant also request a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-2 (Townhouse Residential) zoning district to allow for the development of 212 Townhome Units.

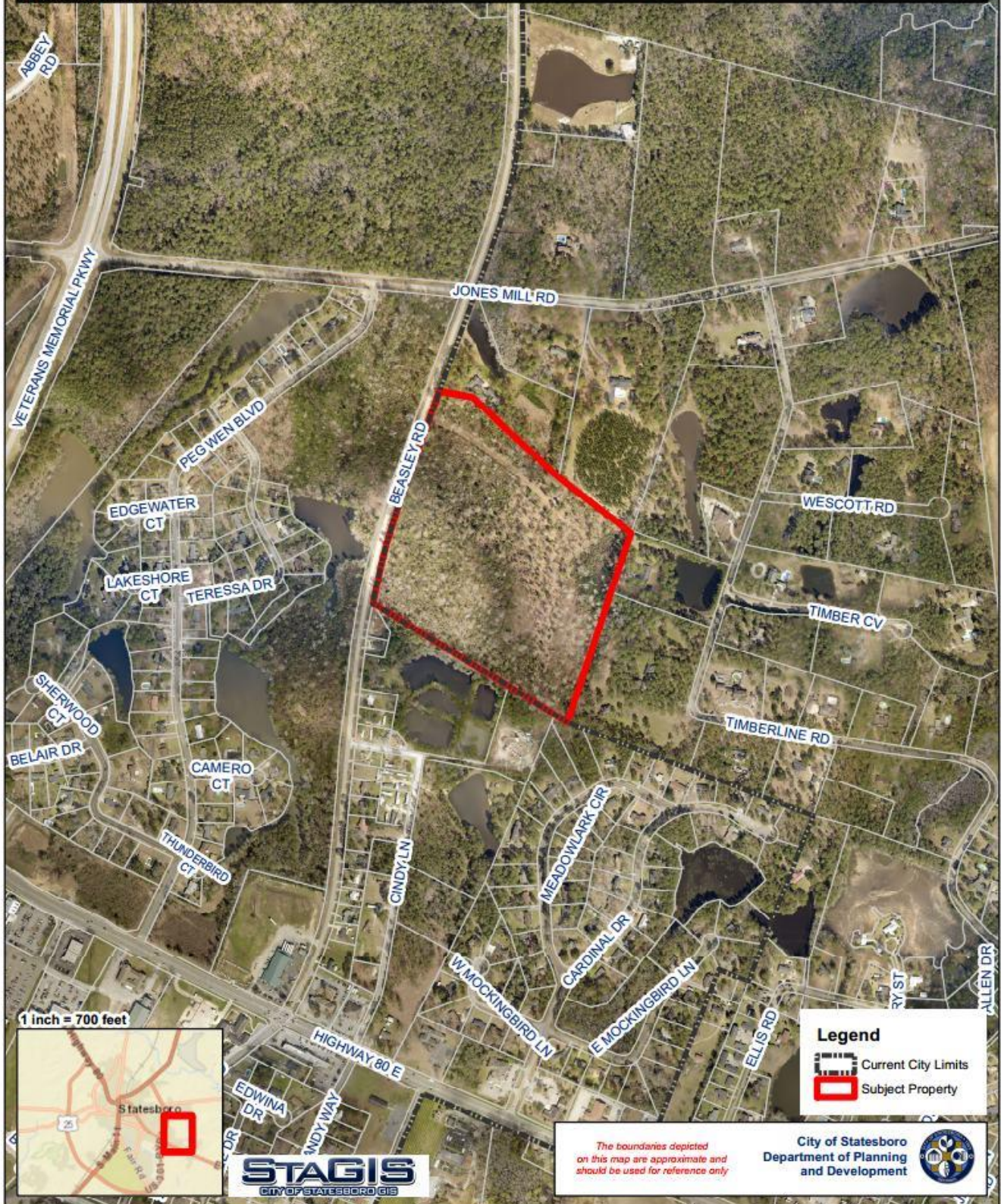
PLANNING COMMISSION RECOMMENDATION

AN 22-12-01 & RZ 22-12-02 CONDITIONAL APPROVAL

Case # AN 22-12-01 & RZ 22-12-02

Beasley Rd
Parcel: MS91000013 000

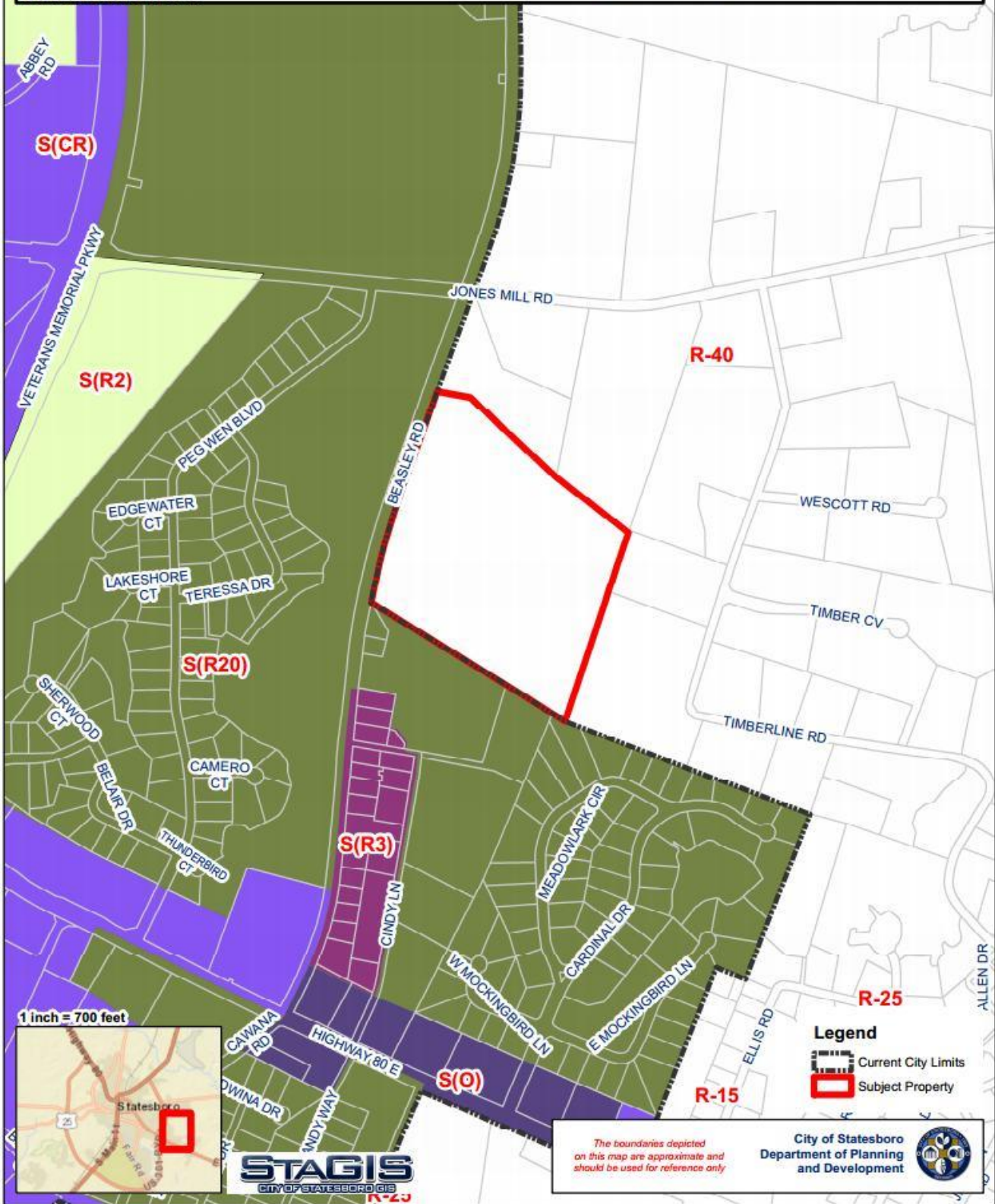
Location Map



Case # AN 22-12-01 & RZ 22-12-02

Beasley Rd
Parcel: MS91000013 000

Current Zoning Map



1 inch = 700 feet



Legend

- Current City Limits
- Subject Property

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

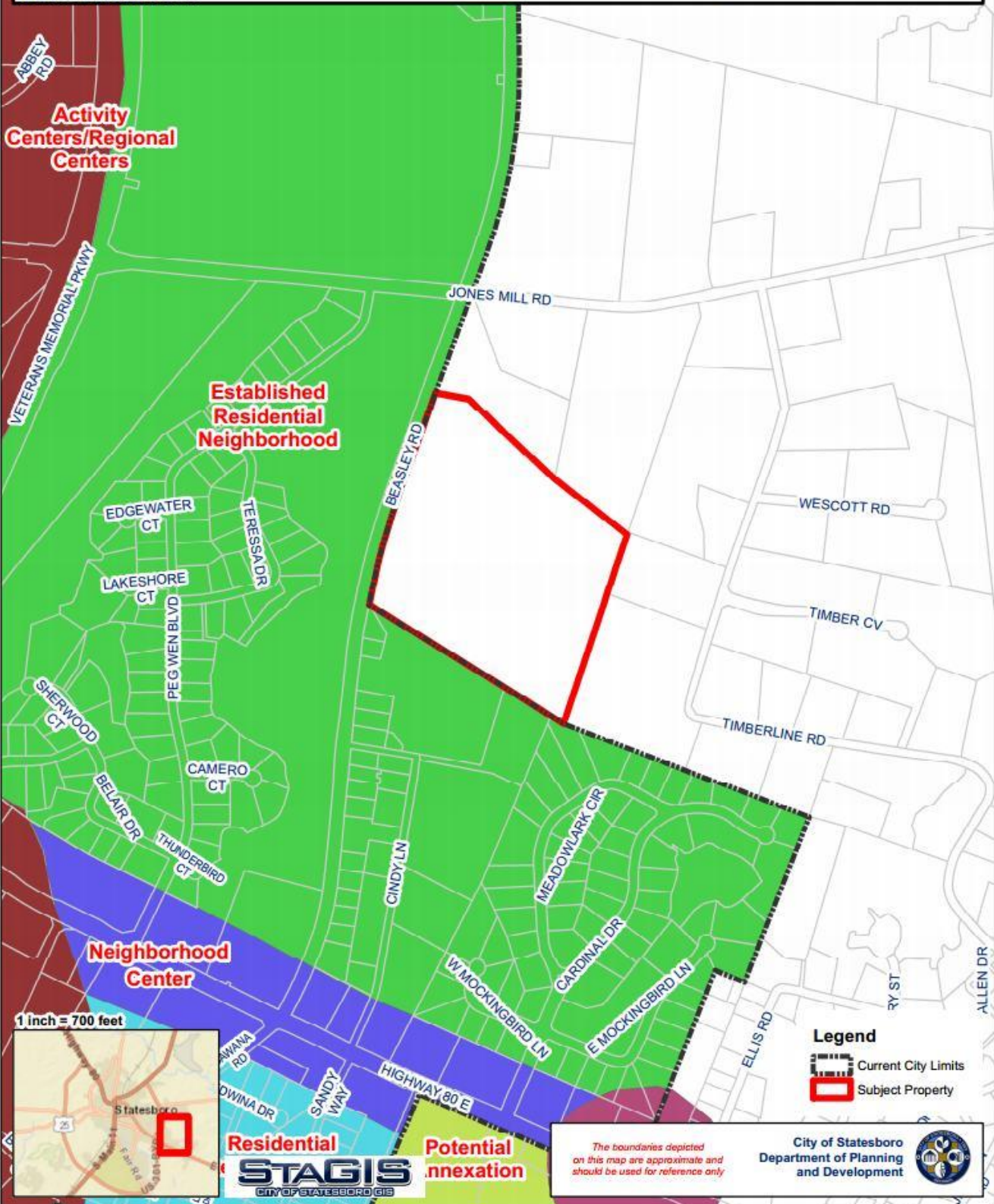
City of Statesboro
Department of Planning
and Development

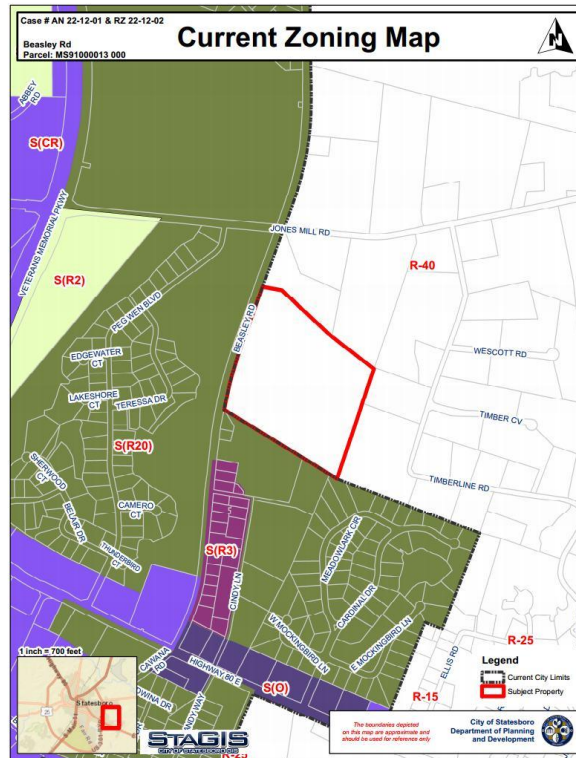


Case # AN 22-12-01 & RZ 22-12-02

Beasley Rd
Parcel: MS91000013 000

Future Landuse Map



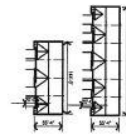
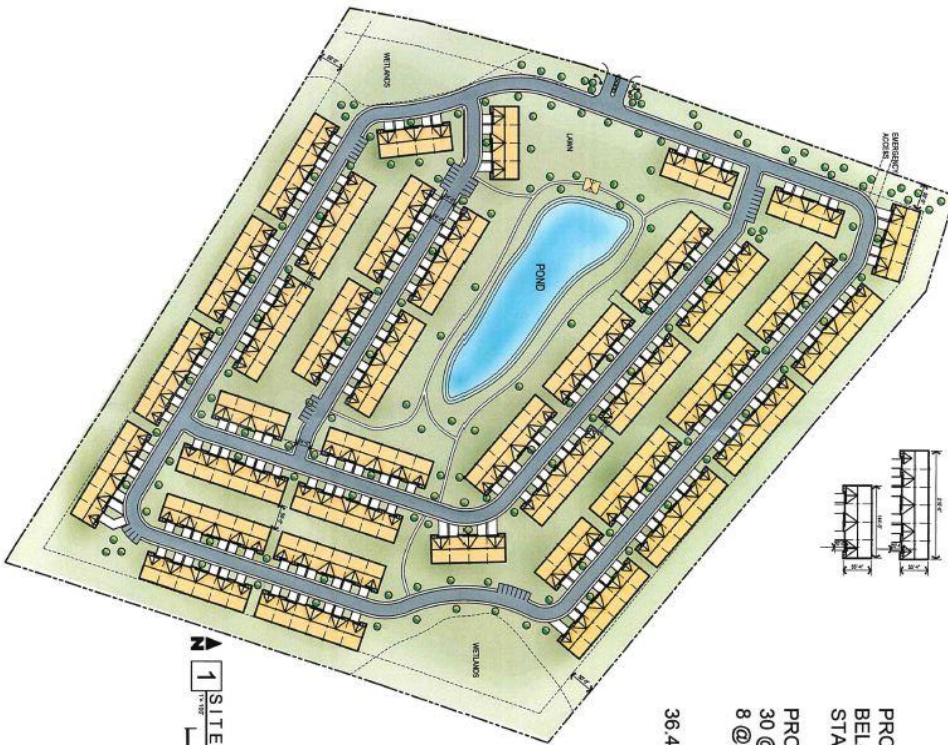


SURROUNDING LAND USES/ZONING

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

EXHIBIT ONE

**LAMAR SMITH
HOMES**
**BEL-AIRE
TOWNHOME DEVELOPMENT**
STATESBORO, GEORGIA



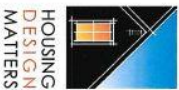
**PROPOSED
BEL-AIRE TOWNHOME DEVELOPMENT
STATESBORO, GA**

PROPOSED TOWNHOMES
30 @ 6 UNITS = 180
8 @ 4 UNITS = 32
TOTAL = 212

36.4 ACRES = 5.8/ACRE

1 SITE PLAN - CONCEPT 3

HOUSING DESIGN MATTERS
11512 Lake Mead Ave #102
Jacksonville, FL 32226
#22-099
Oct. 17, 2022



SUBJECT SITE

The subject site is a vacant wooded lot consisting of 41 acres. The property is currently undeveloped, and has no historical development listed. The property is contiguous to the City Limits, allowing eligibility for annexation.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not include this property as a character area. The nearest existing designation lists as the Established Residential Area.

ENVIRONMENTAL SITE ANALYSIS

The subject property listed for annexation does contain some wetlands to the northeast, southeast as well as the northwest of the property. At this time a full delineation of wetlands would be required to finalize project plan.

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.

ANNEXATION COST ANALYSIS

At this time, it has not been determined what change in the general tax base this annexation would cause, due to the development of the land, new units should increase the tax base significantly. In addition, extension of water and sewer will open up additional land to the east for potential annexation.

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 a substantial increase in the density of zoning in the surrounding area. Although there are nearby general subdivisions in the area, the area itself is near the existing Highway 80 East.

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.

Under current annexation requirements, R40 zoning is the default zoning for any land annexed into the city limits.

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 by providing additional housing to the area. Existing R-2 zoning standards would preserve some of the

existing habitat in the area, and any wetland disturbance must be resolved through the Army Corps of Engineers.

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

- As the site has not been developed, the general use allowed will create additional housing in the community, which is likely to continue primarily in the southern section of the City.

5. The suitability of the subject property for the zoned purposes.

- This property is not currently in the City as large scale land developments at this time are not easily located. This project has close proximity with the City and is in an area primarily build around lower density housing development.

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 no existing development on it at this time.

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

- Population density in the area.
 - The population density would significantly increase as a result of this new development in the area.
- Community facilities.
 - There will need to be some expansion of the existing facilities in the area to ensure that the property can be appropriately served.
- Living conditions in the area.
 - The addition of this property would increase the housing stock in the area, and help to meet the projected need for housing in the area related to the Hyundai facility.
- Traffic patterns and congestion.
 - Congestion of this road may be a significant issue. Traffic in the area would need to exit on either Jones Mill Road to the north (which has been approved for additional new development) or Highway 80 East. Neither of these roads have existing lighted intersections.
- Environmental aspects.
 - Wetlands may be affected by this development although no development plans have been submitted to show otherwise. Tree buffering and canopy requirements will be enforced on this site as per the R-2 ordinance.
- Existing and future land use patterns.
 - Development in the area is primarily low-density, single-family residential development as this is considered a part of Bel Air Estates.
- 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.

- There are no governmental plans designating this location for a predetermined use type. This development type is not unlike the surrounding general area, but the density difference is of note.

Subject Property



Western Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of AN 22-12-01 and RZ 22-12-02**. 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 Annexation & Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.
- (2) Prior to construction commencement, the applicant must ensure that the completion of a traffic study is submitted to the City Engineering Department for the purpose of confirming any possible traffic calming opportunities.
- (3) A Subdivision PLAT must be submitted and recorded before the issuance of any Land Disturbance permits for the project.



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

*P.O. Box 348
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**SE 22-12-03
 SPECIAL EXCEPTION REQUEST
 HIGHWAY 80 EAST**

LOCATION:	Highway 80 East
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	7.27 acres
PARCEL TAX MAP #:	MS84 000099 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant
PROPOSED USE:	Multi-Use Designation, Repair Shop



PETITIONER Benchwater Statesboro, LLC
ADDRESS 804 Green Valley Road, Suite 200; Greensboro, NC 27408

REPRESENTATIVE Steve Rushing
ADDRESS PO Box 327; Statesboro GA, 30459

PROPOSAL

The applicant requests a special exception to locate an automobile service operation shop on the 7.27 acre property located on Highway 80 East (aka Northside Drive East). Generally, this use is not permitted in the CR zoning district unless granted a special exception by the City Council.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 22-12-03 CONDITIONAL APPROVAL

Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

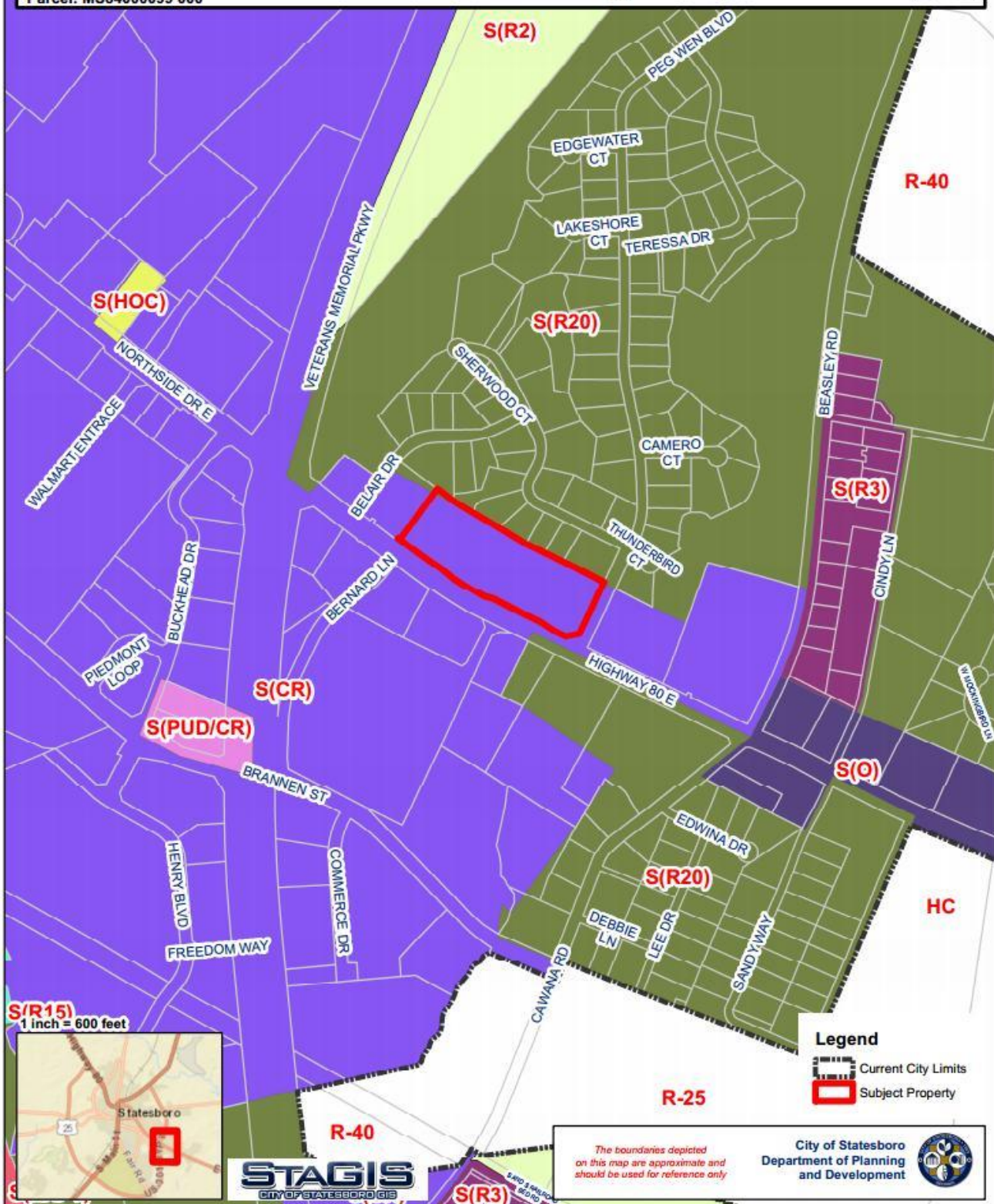
Location Map



Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

Current Zoning Map



Legend

- Current City Limits
- Subject Property

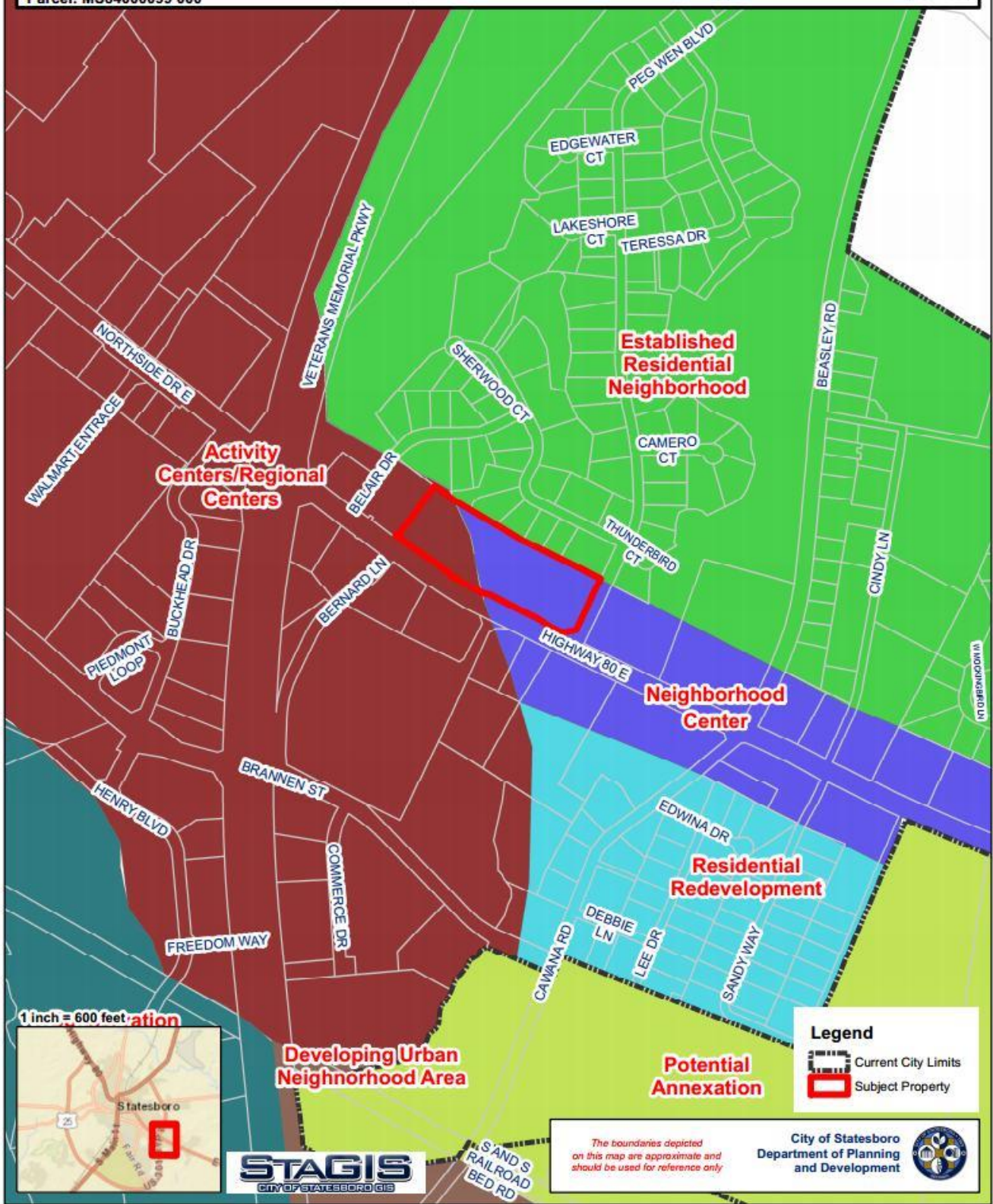
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City of Statesboro
Department of Planning and Development

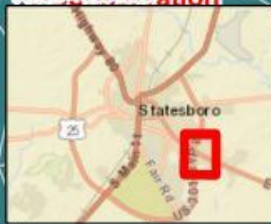
Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

Future Landuse Map



1 inch = 600 feet

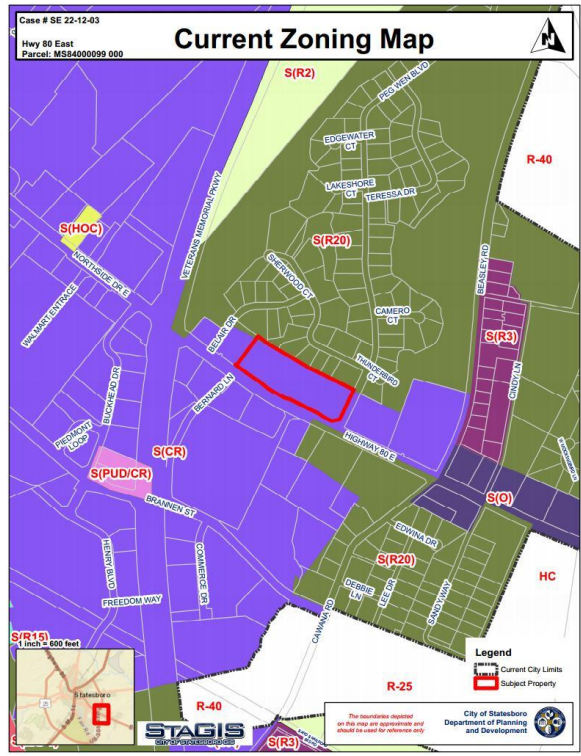


Legend

- Current City Limits
- Subject Property

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

City of Statesboro
Department of Planning
and Development



SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-20 (Single-Family Residential)	Single-Family Home
Northeast	Location Area #2: R-20 (Single-Family Residential)	Single-Family Home
East	Location Area #3: CR (Commercial Retail)	Vacant Lot
Northwest	Location Area #4: R-20 (Single-Family Residential)	Single-Family Home
Southeast	Location Area #5: CR (Commercial Retail)	Retail Store
South	Location Area #6: CR (Commercial Retail)	Retail Store
Southwest	Location Area #7: CR (Commercial Retail)	Retail Store
West	Location Area #8: CR (Commercial Retail)	Retail Store

SUBJECT SITE

The subject site is an undeveloped lot located on 7.27 acres. Surrounding properties include commercial retail uses and single-family residential houses. The applicant's request is to locate a vehicle service operator to allow for oil changes and standard maintenance services. In addition, the applicant seeks to develop additional commercial uses on the site, not related to the vehicle service. Proposed uses include restaurant, which are already appropriately zoned for development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Activity Center/Regional Center" as well as the "Neighborhood Center" character areas, which is characterized by auto-oriented design and large surface parking lots. This area 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 not contain wetlands and is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has available water and sewer facilities.

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.

- In accordance with state requirements, the project would require submission to the Georgia Soil and Water Conservation Commission to ensure erosion controls are in place, and the site would be required to meet the City Drainage Ordinance.

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

- The overall development of the site must keep in mind the intersection of Highway 80 East and Peg Wen Blvd. The applicant should determine the need of any traffic calming measures which may make the site development more reasonable.

(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.

- Preliminary plans show the general break out of the property as well as the general parking provided is sufficient.

(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.

- No adverse effect is expected on surrounding commercial properties. The development will likely provide additional traffic to the surrounding developments, which could cause some concern for the adjacent residential houses to the North. The applicant would be required to ensure buffering in accordance with the existing buffering standards of the Ordinance.

(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 a preliminary site plan included in the document.

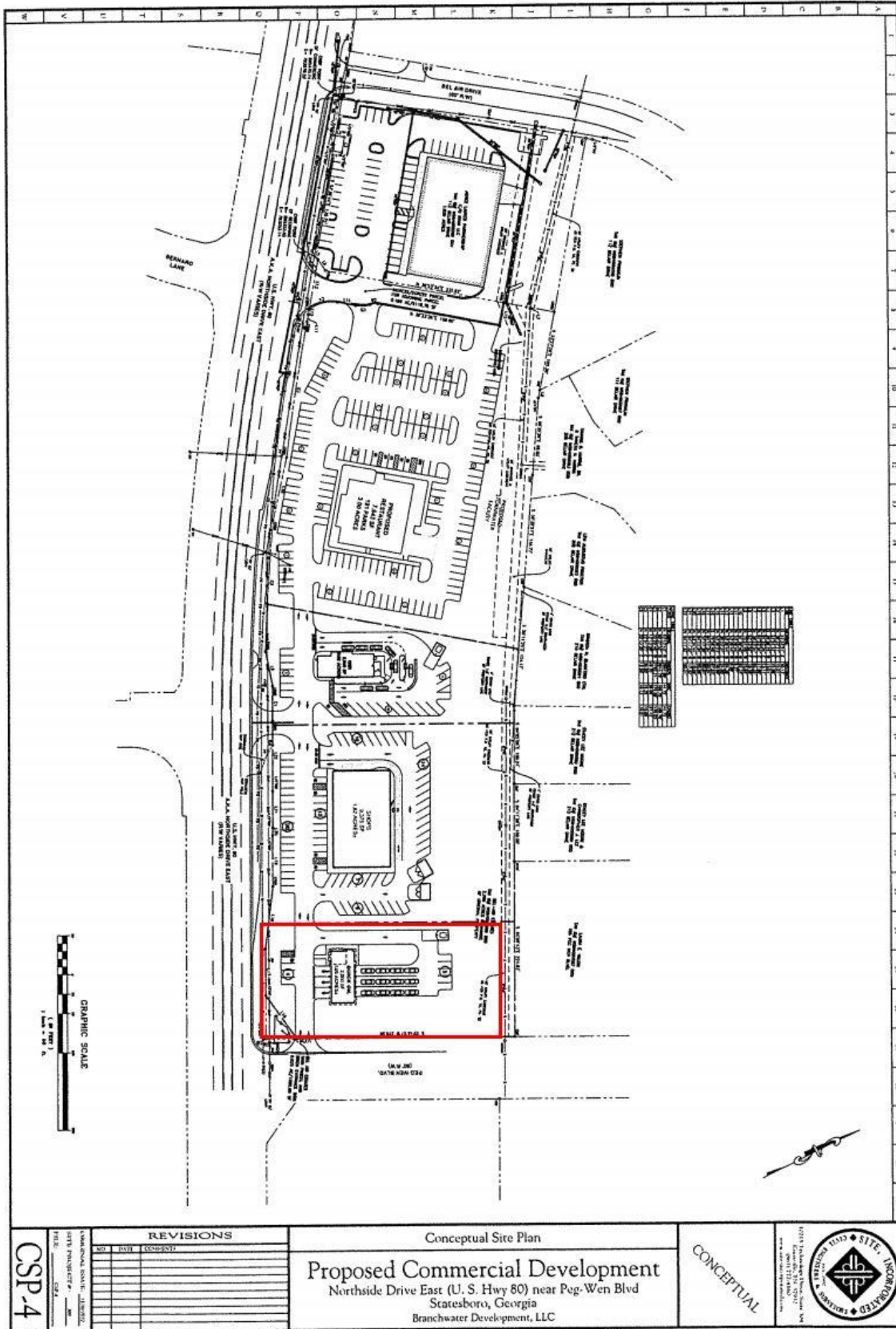
(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original 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 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 ("Activity Center/Regional Center") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

Exhibit One



Subject Property



Southern Property



Western Property



Southwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 22-12-03**. 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 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.
2. Subdivision of this parcel should provide allowance for general automobile services for all associated parcels in the event of location alterations for this development.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 22-12-04
ZONING MAP AMENDMENT REQUEST
GROVE CIRCLE/STOCKYARD ROAD

LOCATION:	Grove Circle/Stockyard Road
EXISTING ZONING:	PUD (Planned Unit Development)
ACRES:	13.79 acres
PARCEL TAX MAP #:	MS30000025001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Residential Neighborhood
PROPOSED USE:	Residential Neighborhood



PETITIONER CFN Rentals
ADDRESS 1201 Brampton Avenue, Statesboro, GA 30458

REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard, Statesboro, GA 30458

PROPOSAL

The applicant is requesting a Zoning Map Amendment to modify the current PUD (Planned Unit Development) zoning district, in order to add an additional triplex to the site on 13.79 acres.

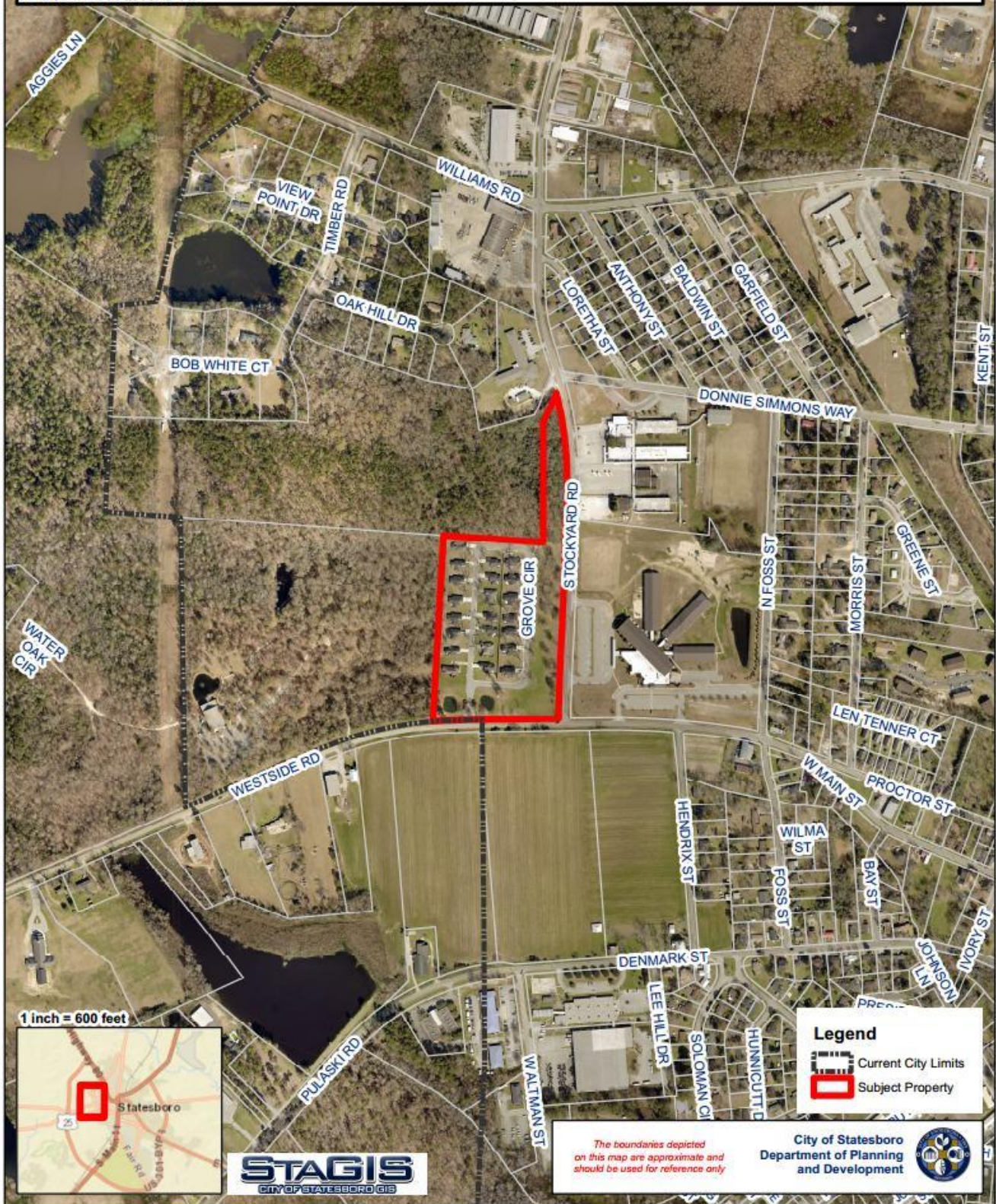
PLANNING COMMISSION RECOMMENDATION

RZ 22-12-04 - CONDITIONAL APPROVAL

Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

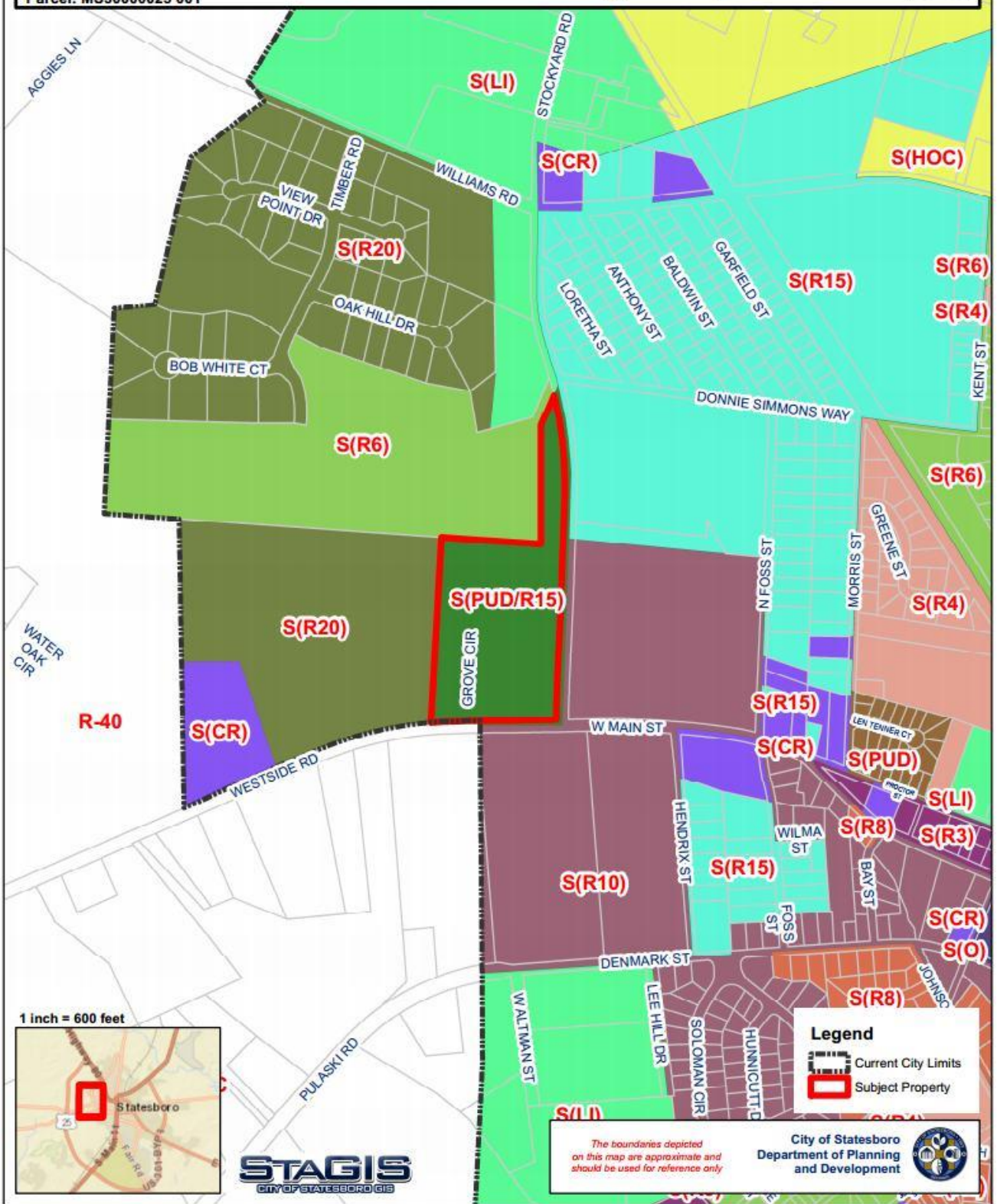
Location Map



Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

Current Zoning Map



1 inch = 600 feet



Legend
--- Current City Limits
 Subject Property

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

City of Statesboro
Department of Planning and Development



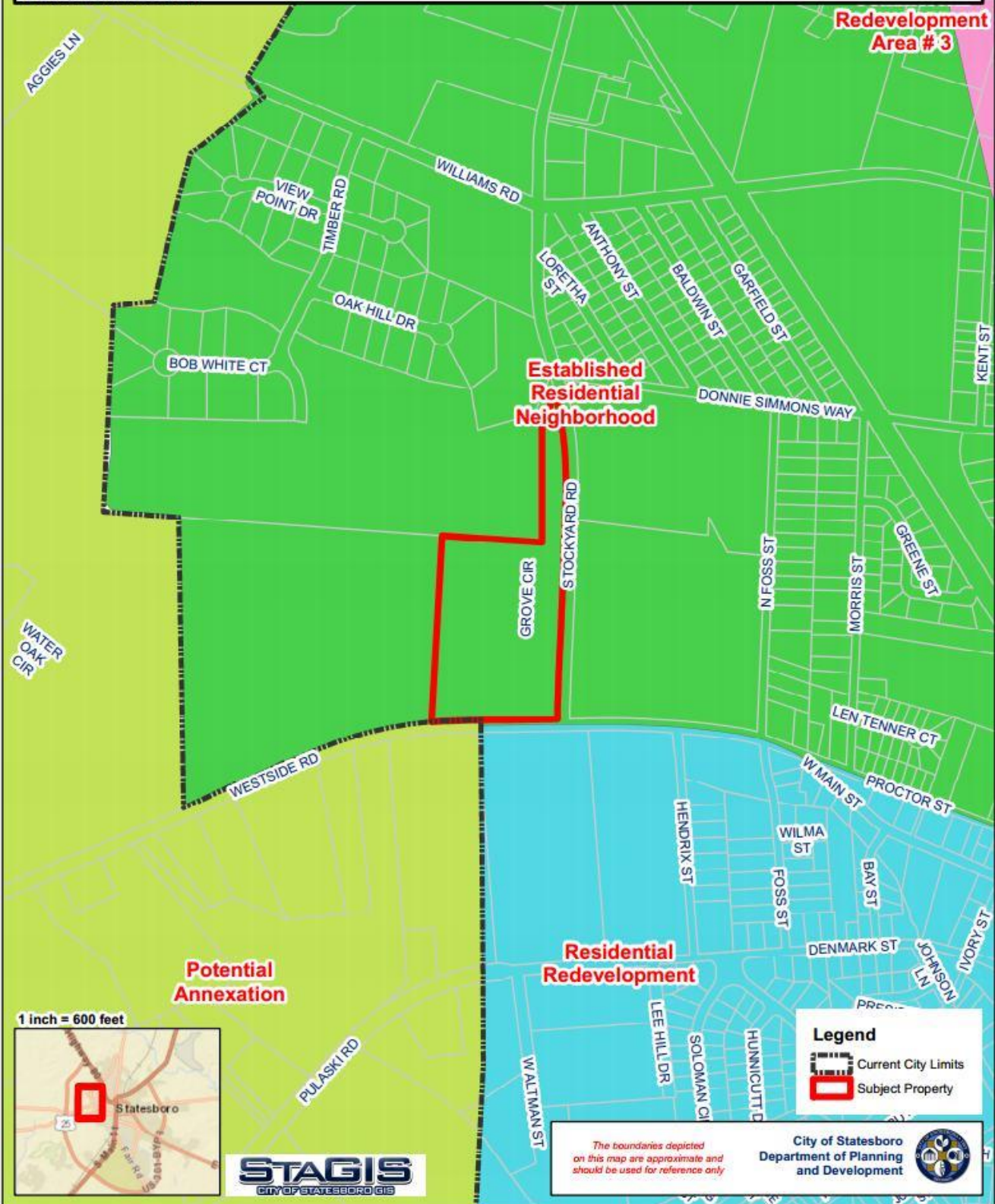
Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

Future Landuse Map



Redevelopment
Area # 3



Potential
Annexation

1 inch = 600 feet



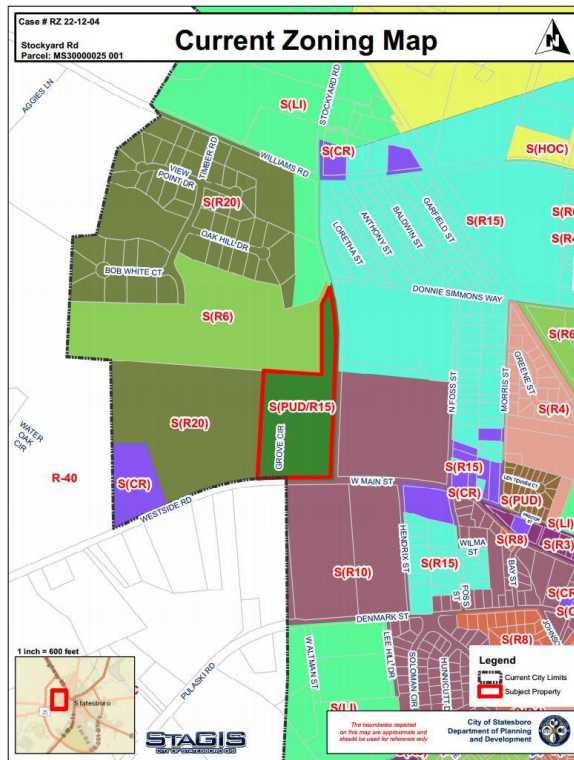
Legend

- Current City Limits
- Subject Property

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

City of Statesboro
Department of Planning and Development





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: LI (Light Industrial)/ R20 (Single Family Residential)	Undeveloped Land
Northeast	Location Area #2: R15 (Single Family Residential)	Food Bank
Northwest	Location Area #3: R20 (Single Family Residential)	Single Family Residence
East	Location Area #4: R10 (Single Family Residential)	School
West	Location Area #5: R20 (Single Family Residential)	Event Space
Southwest	Location Area #6: R40 (Single Family Residential) (County Zoning)	Agricultural Land
Southeast	Location Area #7: R10 (Single Family Residential)	Agricultural Land
South	Location Area #8: R10 (Single Family Residential)	Agricultural Land

SUBJECT SITE

The subject site is a residential neighborhood on a 13.79 acre site, on Stockyard Road. The property has historically been a residential neighborhood. The location is currently being cleared for construction, and is adjacent to Julia P. Bryant Elementary School. The original PUD for this area only included single-family homes in what is now Grove Circle. The considered site area is for the development in the northernmost part of the parcel. The amendment to the PUD reduces the number of entryways included in the original plan and adds an additional unit to the end of the property while adjusting the existing property lines in the area.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Established Residential Neighborhood” area, which is considered to be the traditional residential neighborhoods in the established area and feature connected street grids linked with downtown.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by 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 surrounding lots consists of single-family homes, a vacant school, an active school, and a nursing facility.
- 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 likely increase 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 is currently wooded with an easement that allows water/sewer service to the remainder of the PUD.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The development would serve the public and the university by increasing the stock of housing within the City limits.
- 5. The suitability of the subject property for the zoned purposes.**
 - The project is near a single-family neighborhood which is adjacent to the old Julia P Bryant School. At the December City Council meeting, the City

did approve the development of 69 single-family units to the immediate west of the property.

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 entirety of the property has been mostly built out and not vacant. This small strip being affected by the amendment has not been built at this time.

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

- Population density in the area.
 - The population density would increase as a result of a new residential development in the area.
- Community facilities.
 - There will be a small impact in the use of City Sewer and Water.
- Living conditions in the area.
 - Additional development could benefit the area by increasing the housing stock.
- Traffic patterns and congestion.
 - The applicant has implemented measures to ensure that the site has sufficient access to Stockyard Road, without having to exclusively back into the street. It is unlikely to cause significant issue with traffic flow on this street.
- Environmental aspects.
 - There are no wetlands on the property. Care should be taken to ensure some trees remain on the lot in the final development of the property.
- Existing and future land use patterns.
 - Generally the area is surrounded by a mix of schools and residential developments.
- Property values in the adjacent areas.
 - Additional development would 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 inconsistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Established Residential Neighborhood,” but the constraints on the land prevent more traditional development for single-family housing.

Subject Property



Northern Property



Eastern Property



Southeastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-02-04**. 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 the right to develop on the property. All construction must be reviewed and approved by the City.
2. Although tree canopy requirements have been met by the already developed Grove Circle, the applicant must plant appropriately sized trees where available under the guidance of the Streets & Parks Superintendent.